

ZONING BOARD OF APPEALS MEETING  
October 20, 2022  
6:00 PM

The meeting was called to order by Chairperson Kathy Taylor at 6:00 PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Chairperson  
Ernie Rivera  
John Yurco  
Bob Faynor

Also in attendance: Andy Guzalak  
David Yantch

Bob Faynor made a motion to approve the minutes of September 15, 2022, seconded by Ernie Rivera. Approved AYES 4-0.

Andy Guzalak came before the Board to ask some further questions about subdividing his property and the lot width requirement of 175 feet and the 40 ft setback. There was discussion about his interpretation of the requirement vs the Board's interpretation.

At this time (6:03), Board Member Craig Coleman arrived.

The discussion continued regarding compliant lots. Mr. Guzalak was advised that the Zoning Officer would be discussing this matter with the Town's Zoning Attorney and would get in touch with Mr. Guzalak after that.

David Yantch, appearing on behalf of his brother, Chris Yantch, came before the Board to discuss the proposed subdivision of property on West Lake Road, which includes Chantelle Marie Celebration Hall. His brother is looking to retire and sell the Celebration Hall and two houses. There was concern that the Celebration Hall doesn't have any road frontage. It has a 50 ft right of way from the Hall to West Lake Road. Based upon the proposed subdivision, the Board stated that the Celebration Hall right of way crossing three different properties is a problem. There was further discussion about the lots, the requirements of a compliant lot, the possibilities of making the lots compliant and pre-existing lots.

Mr. Yantch was going to review the Board's suggestions with his brother. He was advised that he should speak with the Zoning Officer after that prior to filing a subdivision application with the Town. He would also need to have survey maps prepared.

As there was no further business to come before the Board, Chairperson Taylor made a motion to adjourn the meeting, seconded by Craig Coleman. All in favor. The time was 6:37pm.

Respectfully submitted,

Cindy Schiminske  
Clerk, Zoning Board of Appeals