



The Zoning Board of Appeals

TOWN OF WESTHAMPTON

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MINUTES OF THE NOVEMBER 10, 2022

PUBLIC HEARING & REGULAR MEETING

Town Hall @ 7:00 pm

Present: John Kelsey, Peter Ignatovich, Dave Loven, Laurie Sanders, Richard Tracy.

Public: Lori Ingraham, Emily Estes, Wendy Blow

Continuation of Special Permit Public Hearing

Chairman Richard Tracy opened the continuation of the public hearing from October 11 at 7:04 pm and explained that the hearing for the special permit for 71 Pine Island Lake was continued due questions regarding “seasonal use” and conditioning. Legal opinions were sought by the ZBA and KP responded to the questions on November 3. Mark Bushy of the Board of Health also sent the ZBA a letter regarding Title 5 and tight tanks.

The board discussed the response from KP, particularly question 5.

The board discussed the property’s location next to the road as it related to tight tank pumping and access by residents during construction and year-round. The board found that the project would no be a substantial impact on the neighborhood.

After discussion, John Kelsey made a motion to approve the Special Permit Request (232) submitted by Terri Schmidt and Lori Ingraham (Owner) to demolish an existing dwelling and construct a new single-family dwelling; remove an existing garage; add a square footage to the new dwelling to allow for a single-story screen porch; no change of use from a single-family dwelling is proposed. The project will not be more substantially detrimental to the neighborhood. The approval was conditioned with the “Standard Pine Island Lake Conditions.”

Peter Ignatovich seconded the motion.

No further discussion.

Tracy called the vote, which was 4 in favor; none opposed, and 1 abstaining.

A motion to close the public hearing was made at 8:31 pm. All in favor.

Regular Meeting

The regular meeting was opened at 8:32 pm.

A Motion to approve the minutes from October 10 was made by Dave Loven and seconded by John Kelsey. All in favor.

A motion to close the hearing was made at 8:55 pm. All in favor.

Respectfully submitted,

Laurie Sanders

Approved by:

John Kelsey

Peter Ignatovich

Dave Loven

Laurie Sanders

Richard Tracy, Chairman