

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF JULY 21, 2015  
TOWN OFFICES**

**MEMBERS PRESENT:** G. Pritchard R. Day, J. Hale

**MEMBERS ABSENT:** J. Mark, G.Chader

**OTHERS PRESENT:** J. Biasuzzi, Zoning Administrator

The meeting was called to order at 7:00pm by Chairman G. Pritchard

All parties for applicant were sworn in by G. Pritchard

**NEW BUSINESS**

**APPLICANT: KEBI, Inc. (Kevin Mulholland) 85 RTE 30N- Request for a conditional use permit for Auto Sales.**

J. Biasuzzi states that this building is across from the Pet Day Care on ½ acre property. And there is a change in use with the Auto Sales.

J. Hale asked if new or used cars would be sold there.

K. Mulholland stated that it would be used cars.

J. Hale asked if a site review was required.

G. Pritchard stated that they would walk around the building and address the drawing. This hearing will be continued until the site review, Monday, July 27, 2015 at 5:30pm.

**MOTION:** B. Day made a motion to continue hearing at the site review. Seconded by J.Hale. All in favor. Motion Carried.

**APPLICANT: HOFMAN, JEANNE, (J. Howard, Agent), 994 South St, Castleton- request for construction of a residence & garage on a non-conforming lot.**

J. Biasuzzi stated that the double wide mobile home on lot would be replaced with a new manufactured home of the same size and a new garage and porch would be added and it is on a ½ acre lot in a RR2A zone. He continued stating that they needed to talk to P. Eagan regarding the new driveway.

The house conforms to setbacks and lot coverage. It is not increasing the non-conformity.

J. Hale stated that since it was a corner lot it needed to be 50' from South Street also.

Mr. Howard stated he can move it backwards which will only require some more fill.

G. Pritchard asked Mr. Howard to adjust the drawing to show both 50' setbacks.

S. Childs of 5 Beam Rd owns the adjoining property and stated he has talked to Ms. Hofman and Mr. Howard. His concerns lie with the run off from the new roof line.

Mr. Howard stated that he would work with Mr. Childs to elevate any possible run off problems.

G. Pritchard asked Mr. Howard to add the revised plan to the permit and give to the Board.

**MOTION:** B. Day made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

**DORAN, JAMES, 170 RIDGE RD, CASTLETON-REQUEST TO ENLARGE A NON-CONFORMING USE ON A NON-CONFORMING LOT.**

J. Biasuzzi stated that this is a single family residence with a small covered porch built on the camp without a permit.

G. Pritchard stated that it was 22 ft. from the property line on the North side.

J. Biasuzzi stated that roof structures need a permit whether they are open or closed.

J. Doran noted that the setbacks were 20 ft. on the North side and 8 ft. on the South side.

G. Pritchard explained to J. Doran that he would not have a clean deed on the property if he ever wanted to sell it. There is a zoning violation if the roof was put up without a permit. If he wanted he could take off the roof or put up cantilevers and he would not be in violation of any zoning laws.

J. Doran stated that he has never had any complaints from the neighbors and it looks nicer with the roof on it.

**MOTION:** B. Day made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

**APPLICANT: WEST, FRANK & KATHLEEN, 1923 DRAKE RD., CASTLETON- REQUEST TO ENLARGE A STRUCTURE ON A NON-CONFORMING LOT.**

J. Biasuzzi stated that applicants wanted to enlarge a structure on a non-conforming ½ acre lot

in a 1 acre zone – R40. They want to change an existing 10 X 10 structure to a 16 X 16 structure. There is plenty of room to do this and stay within the setbacks.

F. West stated that the height will be about 12 feet. He would like a tall ceiling so that he may have some loft storage.

**MOTION:** J. Hale made a motion to close the hearing. Seconded by B. Day. All in favor.  
Motion Carried.

**APPLICANT: WHITE, JEANNE, 628 W. CASTLETON RD., CASTLETON- REQUEST TO ENLARGE A NON-CONFORMING USE ON A NON-CONFORMING LOT.**

J. Biasuzzi stated that this is a cottage on Glen Lake, with family owning property all around this residence. There was a DRB decision in 2006 to put a roof and screen in an existing deck. It is in a R2A zone on .05 acre, lot coverage is 10%. She has 796 sq. ft. her first application in 2006 expanded it 144 sq. ft. and this application expands it by 140 sq. ft. The total is 284 sq. ft. expansion from original structure and 50 % rule gives her 326 sq. ft. She is within the 50 % rule.

G. Prichard asked what she is doing again.

J. Biasuzzi replied that she is enclosing the existing open wood 10 X 14 deck. She is roofing and screening it in. She is not adding to the encroachment along the shoreline.

The Board discussed 705D and 709 in regards to lot coverage and 50% coverage.

J. Biasuzzi stated that they are 30% coverage with the existing building at 544 sq. ft. with a 108 sq. ft. porch.

G. Pritchard they are now at 3 times over their lot coverage.

**MOTION:** B. Day made a motion to continue this hearing. Seconded by J. Hale. All in favor.  
Motion Carried.

**DELIBERATIVE SESSION:**

**MOTION:** B. Day made a motion to enter into Deliberative Session at 8:40pm . Seconded by J. Hale  
All in favor. Motion Carried.

Mr. West will be asked to put an exact height on his application for accessory building.

Mr. Mulholland will have a site review before decision made.

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Ms. Hofman will have Mr. Howard make corrections for setbacks on the plan. 50 ft. on both Beam Road and South St. and 30 ft. on south side of property.

Mr. Doran - G. Pritchard would like to see if Mr. Doran can get his approval under 709 Sect. A2. The Board will need accurate setbacks from Mr. Doran.

**MOTION:** J. Hale made a motion to come out of deliberative session. Seconded by B. Day. All in favor. Motion Carried.

**MINUTES FOR APPROVAL - JUNE 2 & 16, 2015.**

**MOTION:** B. Day made a motion to approve the minutes of June 2 & 16, 2015. Seconded by J. Hale. All in favor. Motion Carried.

**ADJOURN:**

**MOTION:** B. Day made a motion to adjourn the meeting. Seconded by J. Hale. All in favor. Motion Carried.

Respectfully submitted

Val Waldron

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Date of Approval