

**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

June 10, 2020

Present: Linda Moorhouse, Chairperson

Guest: Jody Patchen

Diane Horning

Ed Bott

Marty Gascon

Renee Boone

Steve Smith, CEO

Chairperson, Linda Moorhouse called the meeting to order at 7:15 p.m.

L. Moorhouse introduced the Board Members to Mr. Patchen.

L. Moorhouse - Please tell us what you would like to do here.

J. Patchen - I would like to put a 10' X 20' shed on my lot. I would like to put it more towards the woods. I redid the plan. I would like to do it 5' off the property line as opposed to 10'. Our neighbor to the south of us also have a shed the same distance. I asked if they had a problem with it and they said they did not. I'm sure you guys may have contacted them. Kevin and Mandy.

L. Moorhouse - No.

E. Bott - That does not happen until the next meeting.

J. Patchen - Ok, sorry. I changed it to the edge of the woods, opposed to like the middle of the back yard. Everyone calls it the front, I call it the back. I just think the lake as the front. It would be on the edge of the woods, tucked in there. 5' off the property line and a little farther back.

L. Moorhouse - Now, what are these x's that are showing on the drawing. I am assuming on the south side of the property.

J. Patchen - I had a Gary Dutton, the land surveyor come out and re-stake the property. He found the existing pins. He marked it, just in case they got covered again. He found a lot of the old ones and put in a couple of new ones.

E. Bott - If that is your line, is it a little bit more south than the tax map shows? Or, is it actually

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where the line is?

J. Patchen - Those, are where the line is.

E. Bott - In reality?

J. Patchen - I don't think the x's are any kind of scaling to the property line.

S. Smith - He put those on the map in a proximity of where the stakes were found.

J. Patchen - He was just trying to give me pin points. He dug out old stakes that had been there for years.

E. Bott - They are probably where the actual line is. Tax maps are only an approximation. Some are horribly wrong. There are a couple things we are going to need from you. You need to do this before the Public Hearing. We are going to need a more detailed map, than this one. It doesn't have to be perfect to scale, it can be hand drawn. You are going to need the distances from your lines. Like the distance from the woods, the distance from your house. If you have a neighbors shed, the distance and where it is located. If your neighbors want to come to the meeting.

S. Smith - Right now we are only having the applicant come in.

L. Moorhouse - Because of the virus?

E. Bott - They have the right to the Public Hearing.

S. Smith - Yes, they can Zoom into the Public Hearing.

D. Horning - Is that a garage across the road?

J. Patchen - Yes.

E. Bott - How close is the garage to where you want to put the shed?

J. Patchen - It is 100' back from the back side of the garage.

E. Bott - You need to get a little more detailed on the distances.

J. Patchen - Is it ok if I show the distance on the back side of the garage to the shed, as a reference point?

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E. Bott - Yes, just so you can show a couple different triangulations.

L. Moorhouse - (Pointing to the map) Your cottage is here and separated from the garage by the road?

J. Patchen - Correct.

E. Bott - So there is a front lot and a back lot?

J. Patchen - Yes.

L. Moorhouse - Where are you on West Lake Rd.? South of Jersey Hill?

J. Patchen - Yes. Poplar Cove is just north of us.

S. Smith - Sunset Drive.

E. Bott - So, you are between Jersey and Cratsley?

J. Patchen - Yes.

L. Moorhouse - Do the Board Members have any other questions? No questions.

D. Horning - Made a motion to accept the application with the corrections for the Public Hearing,
E. Bott seconded, all in favor.

L. Moorhouse - July 8th, we will have the Public Hearing at 7:30p.m. A few days before that,
Steve will be putting up signs regarding the Public Hearing.

J. Patchen - Do I need to bring photos of what it is going to look like.

S. Smith - That is always handy. Where the location of the shed is and where the garage is located.

J. Patchen - A picture of what the shed will look like?

L. Moorhouse - Anything that will give us more information. As well as where you are going to put it.

J. Patchen - Ok.

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E. Bott - The location, because that is what this variance is about.

J. Patchen - We sit in this room and I am the only one that really knows where it is going to go.

E. Bott - I would measure from one of those stakes.

J. Patchen - There is a stake at the apex, where the property line takes that bend. There are stakes at the waterfront, at that apex, and all the way through the woods up to West Lake Rd. Before I put it there, if everything is ok, I will put a line between the stakes, just to know where it can go.

L. Moorhouse - That part of the property is what is most important to us, not where your cottage is.

J. Patchen - I will keep the line up, so when Steve comes out to do his final inspection, he can see it.

S. Smith - I will post those signs, two weeks before the hearing.

E. Bott - If we are still in the same situation next month, have your neighbors hop on, we are using Zoom, correct?

Mark - Yes, it's posted on the website.

J. Patchen - It's July 8th at 7:30, correct?

L. Moorhouse - Yes.

J. Patchen - Thank you all, very much, it was nice meeting you.

Preliminary Hearing concluded at 7:22 p.m.

OLD BUSINESS

There were no minutes printed from the last meeting in November.

E. Bott made a motion to adjourn, D. Horning seconded, all in favor.

The meeting adjourned at 7:33 p.m.

Respectfully,

Stephanie Seeley, Secretary