

**TOWN OF HOUNSFIELD**  
**ZONING BOARD OF APPEALS**  
**AUGUST 8, 2011**

A Public Hearing was called to order by Chairperson Christine Eggleston at 7:10 pm, at the Town Barn, Co. Rt. 66, for review of an application by Richard Coseo, 13790 Hess Road, Sackets Harbor, for Parcel # 81.17-1-18. He is requesting an area variance to build a garage.

ZBA Members present were: Christine Eggleston, Brooke McDowell, Ed McWayne, and Marianne Malatino. Absent was: Bob Bendwell.

Mrs. Eggleston summarized: The Coseo's are requesting to build a 24' x 50' pole barn style garage. Their property is located in the Overlay District, A/R zoning which has normal setbacks of 50' front, 75' rear, and 25' side. A building permit was denied, because the garage will not meet the (North) side lot line setback. All other setbacks are sufficient. Mr. Coseo is requesting a setback variance of 24' on the side lot line.

Mr. Coseo stated that due to the land falling off in a steep slope and the location of his septic system he is restricted on where he can site his garage so that it can be accessible from the driveway.

Mrs. Eggleston reviewed the deed and asked Board Members if they had any questions.

Brooke McDowell asked if there were any neighbors close to the area of the proposed site. Mr. Coseo responded that the location of the garage is near a wooded area and that he has spoken with his neighbors who have no problem with the location of the garage.

Ed McWayne asked if the septic system would still be accessible. Mr. Coseo stated he still has two ways to access his septic system.

Marianne Malatino asked if it was possible for him to stay more than 1' off the line. Mr. Coseo explained he is going to try but it may encroach on his septic system.

Christine Eggleston asked what the garage was going to be used for. Mr. Coseo stated storage and vehicles. She also stated she was concerned about the garage being so close to the line. Mr. Coseo added that he could angle the garage and move it back so that he would be approximately 4' away from the line in the back but he may only be 2 1/2' to 3' from the line in the front.

Mrs. Eggleston made a motion that with these conditions: Mr. Coseo angles and moves the structure back to gain as much footage between the side lot line and structure as possible and to keep at least 2 1/2' to 3' from the side lot line.

A roll call vote was taken . All voted Aye and the motion was carried.  
Board members completed the Variance Request Checklist for the Coseo application.

Mr. Coseo understands and agrees to these conditions.

Bob Bouchard will help site the building to these conditions and give a revised site plan to Mrs. Eggleston for the records.

This meeting was adjourned at 7:20 PM.

Respectfully Submitted:

Barb Boulton  
Secretary