

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

MEMBERS PRESENT:

Rocco Mancini, Chairman
Stephanie Fitzpatrick
Ingrid Kulick
Phillip Zemke

MEMBERS ABSENT:

John Schneider

ALSO PRESENT:

Douglas Raelson

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

Public Hearings: **None**

Applications:

1. **Harper Area Variance** – Jason Harper was present for his area variance application to place a 12’x20’ shed 10 feet from the rear setback line where 35 feet are required on property located at 296 Woody Row Road, tax grid number 6572-00-412277 in the A3A zoning district. There is a low spot on the property that continuously floods and elevations with a ridge, woods and rock outcroppings. There are very few level places to put a shed in the yard. Mr. Harper said he wants to retain vehicle access to the back of the property which further limits the areas for a shed. There used to be an above ground pool on the property but that is gone, and they will be demolishing the existing shed. There is a natural driveway. Mrs. Harper said as far as shed placement, it’s more desirable not to have the sheds blocking the back yard. The adjacent field which is owned by Eric Kiviat is used for solar panels. Chairman Mancini asked if the board members who wanted to could visit the site. Mr. Harper said they have not moved in yet but any board members are welcome to visit the site. There are a lot of construction workers there during the day.

A motion was made by Mr. Zemke and seconded by Ms. Fitzpatrick that the Board declare the Harper Area Variance application to be a Type II action under SEQRA requiring no further action.

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

Motion carried 4-0.

A motion was made by Mr. Zemke and seconded by Ms. Fitzpatrick to set the public hearing for the Harper Area Variance application for the April 24th ZBA meeting.

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

Motion carried 4-0.

Discussion Items/Correspondence:

Administrative Items:

- **Approval of Minutes:** A motion was made by Ms. Kulick and seconded by Mr. Zemke that the Zoning Board of Appeals accepts the minutes of the February 27, 2019 meeting as presented.

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

Motion carried 4-0.

A motion was made by Ms. Kulick and seconded by Ms. Fitzpatrick to adjourn the meeting at 7:10 p.m.

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

Motion carried 4-0.

The next regular meeting will be held on Wednesday, April 24, 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