

**TOWN OF PENDLETON**  
**ZONING BOARD OF APPEALS**  
**February 24, 2015 Meeting**

**Members:**

Wolfgang Buechler, Chairman  
Lee Daigler  
James Schlemmer  
James G. Meholick, Secretary  
Dennis Welka

The ZBA open regular meeting was called to order by Mr. Wolfgang Buechler at 7:05 PM. ZBA members Mr. Buechler, Mr. Daigler, Mr. Welka, and Mr. Meholick; and The Town Prosecutor, Mr. Ned Perlman; were present at the meeting. No changes to the ZBA agenda submitted by Wolfgang Buechler were made.

**PUBLIC HEARINGS:**

**Blair Maurer**  
**4555 Meyer Road**  
**Pendleton, New York**

APPLICATION FOR VARIANCE of the provisions of the Zoning Ordinance of the Town of Pendleton to construct a new 30 ft. x 40 ft. (1,200 sq. ft.) accessory structure with a 12 ft. x 40 ft. canopy overhang (480 sq. ft.) for a total area of 1,680 sq. ft. where the maximum allowed is 600 sq. ft. per town code. The area variance request would be 1,080 sq. ft. as per Code Section 247-34.E.(1). The size of the future property to be subdivided is approximately 1.7 acres and is R-2 medium density residential zoning.

Mr. Maurer and his father, Mr. Bruce Maurer, who currently owns the property that will be subdivided, were present at the meeting to request a variance for a smaller accessory structure than what was proposed & denied at the January 27, 2015 meeting. The pole barn would be built with the peak in the front and an 11 to 12 ft. garage door facing Meyer Road having a maximum height of 18 to 19 feet. Mr. Blair Maurer indicated that he wanted to build the accessory structure to store his 32 ft. long boat, 27 ft. toy hauler, motorcycle, and jet ski. A picnic table & chairs would be placed under the overhang for shade. Mr. Maurer insisted that there would be no commercial storage in this building and it would not be used for business.

Mr. Maurer's neighbors, Lynn & Sam Pinto, who live on 4575 Beach Ridge Road, were present at the meeting. They had a question as to the size of the property, wanted to confirm that the front of the house would face Meyer Road, and that there would not be a driveway from the accessory structure to Beach Ridge Road. Mr. Maurer confirmed all of the above questions. The Pinto's were still concerned that the size of the building would affect the character of the neighborhood and that property values would go down.

Robert & Betty Ridgeway, who live on 4560 Meyer Road, were present at the meeting to hear Mr. Maurer's plans for the property, his new home & the accessory structure.

Mr. Mike Sciolino, who lives on 4555 Beach Ridge Road, was concerned that the pole barn might be built before the house, and thought it would be better to require that the house foundation be poured first. He was also concerned that the barn would be used for rental storage.

Mr. William Morgan, who lives on 4576 Beach Ridge Road, sent a letter to the Town Clerk, Ms. Terry Pienta, in reference to the Blair Maurer public hearing as he was unable to attend due to his work travel schedule. Mr. Morgan was opposed to any oversized structure above 600 sq. ft. that would decrease the property values, was concerned that the accessory structure would be used for commercial storage, and was opposed to any parking area that could be used for the same rental storage. He did not have an issue with a residential home being built on the property.

All ZBA members stated that they had driven by or visited the property.

A motion was made by Mr. Buechler to table the public hearing to verify the size of the property, and was seconded by Mr. Meholick. All voted in favor.

The formal public hearing was tabled at approximately 7:35 PM.

**REGULAR ZBA MEETING:**

*New Inquiries to ZBA:       None*

***Review Minutes from Prior Meeting:***

A motion was made by Dennis Welka to accept the minutes of the January 27, 2015 meeting and was seconded by Lee Daigler. All voted in favor.

***Specific Board Deliberation Actions:       None***

***Correspondence:       None***

***Special Topics:***

1. Mr. Buechler distributed the Board Committee members List to the ZBA members present at the meeting.

***Miscellaneous ZBA Topics:***

1. Next ZBA meeting is scheduled for Tuesday, March 24, 2015, at 7:00PM.

A motion was made by Dennis Welka to adjourn the meeting at 7:40 PM, and seconded by Lee Daigler.

Submitted by:

James G. Meholick  
Secretary

Attachments: Town of Pendleton Zoning Board of Appeals Sign-In Sheet  
Public Hearing Mailing List for Mr. Blair Maurer  
Town of Pendleton Denial of Building Application for Mr. Blair Maurer  
Town of Pendleton Public Hearing Request for Mr. Blair Maurer  
Town of Pendleton Notice of Public Hearing for Mr. Blair Maurer  
Sketch of Property with Proposed Building Locations for Mr. Blair Maurer  
Aerial View #1 of Property with Proposed Building Locations for Mr. Maurer  
Aerial View #2 of Property with Proposed Building Locations for Mr. Maurer  
Photograph of Proposed Building for Mr. Blair Maurer  
Letter from William Morgan for Mr. Blair Maurer Public Hearing