

Colden Zoning Board Meeting

June 17, 2021

Zoning Board Mark Bus, Janet Dillsworth, Andrew Geist, Bernie Horschel, , and
Members Present: Shawn Webster (Chairman)

Also Present: Mr. Pruitt and Ms. Hudson
John Kotlarsz (Bldg. Insp/Code – Enf. Officer), and Walt Kammer
(Chairman for the Town of Colden Planning Board)

Shawn Webster called the June 17, 2021 Zoning Board Meeting to order at 7:01 PM. The meeting was hosted via GoToMeeting.

I. Shawn asked Mr. Pruitt to review his request for a variance for his property located on Knapp Road. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a minimum required yards; section 108-24. The fifty-foot setback from the right-of-way was not met.

Mr. Pruitt explained that he already poured a concrete pad in 2020 and was ready to construct the building once he received his permit from the Town of Colden. He was not aware of the setback requirement. The Board Members reviewed the drawings submitted and did verify that the leach pad would not be disturbed by the construction of the pole barn. The Board Members also verified that the surrounding neighbors didn't submit concerns to the Town Clerk.

Andrew made a motion to vote in favor of the placement of the pole barn and advised Mr. Pruitt to do his homework before constructing new projects with the Town Code Enforcement Officer. Three out of four Board Members gave their approval. Bernie abstained his vote as he's a surrounding neighbor. The Board Members thanked Mr. Pruitt for his time and advised that he will receive a letter in the mail.

II. Shawn asked Ms. Hudson to review her request for a variance for her property located on State Rd. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a minimum lot size; section 108-15. The one hundred twenty-five thousand square feet (approximately three acres) without public utilities was not met.

Ms. Hudson explained her parcel to the Board Members. She would like to have the parcel for a building lot. Ms. Hudson reviewed the documents submitted with the Board Members. The documents were inconsistent with the acreage size. The Board Members tried to work with the data that they were given but all agreed it was best to table the variance request at this time. Shawn did ask for a signed and stamped survey from Ms. Hudson as it will provide the true lot size. All Board Members were in favor to table the variance.

III. Shawn made a motion to approve the April minutes and Mark seconded. Three out of four Board Members gave their approval. Janet abstained her vote as she was absent from the meeting.

Shawn motioned to adjourn at 7:55PM, seconded by Janet. All were in favor.

Submitted by: Crystal Barrett