

## TOWN OF WINDERMERE

### Development Review Board Meeting Minutes

October 15, 2019

Present were Chair Frank Chase, Board Members; Norma Sutton, William Yeager, Stephen Withers, Jennifer Roper, and Peter Fleck. Town Manager Robert Smith, Liaison Bill Martini, and Town Planner Brad Cornelius were also present. Member Molly Rose and Town Clerk Dorothy Burkhalter were absent.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance. He then welcomed new member William Yeager.

1. **OPEN FORUM/PUBLIC COMMENTS:**

No public comments were made.

2. **OLD BUSINESS: NONE**

3. **NEW BUSINESS:**

a. **MINUTES:**

i. **None at this time**

b. **GENERAL ITEMS FOR CONSIDERATION:**

i. **Case# Z19-14: 219 W 2<sup>nd</sup> Avenue – Jeff and Rachelle Szukalski – Variance to allow 9 foot side setbacks for a boat dock.**

Chair Chase introduced this item and turned the floor over to Mr. Brad Cornelius. Mr. Cornelius introduced himself. He then stated that the variance request is to allow a boat dock to sit 9' for each side property line instead of 16' as required. Mr. Cornelius explained the location of the property. He stated that the existing dock will be demolished and a new one built. Mr. Cornelius explained that the current lot is 40' and with the requirement of 16' on each side, it would only leave 8' for a dock. He further explained that Orange County, through a variance process, approved the dock. Mr. Cornelius stated that 60 notices were sent out, with 14 being received back. Thirteen were in favor and one was in opposition. Mr. Cornelius stated that the immediate neighbors both approved the request. Member Roper questioned the variance from Orange County. Mr. Cornelius explained the set-back, deck size and the floating were the items requested to the County. Member Withers presented a drawing that he drew. He then commented on the shape of the lot, and a hardship. Discussion followed. Mr. Jeff Szukalski of 219 W 2<sup>nd</sup> Avenue introduced himself. He commented on the dock and the location of his boat. Mr. Szukalski explained why the dock is needed. He then stated on the record that there has never been a jet ski tied to the dock. Member Yeager commented that the request is not only for a dock but for the deck as well. Chair Chase explained the County and Town requirements. He further commented on the required 16' side setback for the Town. Member Withers requested that the applicant return with a drawing that shows exactly what they are proposing to do. Mr. Cornelius commented on the process that would need to take place if this item is tabled. Member Withers made a motion to table this request until there is a drawing that clearly defines the

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proposed intent. Ms. Chicra stated that clarification is needed. Member Sutton seconded the motion. Mrs. Szukalski stated that 13 notices in favor were received. She then commented on a few of the approving comments. Some discussion followed regarding the size, set-backs, deck area, and the catwalk and safety. Chair Chase then reiterated the request and motion. Voting was as follows: Fleck yes, Roper – no, Chase – yes, Withers – yes, Yeager – yes, and Sutton – yes. Motion carried 5-1.

**4. ADJOURN:**

The meeting adjourned at 7:05pm

  
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Dorothy Burkhalter, Town Clerk

  
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Frank Chase, Chair