

**TOWN OF PENDLETON**  
**ZONING BOARD OF APPEALS**  
**March 27, 2018 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 7:00 PM. ZBA members Mr. Buechler, Mr. Daigler, Mr. Meholick & Mr. Welka; and The Town Prosecutor, Mr. Ned Perlman were present at the meeting. No changes were made to the ZBA agenda submitted by Wolfgang Buechler.

**PUBLIC HEARINGS:**

**Michael Blas (Continuation of February 27<sup>th</sup> Public Hearing)**  
**5300 Irish Road**  
**Pendleton, New York**

APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a new single family home at a front setback of 300 ft. on his property where a maximum of 250 ft. is required per Town Code. The front yard setback variance request would be 50 ft. as per Town Code §247-11.D.(3). The property is approximately 8.5 acres and is R2 medium density residential zoning.

Mr. Blas indicated that he would like to withdraw his variance application as the revised location of his home on the property would be compliant with town code.

The public hearing was closed at approximately 7:06 PM.

**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.) on his property for a total area of 1,680 sq. ft. where the maximum allowed is 1,200 sq. ft. per Town Code. The owner also wishes to build at a peak height of 22 ft. where 20 ft. maximum is allowed. The area variance request would be 480 sq. ft. as per Town Code §247-34.F.(3)(d), and the height variance would be 2 ft. as per Town Code §247-34.E.(2). The property is approximately 2 acres and is R2 medium density residential zoning.

Mr. Maurer presented the Town of Pendleton Building Inspector's denial, site survey illustrating the location of the new accessory structure, and rendering of what the accessory structure would look like. Mr. Maurer indicated that he needed the storage space for his boats & RV, and wanted the overhang for a picnic table.

It was noted that Mr. Maurer had made a similar request at the January 2015 meeting, and there was a question as to the actual size of his property.

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

The public hearing was closed at approximately 7:20 PM.

**Andrew Rawe (Continuation of February 27<sup>th</sup> Public Hearing)  
6971 Bear Ridge Road  
Pendleton, New York**

APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a 44 ft. x 66 ft. (2,640 sq. ft.) accessory structure on his property where a maximum of 2,000 sq. ft. is required per Town Code. There is also an existing accessory structure on the parcel that is 857 sq. ft., for a total area of 3,497 square feet. The area variance request would be 1,497 sq. ft. as per Town Code §247-34.E.(3). The property is approximately 21.9 acres and is R2 medium density residential zoning.

Mr. Daigler indicated to the ZBA members that the total area of the property is 26 acres. Mr. Rawe reiterated that the accessory structure would be used for dry storage of his equipment. It was also indicated that the building would require a 21 ft. peak which would also require a variance of 1 foot.

The public hearing was closed at approximately 7:30 PM.

**REGULAR ZBA MEETING:**

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

A motion was made by Dennis Welka to accept the minutes of the February 27, 2018 meeting, and was seconded by Lee Daigler. All voted in favor.

***Specific Board Deliberation Actions:***

**Andrew Rawe  
6971 Bear Ridge Road  
Pendleton, New York**

A motion was made by Mr. Welka to table the deliberation for one month to review the variance request, and was seconded by Mr. Meholick. All voted in favor.

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

A motion was made by Mr. Meholick to table the deliberation for one month to allow the ZBA members to confirm the actual size of the property. The motion was seconded by Mr. Welka. All voted in favor.

*New Inquiries to ZBA:       None*

*Correspondence:       None*

*Special Topics:       None*

*Miscellaneous ZBA Topics:*

1. The next scheduled meeting will be on Tuesday, April 24, 2018, at 7:00PM.

A motion was made by Jim Meholick to adjourn the meeting at 8:10 PM, and seconded by Dennis Welka. All voted in favor.

Submitted for:

James G. Meholick  
Secretary

Attachments: Town of Pendleton Zoning Board of Appeals Sign-In Sheet

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  
Public Hearing Mailing List for Mr. Blair Maurer  
Site Survey of Property for Mr. Blair Maurer  
Pictures of Accessory Structure for Mr. Blair Maurer