

**Town of Newcomb**  
**Zoning Board of Appeals Public Hearing**  
April 2, 2009

Members Present: Chairman Charlotte Demers; Lorraine Miga; Dave Olbert; Matt Winslow; Maureen Lynch

Others present: Mike Moses, Code Enforcement Officer; Bob Hampson, Zoning Officer; Mike Hill, Esq. Zoning Board Attorney; Mike Tracy, liaison Town of Newcomb; Jennifer Fifield, clerk; Brett Winchip, agent for the homeowner; Bob Lilly, Chairman Planning Board, Don Bott, Planning Board

RE: Zoning Board of Appeals App. # ZBA2009V.1

The Public Hearing was called to order at 6:03 PM a quorum being present.

Chairman Demers stated that the applicant, David Paulsen, was seeking an 11' variance to the 75' shoreline setback to remodel the existing non-complaint building on lot 87 Goodnow Flow.

Brett Winchip, engineer for the project, spoke on behalf of the homeowner. He stated that the existing building would remain, would be shored up to become structurally stable, and an addition would be added. There is an existing septic behind the current building (South), but is unsure of what it is. The Homeowner intends to put in a new septic on an existing flat spot, and move it farther from the lake, where the shed sits currently. Behind that the land drops off significantly. To the East is the property line, the camp is 2' from the line, the North and West sides are shoreline.

CEO Moses stated he and Bob Hampson walked the property. There is a steep hill going up to the building. There is also an existing fireplace in the camp that would prohibit moving the building.

Dave Olbert asked what type of foundation was under the existing building.

Brett Winchip replied that it was on piers, it was an old summer camp, and the addition will be four-season.

Dave Olbert asked if the old building could be turned

Brett Winchip stated he believes that if the original building is moved off the existing footprint then it would violate the side yard setback as well. Also there is the existing fireplace and chimney.

Mike Hill stated that would be legally correct with regard to the side setback.

Lorraine Miga asked about the proposed addition would have a foundation – Yes. There was discussion on the camp and new building.

Brett Winchip added that the homeowner wants to go with grey color siding and also will be using Bark House shingles – a wood tree bark look shingle. He wants to make it as rustic as possible, and blend in. He believes it is the owners intent to make it look invisible.

Chairman Demers asked if any letters, comments were received.

A letter from Stephen Bancroft and Laura Tubbs, Lots 81 & 82, was in favor of the project.

There was discussion that the building might actually only need an 8' variance instead of 11'. Mike Hill suggested that since the drawings reflect the need for 11' and that is the application on file with the APA, to remain at 11'.

CEO Moses stated that the APA setback for the area is 50', Local zoning is 75'.

Chairman Demers asked if there was anything else. She stated that there is an existing structure that the homeowner intends to use, cannot go to the East, building sits on the property line as is, cannot be moved back due to the steep incline. The topography of the lot dictates this is the location to put it. Only a small portion of the addition will be requiring the variance, not the whole house.

Mike Hill stated that this application is not subject to SEQR review

The Public Hearing was closed at 6:34 p.m.

Respectfully submitted,