
ZBA Members Present:
Kandace Eaton, Chairperson
Daniel Persing
Adrian Ooms
Michael Richardson
Stephen Day
John Lyons – Town Attorney
Kim Garrison

Public Present: Norman Levine

The meeting was called to order at 7:00 PM and the Pledge of Allegiance was recited. Chairperson Eaton begins by asking to have the Resolutions attached to the minutes on the Town Website.

Motion to approve the August meeting minutes as amended, made by Mr. Persing, seconded by Mr. Day, all in favor, motion carried.

Public Hearing:

An Application for an Area Variance from Lisa Amtower located at 106 Merwin Rd., Tax ID#45.1-29.200, to allow run in shed that doesn't meet set back requirements.

A Motion to open the Public Hearing at 7:16pm made by Mr. Day, seconded by Mr. Ooms, all in favor, motion carried.

A motion to Close the Public Hearing at 7:17pm made by Mr. Richardson, seconded by Mr. Day, all in favor, motion carried.

Chairperson Eaton then goes through the Area Variance Test with the Board. The Board reviews the characteristics of the neighborhood, Mr. Ooms states the shed will not affect this and Mr. Richardson adds there are several others already there. Chairperson Eaton states they have the receipts from the letters notifying the neighbors. The Board reviews alternatives that would not require a variance which there are none due to the slope of the field. The Board reviews the Substantiality of the variance, Mr. Persing states it is a 59% deviation, Mr. Richardson adds that the square footage is greater than 200 but is less than 15 feet in height. Chairperson Eaton reviews the effects on physical or environmental conditions. Mr. Richardson asks if there will be any lighting, Mr. Levine states they may have a floodlight. Mr. Lyons states the footprint is minimal, Chairperson Eaton adds it won't produce traffic, dust, noise or odors. Mr. Ooms adds that the back of the shed also has to face north otherwise it will fill with snow. Chairperson Eaton states the variance is self-created, Mr. Lyons states this is not detrimental to an Area Variance.

Chairperson Eaton states this is a 44ft variance, Ms. Garrison states it is numerically substantial but not impact substantial.

A motion to approve the Application for an Area Variance made by Mr. Ooms, seconded by Mr. Richardson, all in favor, motion carried.

An Application for an Area Variance from James Moore located at 106 Percy Hill Rd., Tax ID#47.1-87, to allow two green houses that don't meet set back requirements.
Applicant did not appear.

A motion to table the Application for another month made by Mr. Ooms, seconded by Mr. Richardson, all in favor, motion carried.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 8:07 PM.

Kandace Eaton, ZBA Chairman
October 19th, 2017

Respectfully submitted by
Erin Costa, ZBA Clerk