

ZBA Request for Planning Board recommendation – area variances

According to NYS Town Law 277 there is a requirement for the ZBA to get recommendations from the Planning Board. Both cases are looking for lot frontage relief and R Burger provided members with a copy of the Planning Department memo to the Zoning Board of Appeals for the matters to be heard on November 6, 2018.

2085 Dryden Road – This is a large 16-acre lot that contains the book auction house and extends from Route 13 out beyond the end of Scout Lane. It is zoned mixed use commercial on Route 13 and the majority of the southern portion is zoned neighborhood residential. There are small subdivisions on either side. The owner is seeking a frontage variance to subdivide and create two lots. The larger back lot would be accessed solely through Scout Lane.

Discussion/comment:

- Scout Lane ends abruptly; it could be converted to a turn-around.
- If more than a single residence was put on that lot, the requirement would be for a proper turn-around and making it a proper part of Scout Lane.
- Neighbors have likely been looking at this parcel as open space; can right of first refusal be offered to neighbors?
- Could there be a development with a common driveway?
- There is a wet area that could be offered as a conservation area.
- The frontage requirement is a mechanism for maintenance of semblance of open space in our town.
- This might be an opportunity for cluster housing.
- This is a request for massive relief.
- It is somewhat land locked.
- Scout Lane is a town road, built to town specifications and deeded to the town.
- An extension would need to be built to town specifications and if built, will need to be maintained by the town and so is an expense to the town.
- This is a neighborhood residential area and it is not inconsistent with the neighborhood.
- If a cluster subdivision was done the wet area could become a conservation area.
- Applicant could come to the Planning Board to discuss a development plan.

The Planning Board agreed to recommend that the Zoning Board of Appeals deny the application and that the applicant come to the Planning Board with a plan. The matter properly belongs before the Planning Board.

257 Virgil Road – Applicant would like to divide his property into two lots and is asking for 26' relief on the frontage requirement on one lot.

Discussion/comment:

- There could be a shared driveway.
- This is large variance and sets a precedent.
- It is an excessive amount of relief.

- The plan doesn't meet the criteria of road frontage.
- Don't see the hardship.
- Line of site in that area is not good.

The Planning Board recommends that the Zoning Board of Appeals deny the application because it is an excessive amount of relief.