

ZONING BOARD OF APPEALS MEETING MINUTES – FINAL
WEDNESDAY, FEBRUARY 27, 2019

MEMBERS PRESENT:

Rocco Mancini, Chairman
Ingrid Kulick
John Schneider
Phillip Zemke

MEMBERS ABSENT:

Stephanie Fitzpatrick

ALSO PRESENT:

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

Public Hearings:

- 1. Vroom Special Use Permit** – Christopher Vroom appeared for the public hearing for his special use permit application for an accessory apartment on property located at 740 Milan Hill Road, tax grid number 6573-00-300200 in the A5A zoning district. Chairman Mancini read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. The apartment will be located in an existing accessory structure. Mr. Vroom provided the additional information that was requested at the last meeting, showing the location of the septic and legible dimensions of the structures. They are using the existing utilities. The Board agreed the cottage meets the requirements for a special use apartment. There was no public comment.

Ms. Kulick motioned to close the public hearing for the Vroom special use permit. Mr. Schneider seconded.

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|-------------------------|--------|----------------|-----|
| Rocco Mancini, Chairman | Aye | John Schneider | Aye |
| Ingrid Kulick | Aye | Phillip Zemke | Aye |
| Stephanie Fitzpatrick | Absent | | |

Motion carried 4-0.

The Board completed the findings which state that the use is in harmony with the purposes of this provision because the Master Plan encourages alternate and affordable types of housing; there will not be a detrimental effect on the surrounding neighborhood and property values; the use will foster the most appropriate use of the land, the lot area is adequate, and the application is consistent with the Town Master Plan.

Ms. Kulick motioned that the ZBA approve the Findings for a special use permit for an accessory apartment as put forth in the Vroom application. Mr. Zemke seconded.

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|-------------------------|--------|----------------|-----|
| Rocco Mancini, Chairman | Aye | John Schneider | Aye |
| Ingrid Kulick | Aye | Phillip Zemke | Aye |
| Stephanie Fitzpatrick | Absent | | |

Motion carried 4-0.

Applications: None

Discussion Items/Correspondence:

- Regarding the discussion from the last meeting where a property owner was considering making application to the Board to amend a previously granted variance moving the location of a barn which was granted a setback variance, the Clerk said the property owner has not come back with any additional information so until he decides he definitely wants to move forward with the request, she will not seek the Town Attorney’s opinion on the matter.

Administrative Items:

- **Approval of Minutes:** A motion was made by Ms. Kulick that the Zoning Board of Appeals accepts the minutes of the January 23, 2019 meeting as presented. Mr. Zemke seconded.

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|-------------------------|--------|----------------|-----|
| Rocco Mancini, Chairman | Aye | John Schneider | Aye |
| Stephanie Fitzpatrick | Absent | Phillip Zemke | Aye |
| Ingrid Kulick | Aye | | |

Motion carried 4-0.

A motion was made by Mr. Zemke and seconded by Mr. Schneider to adjourn the meeting at 7:10 p.m.

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|-------------------------|--------|----------------|-----|
| Rocco Mancini, Chairman | Aye | John Schneider | Aye |
| Stephanie Fitzpatrick | Absent | Phillip Zemke | Aye |
| Ingrid Kulick | Aye | | |

Motion carried 4-0.

The next regular meeting will be held on Wednesday, March 27, 2019 at 7:00 p.m. at the Town Hall.

Respectfully submitted,



Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board