

Colden Zoning Board Meeting

May 16, 2024

Zoning Board Members Andrew Geist (Chairman), Bernie Horschel, Alex Keogan and Linda

Present: Kotlarsz

Excused: Mark Bus

Also Present: Walt Kammer (Chairman Planning Board)
Applicants: Mr. Jerald Calmes, & Tom and Julie DeGrave represented
by: Christopher Repp

Chairman Andrew Geist called the May 16, 2024 Zoning Board Meeting to order at 7:02 PM in the courtroom at the Colden Town Hall.

I. Roll Call of Members

II. Minutes

The Board Members reviewed the January 2024 minutes. Andrew motioned to approve the minutes and Alex, Bernie, and Linda abstained. Alex and Bernie were absent and Linda wasn't a Zoning Board Member in January 2024.

III. Mr. Jerald Calmes

The Zoning Board Members opened the Public Hearing for Mr. Calmes. Mr. Calmes stated that he would like to construct a pole barn on his property and reviewed the location with the Board Members. Bernie questioned the location of the pole barn because it's not 50 feet from the front yard setback. Bernie suggested putting a driveway in between the house and septic, then constructing the pole barn behind the house. Mr. Calmes stated that there's a swale located at the back of the house. Linda questioned the purpose of the building and Mr. Calmes replied that it would be used to store equipment. Alex asked about relocating the pole barn to his Dad's property and Mr. Calmes stated that isn't an option. The photos submitted by Mr. Calmes showed a pool that isn't on the property and Linda suggested constructing the pole barn where the pool was located. Mr. Calmes stated that it would give him approximately 20-30 feet but prefer not to build behind the house because of the amount of material needed to build up the property. Bernie and Alex reviewed the lot line and distance to the septic tank. Bernie determined that it would be possible to have the pole barn constructed on the other side of the septic tank. The Applicant stated that economically makes sense to construct the building as requested per the variance submitted.

Walt Kammer (Planning Board Chairman) reviewed the Planning Board insight with the Zoning Board Members. Walt referenced the concern regarding flag lots and the required distance of 50 feet from the front yard as per code. Walt confirmed that the effluent can be crossed by vehicle/equipment if correctly placed in the ground. The Applicant stated that it will take tons of fill and is concerned because he has a sand filter.

There were no comments from the public.

Bernie motioned to deny the request for the variance and Linda seconded. All were in favor with the denial. The Zoning Board Members recommended getting a survey and working with a contractor.

IV. Mr. Tom and Julie DeGrave represented by: Christopher Repp

The Zoning Board Members reviewed the documents that were submitted to the Town of Colden by Mr. and Mrs. DeGrave and represented by: Christopher Repp. Linda commented on an error with the address not being correct on the application. Also, the document was submitted with an unclear description regarding the side of the house where the addition would be added. The Zoning Board recommended that the document should state either East or West instead of using left or right. The Zoning Board reviewed the location of the addition with the Applicant and why it wouldn't butt up with the house. The Applicant stated that there's an electrical box on the side of the house. Bernie commented that the plans submitted were insufficient. Andrew reviewed the size of the addition to be added to the house and thought it was a bit excessive. The Applicant stated that they wanted maximum closet space and a bathroom with all the necessities. Bernie mentioned that it could be possible to move the addition back and have it wrapped around the corner of the house. The Zoning Board Members reviewed that none of the surrounding neighbors submitted letters regarding the addition.

The Zoning Board Members voted as follows:

Andrew Geist Aye

Alex Keogan Aye

Linda Kotlarsz Abstain

Bernie Horschel Nay

It was noted by the Zoning Board Members to have the paperwork corrected.

Alex motioned to adjourn at 8:24 PM, all were in favor.

Submitted by: Crystal Barrett