

Present: Mark Nicholson, Mike O'Connor, Bill Baker, Bob Fantauzzo, Larry Hohl, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill, Trustee Karl Laurer

Meeting came to order at 7:30pm.

- 1) **Application:** Kevin Werther, owner of 107 Curtice Park. Tax ID# 080.10-3-22. Application to convert a single car garage to a two-car garage making it approximately 658sf. Current zoning allows for 600sf. Applicant also seeks to place garage 5ft from the property line. Current zoning allows for 8ft. Applicant seeks relief from zoning regarding size and side setback distance. Applicable zoning sections: 175-11E, 175-59A. Property Zoned R1-13.6.

Presentation: Kevin, Amy and son Ryan Werther, have lived in this home for about 10yrs. They love the house and neighborhood and want to stay there, but would like a larger garage. The house was built in the 1950's when one car garages were the norm, however needs have changed and they would like to expand the garage into a 628sf two-car garage so they can fit both cars in it in the winter. They will need variances for the size and the side yard setback, which will be 5ft from the property line. They have spoken to all of their neighbors and they are very supportive of the idea.

Mark Nicholson then asked the board if any of them had questions.

Larry Hohl asked about the height of the garage, and the driveway.

K. Werther replied that the garage height has not been finalized, but it will not change drastically. They are rotating the peak. The driveway will be two cars wide for the full length.

Mike O'Connor questioned as to whether there will be a bonus room above the garage or if it will have open rafters for storage.

K. Werther indicated that it will be used just for storage.

Bill Baker inquired about the fence and shed in the back yard, and the letters that were sent to the neighbors.

K. Werther expressed that the fence will stay, and they would like to get rid of the shed if they can fit everything into the garage. They have sent out letters to neighbors within 100ft of their property (per Will Barham), and all of the comments they received were favorable.

Open to the Public:

No comments were made.

Closed to the Public:

M. Nicholson then asked whether the Planning Board had ruled on SEQR, which they had not.

L. Hohl inquired if there had been any discussion regarding any historical significance of the garage.

David Mayer responded that there was no significant historical significance.

M. Nicholson then asked for a motion on SEQR.

Motion: Bill Baker made a motion to declare the Zoning Board of Appeals as the lead agency in this matter for a Type II action under SEQR.

Seconded by Mike O'Connor. All were in favor. Motion passed.

M. Nicholson stated that they need a motion for a size and side yard setback variances.

Motion: Larry Hohl made a motion to grant a 58sf size variance and a 3ft side yard setback variance for the construction of a two car garage at 107 Curtice Park.

Seconded by Mike O'Connor. All were in favor. Motion passed.

Mark Nicholson asked for a motion on the minutes from September 21, 2017.

Motion: Mike O'Connor made a motion to approve the minutes of September 21, 2017 as written. Seconded by Bill Baker. All were in favor. Minutes were approved.

Zoning Board of Appeals By-Laws:

M. Nicholson reiterated that the Zoning Board of Appeals By-Laws have not been revised since 1988, and asked for any revisions to the draft as written, based on last month's discussion.

B. Baker inquired about the distance an applicant must use to notify the surrounding property owners of the application for review (section 7d).

W. Barham stated that it should be inclusive of how far the application will have an impact.

All board members recommended and agreed on 300ft, which is the distance noted in the revised draft.

Bob Fantauzzo inquired about the meeting time of 7:30pm. He would like to see an earlier meeting time.

M. Nicholson replied that the meeting time is set by the Village Board at their annual Organizational meeting. He asked Karl Laurer to bring that request to the Village Board.

Jo O'Neill added that the Village Office is open until 7pm on Thursday evenings, which is why the meeting times have been scheduled for 7:30pm. It would be difficult to start at an earlier time.

M. Nicholson expressed that we have time to consider and discuss meeting time options before the next Organizational meeting in July 2018. He then asked for any further discussion regarding the By-Laws, to which there were none.

Motion: Bill Baker made a motion to approve the revised By-Laws as written. Seconded by Bob Fantauzzo. All were in favor. Motion passed.

M. Nicholson asked about next month's meeting agenda.

W. Barham indicated that there will be an application for a sign.

Karl Laurer inquired about a sign that is being installed on North Avenue by Clinton Signs, and asked if there was a permit issued for a sign there.

W. Barham said they will be on the Planning Board and ZBA agendas for next month.

Ernest Gasbarre and his daughter, who were in the audience, noted that they are just replacing a sign that was blown over by the wind, and didn't realize that they needed a permit. He would like to put concrete in to secure the pole now.

W. Barham responded that he had spoken with Mr. Gasbarre six months ago, and explained that he needed a permit, and that they will have to come to both the Planning Board and ZBA meetings in November.

M. Nicholson then asked for a motion to adjourn the meeting.

Motion to Adjourn: Bob Fantauzzo made a motion to adjourn the meeting. Seconded by Larry Hohl. All were in favor. Meeting adjourned at 7:55pm.

The next Zoning Board of Appeals Meeting is scheduled for 7:30pm on November 16, 2017.
Respectfully submitted,
Jo O'Neill, Deputy Clerk