

Town of LeRay Zoning Board of Appeals

October 12, 2011

The Zoning Board of Appeals of the Town of LeRay was called to order at 7:00 pm by Chairman Peter Clough.

Those in attendance were: Board members: Chairman Peter Clough, Jackie Tunstall Ron Cooper, Bill Albrecht, and Jim Blankman. Others in attendance were: Gene Langone- attorney for the Town of LeRay, David Converse, and Kathy Converse.

Roll call was taken. All members were present.

A motion to accept the minutes as from September 28, 2010 was made by Mr. Blankman and seconded by Mr. Albrecht. The vote went as follows: Jackie Tunstall-Yes, Ron Cooper-Yes, Bill Albrecht- Yes, Jim Blankman- Yes, and Peter Clough-Yes. The motion passed with a vote of 5-0.

Unfinished Business:

David Converse: Public Hearing Lot Determination - parcel located at 23183 Diane Drive, Watertown, NY, 13601. Tax Parcel # 74.16-1-5.141.

Mr. Cooper made a motion to open the Public Hearing. The motion was seconded by Mrs. Tunstall. The vote went as follows: Jackie Tunstall-Yes, Ron Cooper-Yes, Bill Albrecht- Yes, Jim Blankman- Yes, and Peter Clough-Yes. The motion passed with a vote of 5-0.

With no comments from the public a motion to close the hearing was made by Mrs. Tunstall and seconded by Mr. Blankman. The vote went as follows: Jackie Tunstall-Yes, Ron Cooper-Yes, Bill Albrecht- Yes, Jim Blankman- Yes, and Peter Clough-Yes. The motion passed with a vote of 5-0.

Mr. Converse gave the board members a brief history of the property. The property was subdivided into three lots and a remainder in 2001. Mr. Converse has kept the remainder, this is parcel# 74.16-1-5.141. Mr. Converse stated that he intend at some point in the future to finish the loop between two Diane Dr East and Diane Dr. West. and dedicate it to the Town.

Mr. Converse was before the Board for an Interpretation of a legal building lot. He was denied a permit due to the lack of proper frontage. The Board felt that Mr. Converse has adequate frontage on Diane Drive –west. A letter was submitted by Mr. Converse from Thomas and Stephen Converse stating they would give him an easement if needed on Diane Drive East.

Attorney Langone reviewed survey papers provided by Mr. Storino. The Board members decided that if and when the property is sold the easement sold remain with the property.

Mr. Converse provided a letter from the Planning Board dated 2009 that an option to the lot would be to build a single family house.

A motion was made by Mr. Clough to interpret the lot owned by Mr. Converse (Tax Parcel #74.16-1-5.141) as a legal building lot in the Town of LeRay. Based on the fact that an easement will be transferred if and when subject lot is sold. The motion was seconded by Mr. Blankman. **The vote went as follows:** Jackie Tunstall-Yes, Ron Cooper-Yes, Bill Albrecht- Yes, Jim Blankman- Yes, and Peter Clough-Yes. The motion passed with a vote of 5-0.

New Business

Patrick O' Donnell- Application Review for Area Variance for setback requirements – property located at 29350 NYS Route 37, Evans Mills, NY. Tax parcel 54.19-2-15

The Board reviewed the application and decided that more information would be required from the applicant.

Chairman Clough discussed holding monthly meetings for the ZBA due to the increase in the caseload.

A motion to adjourn was made by Mr. Blankman and seconded by Mr. Albrecht. **The vote went as follows:** Jackie Tunstall-Yes, Ron Cooper-Yes, Bill Albrecht- Yes, Jim Blankman- Yes, and Peter Clough-Yes. The motion passed with a vote of 5-0.