

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING & REGULAR MEETING**  
**Wolcott Town Hall - Council Chambers**  
**Wednesday, July 12, 2023**  
**6:00 P.M.**

---

**AGENDA**

**PUBLIC HEARING:**

- I. Call to Order, Pledge of Allegiance, Attendance
- II. **Appeals**
  - **APPEAL #1974** – Appellant: Robert DiSapio; Regarding Property Located at 24 Cedar Point Road; Zoning application denied to construct a 1,042 square foot addition per Schedule B of the Wolcott Zoning Regulations which requires a 40 ft. front yard setback and stipulates maximum allowable floor area coverage of 20%. Proposal is an 18-foot 7-inch front yard setback and 22% Floor Area. Appellant is seeking a 21-foot 5-inch variance for the front yard setback and 22% total floor area coverage.
- III. Public Comment
- IV. Close Public Hearing on Appeal #1974
  - **APPEAL #1975** - Appellant: Joseph Leogrande; Regarding Property Located at 3 Lakeside Drive; Zoning application denied to install two accessory structures in back yard; an 8'x12' shed and 6'x 8' sauna. Schedule B of the Wolcott Zoning Regulations, stipulates maximum allowable lot coverage of 15% and maximum allowable floor area coverage of 20%. Existing coverages are currently nonconforming: Current Lot coverage: 16% & Current Floor Area: 27%. Applicant is seeking a variance to allow for 17% lot coverage and 28% floor area. Section 4 of the Wolcott Zoning Regulations prohibits increasing nonconformity.
- V. Public Comment
- VI. Close Public Hearing on Appeal #1975

**REGULAR MEETING:**

- I. Call to Order
- II. Motion to Seat Alternate Members
- III. Approval of Minutes
  - **Organizational Meeting – December 14, 2022**
  - **Public Hearing & Regular Meeting – December 14, 2022**
  - **Public Hearing & Regular Meeting – January 11, 2023**
- IV. Correspondence
- V. New Business
  - **Discussion & Possible Action on Appeal #1974**
  - **Discussion & Possible Action on Appeal #1975**
- VI. Old Business
- VII. Executive Session
- VIII. Adjournment