

2577 US Route 11  
P.O. Box 193  
LaFayette, NY 13084



## Zoning Board of Appeals Meeting

Date: February 25, 2020

Time: 7:00 pm

Location: LaFayette Town Offices

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**Meeting called by:** LaFayette Zoning Board of Appeals

**Chair:** Christine Keenan

**Secretary:** Sue Marzo

**Attendees:** **Zoning board members: Christine Keenan, Chair, Anita Miner, Mike Vilardi, Mike Stiner, Board members**

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Ralph Lamson, Codes Officer, Jackie Roorda, Town Clerk, Richard P. Krenzer, Architect

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### *Minutes*

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- Christine Keenan opened the meeting with the Pledge of Allegiance at 7:10 pm.
- Christine Keenan asked the Board members present if they are in acceptance of the January 28, 2020 meeting minutes. Motion was made by Mike Stiner and second by Anita Miner, all other Board members present were in approval of the minutes as written.

Application by Ron Rafkis & Desiree Castaldo for a Side Yard Variance and Lot Coverage Variance for property located at 4238 West Shore Manor Drive, Jamesville, NY to construct a new garage and one story addition to the west end of existing house that will be 5.2' off the south side property line where 25.0' is required. Property is located on the east side of 4236/4238 West Shore Manor Road, north side of Apulia Road ½ mile north of their intersection in an Agricultural/Residential Zoned property. (Tax Map: 003.-03-30.1)

**Discussion:**

Rich Krenzer, Architect was representing Ron Rafkis and Desiree Castaldo on their application for a side and front yard variance.

Applicants are looking to add a garage on the west shore of Jamesville Reservoir. Most of the lots in this area are less than one acre including the applicants. The existing house is very close to one side property line. The driveway is also very close to the property line. The applicants are looking to add an attached garage. They have made revisions to the property by pulling the porch and front door so you can see the front door. There are two septic systems on the lot forcing them to put the garage on a logical spot where it would be positioned 5.2' off the side property line where 25' is required. Neighbors have front yard distance 26' off the road property line where 25' is required. Contiguous neighbors have been notified and have signed a no objection letter. Christine Keenan corrected Mr. Krenzer and stated that front yard requirement is 50'. Most of the houses in this area are right along the street in an Ag/Res zone.

Mike Stiner voiced a concern about fire safety since the structures are so close to one another that a potential fire could destroy adjacent homes. Ralph Lamson stated that the addition would have to be built to current fire codes. Mr. Krenzer stated it is 22' to the neighbor's house. Mike Stiner said many of these homes are almost touching one another. Ms. Keenan asked about the addition. They are building a two-car garage and above garage study. Mr. Krenzer also said they are enlarging a bedroom on the lakeside, taking away a bedroom downstairs and adding one upstairs. It is and will remain a 3-bedroom house when complete. The applicants plan on retiring to this home.

Attorney Brown asked about the red hash lines on the sketch. Mr. Krenzer stated they represented the required setbacks. Half of the house is out of the building envelope currently. Most of the houses are pre-existing non-conforming structures.

Mike Stiner asked about the age of the home. Mr. Krenzer stated that it started as a cottage with no storage. It was probably built in the 1940's with significant enhancements in the 1970's. It has been remodeled several times.

Chairwoman Keenan asked why there are two septic systems. Mr. Krenzer advised one is for a guest house and one is for the main house. She also asked about the addition of a laundry room. Mr. Krenzer explained that the laundry is now located near the furnace area. The plan is to build an actual laundry room.

Christine Keenan stated it will require at least two variances one for side yard and one for road frontage. Attorney Brown said that the applicant is looking for a variance on an already non-conforming structure. He suggests Mr. Krenzer review the code regarding non-conforming structures. Attorney Brown provided his email to discuss with Mr. Krenzer after further review. Ralph Lamson stated they are not changing the lot. They are just looking to change the structure. Mr. Krenzer said this is a unique area in the town and not characteristic of the rest of the town. They were surprised there are no rules for lakefront compressed areas in the code.

Attorney Brown stated that everything was in place for a public hearing. Motion was made by Mike Stiner to set public hearing for March 24<sup>th</sup> at 7:00 pm, second by Anita Minerd. All Board members present were in favor.

Attorney Brown stated that in the meantime, more research is required on this request. Mr. Krenzer pointed out the narrative presented and the applicants' thoughts going into this project. Attorney Brown said that the non-confirming verbiage in the Zoning code needs further review.

Mike Stiner asked how many other similar requests have been made historically in this area. Ralph Lamson stated there have not been many and stated that most of the structures started as cottages. It was further reiterated that the garage cannot go anywhere else because of septic location.

Motion to adjourn was made by Mike Stiner, second by Anita Minerd. All Board members present were in favor.

Meeting adjourned at 7:32 pm.

Respectfully Submitted,

Sue Marzo  
Zoning Board Secretary

