

Town of Conklin Zoning Board of Appeals – December 3, 2019

MEMBERS PRESENT: William Northwood, Chairman; Art Boyle, Elizabeth Einstein, Hal Cole, Dawn Shafer

ABSENT: Nick Pappas, Keegan Coughlin

ATTORNEY: Keegan Coughlin, absent

ALSO PRESENT: Mary Plonski, Secretary
Willie Platt (Town Board Liaison)

VISITORS: none

6:00 P.M. Chairman Northwood called the meeting to order

Chairman Northwood asked for a motion to accept the minutes of our last meeting.

Art Boyle motioned to approve the minutes of the November 5, 2019 minutes, **Liz Einstein** second. All present board members approved.

Art Boyle commented he had been reviewing our zoning and under the lot requirements from r-12 Residential all the way up through it varies in each zone. He referenced article 140-14 R-12 Residential and questioned why corner lot requirements were only 15ft. He referenced a case years ago on Conklin road where the house faced the side street and that put the end of their home on Conklin Rd. We asked that their setback be the same as the 40 ft. that the homes on Conklin Road are. Why would we have a home that set out closer to Conklin Road than the houses facing Conklin Road? He felt that a corner side lot should be the same 40 ft. that a house on that side streets house would be. If they can't do it, then it comes to the Zoning Board. Art said as you go through the different zones it changes. He felt it should all be the same, Residential through commercial.

Chairman Northwood questioned what the reasoning was back when the codes were first written. He felt there had to be a reason for it back then.

Hal Cole agreed that look wise if you had a house on the corner and it was the 15 ft. on its side lot, it would look out of place on the abutting street.

Art Boyle also commented that although it has always been said that a house must face the main street. He would like to see it in print in the codebook. He felt that if it was in the Agricultural zone it should be the same 40 ft. or maybe it could be a larger setback (150 ft.) and then it wouldn't matter if someone wanted it facing a nice view instead of the main road.

Hal Cole agreed that it should be in the codebook. If someone had enough acreage and wanted it facing away from the road then they could apply for a variance.

Art Boyle made a motion for a recommendation to the Town Board.

Recommendation to Town Board:

- 1) The Town of Conklin Code to have required yardage for corner lots to be the same for all zones, and to be 40 ft. instead of the existing 15 ft.
- 2) The front of principal building shall be facing street.

Hal Cole second the motion. All present board members approved.

Chairman Northwood asked for a motion to adjourn.

Art Boyle motioned to adjourn the meeting. **Liz Einstein second** motion. All present board members approved.

Next Zoning Board Meeting will be held on Tuesday, January 7, 2020.

Northwood closed the meeting at 7:04 p.m.

*Respectfully Submitted,
Mary Plonski – Zoning Board Secretary*