

Town of Barrington - Zoning Board of Appeals Meeting held on December 19, 2024

Members Present were Chairperson, Steven Brigham, Jeffrey Townley, Paul Danielson, & Laurence Schofield along with Thomas Grady, Code Enforcement Officer & Steven Wheeler, Highway Superintendent, Tony Miller recused himself due to a conflict with a builder. Tony was not needed to meet a quorum so he was excused.

David Garrett III, was absent

Also Present were Jerry & Linda Haley of 937 East Lake Road Dundee NY
B. Russell of Vine Country Builders located at 3700 State Route 14 Himrod NY
Wendy Meagher, Engineer from Rochester NY

Scott Paquette 1111 East Lake Road Dundee NY

Steve Brigham called the meeting to order at 6:00 pm. The minutes from the November 14, 2024, were presented. Jeff Townley made a motion to accept the minutes as written & Steve Brigham seconded. Paul & Larry abstained. The minutes were approved & have been posted on the website.

Area Variance 2024-12-16 for Todd & Heidi Clarke located at 935 East Lake Road in Dundee, NY submitted a new application for a pre-existing, non-conforming cottage to have the existing roof structure removed & a second floor addition added to the existing foundation. Wendy Meagher presented the engineered drawings for the project. She referenced that an additional survey has been done from the lake side front brake wall for the mean high-water mark of the pre-existing setback.

Wendy stated that the existing shed will be removed to decrease the current lot coverage from 61%. The entrance to the house is currently down exterior stairs to a lower level. After the removal of the shed the area coverage will be 54%, it was all felt that that was a major reduction considering all of the other preexisting building/structures. The proposed plan is to build a stoop with a 4-foot overhang to enter the back of the cottage on the first floor. By relocating the back retaining wall & using the existing cement holding tank, it will provide for 2 parking spots. With the construction of the rear stoop it was east of the new wall so it would have no effect on the rear setback.

Chairperson Brigham asked if there were any more questions or concerns regarding this application & the following variances were presented:

Jeff Townley made a motion to accept the Front Setback variance as requested for 10.65 feet (25 ft required & it is actually 14.35 ft from the mean high-water mark that already exists – no change). Laurence Schofield seconded & all were in favor.

Jeff Townley made a motion to accept the Side Setback variance as requested for 8 feet (8 ft required & it is actually 0 ft now). Paul Danielson seconded & all were in favor. The side set back was an improvement on the pre-existing structure by reducing the side set back needs.

Highway Superintendent, Steve Wheeler, commented by relocating the rear retaining wall in the proposed plan, it would improve the right of way situation. There was also a discussion regarding parking during construction among Steve Wheeler, Tom Grady & B. Russell of Vine Country Builders.

Jeff Townley made a motion to accept the Rear Setback variance as requested for 7.3 feet (25 ft is required & it is actually 17.705 ft). Paul Danielson seconded & all were in favor.

Steve Brigham mentioned there is a history of variances for this property & discussed the size of the lot of .042 acres with 56 feet of road frontage. Also, Jerry & Linda Haley of 937 East Lake Road are neighbors that wrote a letter & speak in favor of this project. Jeff Townley & Paul Danielson commented on the improvements of this proposed plan. Wendy informed everyone that Green was the surveyor in 2016 & 2024.

Jeff Townley made a motion to accept the Lot Coverage variance as requested for 29.73% (25 % is required & the total would be 54.73%). The existing total lot coverage is 61% including the house, shed & stairs as previously referenced. All requested variance was deemed reasonable after the lengthy discussions from above. Paul Danielson seconded & all were in favor at 6:40 pm.

