

Zoning Board Meeting

Date: October 17<sup>th</sup>, 2024

Attendees:

Minutes of the meeting: 6:00pm – 6:39pm

X Domenica Burns

X Mary Ann McManus

X Shawn Smith

Working Project: Appeal for a Variance

Date Received: ZBA did not view until September

Further Review is Warranted: X Code Enforcement (Chuck Cagle)

Roll Call of Votes:

X Yes \_\_\_ No \_\_\_ Abstain Domenica Burns

X Yes \_\_\_ No \_\_\_ Abstain Mary Ann McManus (all members hesitated to approve)

X Yes \_\_\_ No \_\_\_ Abstain Shawn Smith

Approved x the application for the new house with the contingency of Subdivision Appeal and Area Variance for the remaining self-created non-conforming lot, along with responses from the surrounding homeowners. (LUR 4.2.4, 4.5.1 b.4) \*would like to see an overview of the neighboring wells, leech fields, septic, not seen on the survey.

Committee Member Signature: \_\_\_\_\_

Notes:

Application No. AV-101724-1

✓ Appeal for Variance was denied by the code enforcement officer.

At the meeting the new proposed construction site was observed in-person, and code enforcement looked over the site plan for the build. Part of the contingency is that the neighbors will need to be informed and have the ability to respond before or during the public hearing.

There needs to be a separate appeal (area variance) for dividing the existing lot into a self-created non-conforming lot, with the second variance being the new construction of the house design as seen in the blueprints provided. These cannot be lumped into one request. (area variance is needed for lot and driveway)

Town of Fremont Land Use Regulations | County of Steuben | 4.2.4, 4.5.1

Land Subdivision Regulations | Subdivision p.8 sub B| (b) into any number of lots for residential purposes with a new road; or in any three (3) year period, when two or more are less than two acres in area.