

ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES – FINAL
WEDNESDAY, MAY 1, 2013

MEMBERS PRESENT:

Rocco Mancini, Chairman
Stephanie Fitzpatrick
Martin Otter
John Schneider

MEMBERS ABSENT:

Phillip Zemke

ALSO PRESENT:

Chairman Mancini opened the meeting at 6:00 p.m.

Applications:

1. **Dale Mitchell/Marilyn Miklau** – Mr. Mitchell and Ms. Miklau were present regarding their area variance application to install a privacy fence on property located 1429 Jackson Corners Road, tax grid number 6573-00-822698, in the A3A zoning district. Mr. Mitchell submitted a revised drawing showing the fence as being 10 feet from the property line, 20 feet from the edge of the pavement, and 30 feet from the center line of the road to the fence. He said there is a row of pine trees behind the fence and a whole row of bushes and shrubs in front of it so it will be partially screened. The distance of the fence from the neighbor's property line on the left side is 30 feet; it is 400 feet to the other neighbor. There is an existing line of pine trees along that side as well. It will be a wooden fence, solid wood, tongue and groove, with an edge and center bead to give it a colonial look. It will have 1 x 4 cross bars on the top, middle and bottom and it will have 4 x 4 posts with a decorative top on both sides. The posts will be set in concrete. The fence is being custom made. When asked if the fence will impede sight distance coming out of the driveway, Mr. Mitchell said the pieces along the entrance are only 4 feet in length and 4 feet in height as opposed to the rest of the fence being six feet high. As such, the fence will not impact sight distance. The Board noted that a second variance, in addition to the front yard variance, will be required for a side yard variance as the fence is 30 feet from the line and 35 feet are required in the A3A zoning district. The Clerk will amend the application, adding the additional variance request.

Mr. Otter motioned to set the date for the public hearing for the Mitchell/Miklau area variance application to be held at the May 22nd ZBA meeting. Mr. Schneider seconded. All aye. Motion carried 4-0.

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Ms. Fitzpatrick motioned to adjourn the meeting at 6:15 p.m. Mr. Otter seconded. All aye. Motion carried 4-0.

The next ZBA meeting will be held on Wednesday, May 22, 2013 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board