

DUNE ACRES PLAN COMMISSION
MINUTES September 24, 2020

The virtual meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, and Thomas Roberts. Absent was Alex Stemer. It was moved by Mary Boeke, with second by Thomas Roberts, that the minutes of the July 2, 2020 meeting be approved as presented. Favorable vote was unanimous.

The new business consisted of the following:

The new owners of 64 West Road were present to arrange a meeting for lot review and to ease design problems to expedite the building process.

Plans for remodeling 8 Summit Drive have been reviewed. The work is all interior, except for an enclosed addition of 165 sq. ft. on an existing deck.

Findings: floor area ratio (46.116) the large building site will support 15,400 sq.ft. The existing structure of 3978 sq. ft. + 165 = 4143 sq. ft. No other requirements are impacted.

It was moved by Robert Lauer, with second by David Rearick, that the findings be approved.

Favorable vote was unanimous. It was moved by Thomas Roberts, with second by David Rearick, that a Location Improvement Permit for remodeling at 8 Summit Drive be granted. Favorable vote was unanimous.

The request for a new roof at the Bolton residence, 5 Fern Lane, was to change from a flat roof to one with a 4-12 pitch and a hip design. The overhang will be reduced from 32" to 24".

Findings: height (46.120) required: 30' proposed: 25' No other requirements are impacted.

It was moved by Mary Boeke, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous.

It was moved by Thomas Roberts, with second by Mary Boeke, that an improvement location permit for a new roof at 5 Fern Lane be granted. Favorable vote was unanimous.

Mr. Feiler, 83 East Road, installed a prefabricated shed in his side yard without any notification to the town. The structure fits the size requirements for an accessory building and the bulk requirement. The location meets the yard setback requirements. However, the location near the front of the property brought forth neighbor complaints. Building commissioner Thomas Roberts suggested a review of the ordinances to see if some restrictions are in order.

Mr. and Mrs. Truax, 58 West Road, plan extensive renovation to an existing structure in the side yard. The structure is grandfathered in and has an existing septic system which will require no changes. No load bearing walls will be removed. No plan commission approval is required since all the changes are interior.

Thomas Roberts discussed the on-going decisions being made by the new owners of 19 Hill Drive. At this point they wish to remodel two bathrooms and the kitchen, clean some tiles, and replace some drywall. They have been informed to do no other work until submitting plans.

Thomas Cornwell said future permits may be sought for two of the Snyder lots and one for a shed.

Meeting adjourned at 8:10 p.m. Respectfully submitted, Joan Rearick, secretary

