

ZONING BOARD OF APPEALS MEETING MINUTES - FINAL
WEDNESDAY, MARCH 22, 2017

MEMBERS PRESENT:

Rocco Mancini, Chairman
Stephanie Fitzpatrick
Ingrid Kulick
Adam Schneider
Phillip Zemke

MEMBERS ABSENT:

None

ALSO PRESENT:

Chairman Mancini opened the meeting at 7:00 p.m.

Public Hearings:

1. **Pierre Rougier Area Variance** – Andrew Mazur was present as the authorized representative for Pierre Rougier for his area variance application to locate three accessory structures in front of the front building line of the dwelling on property located at 291 Willow Glen Road, tax grid number 6573-00-707298. Chairman Mancini read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. Mr. Mazur said they are seeking a variance to put a garage, fitness room and guest room, all one story structures, in the front yard of the dwelling approximately 900 feet from the street. To the peak, the structures are 13 feet in height. The area in between the structures and the street is heavily wooded. Mr. Zemke asked why put the structures there. Mr. Mazur said the main house is placed on the highest point of the property. The land is very rocky with many outcroppings. This area is the best place to locate the structures to allow for the least amount of disturbance to the property. They will not be disturbing the wooded area between the structures and the road. Chairman Mancini did a site visit and said the buildings are way in the back of the property and not visible from the road. Henry Burke, 265 Willow Glen Road, was present and came up to look at the map. He said he has no problem with this at all.

Mr. Zemke motioned to close the public hearing. Ms. Kulick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Aye	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 5-0.

The Board completed the Findings and Decision which state that an undesirable change will not be produced in the character of the neighborhood or detriment to nearby properties. The benefit sought by the applicant cannot be achieved by a feasible alternative to the variance. The requested variance is not substantial because the structures will be set back approximately 900 feet from the road. The variance will not have an adverse impact on the physical or environmental conditions in the neighborhood. The alleged difficulty is self-created. There were no conditions placed on this variance.

Mr. Zemke motioned that the Zoning Board of Appeals approve the Findings and Decision for the Rougier area variance for the placement of three structures in front of the front building line of the principal dwelling. Ms. Kulick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Aye	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 5-0.

2. **Burton Kassell Area Variance** - David Beckwith, Architect, was present as the authorized representative for Burton Kassell for the public hearing for this area variance to place a barn in front of the front building line of the dwelling on property located at 12 Indian Road, tax grid number 6571-00-691909. Chairman Mancini read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. Mr. Beckwith said they want to put up a traditional barn and have proposed this location because it is a convenient place to build. It has good access from the road without creating too much disturbance to the property as this is a clear area, there is a nice meadow in the area, and it is far enough away from the main house so it won't detract from it as the barn is a different type of architecture. The barn will be approximately 344 feet from the road and will not be visible from the road. Mr. Beckwith said the barn will initially be used for storage but eventually, animals may be kept there. Chairman Mancini visited the site and agreed that the barn will not be visible from the road and this seems like a reasonable place to locate the barn. There was no public comment.

Mr. Zemke motioned to close the public hearing. Ms. Fitzpatrick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Aye	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 5-0.

The Board completed the Findings and Decision which state that an undesirable change will not be produced in the character of the neighborhood or detriment to nearby properties. The benefit sought by the applicant cannot be achieved by a feasible alternative to the variance. The requested variance is not substantial because this is a 78 acre plus property. The variance will not have an adverse impact on the physical or environmental conditions in the neighborhood because the barn will be set back approximately 322 feet from the road. The alleged difficulty is self-created. There were no conditions placed on this variance.

Ms. Kulick motioned that the Zoning Board of Appeals approve the Findings and Decision for the Kassell area variance for the placement of a barn in front of the front building line of the principal dwelling. Ms. Fitzpatrick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Aye	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 5-0.

Discussion Items: None

Administrative Items:

- **Approval of Minutes:** Mr. Zemke motioned that the Zoning Board of Appeals accept the minutes of the February 22, 2017 meeting as amended. Ms. Fitzpatrick seconded.
Rocco Mancini, Chairman Aye Adam Schneider Aye
Stephanie Fitzpatrick Aye Phillip Zemke Aye
Ingrid Kulick Aye
Motion carried 5-0.

Ms. Fitzpatrick motioned to adjourn the meeting at 7:20 p.m. Ms. Kulick seconded.
Rocco Mancini, Chairman Aye Adam Schneider Aye
Stephanie Fitzpatrick Aye Phillip Zemke Aye
Ingrid Kulick Aye
Motion carried 5-0.

The next regular meeting will be held on Wednesday, April 26, 2017 at 7:00 p.m. at the Town Hall.

Respectfully submitted,



Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board