

## ZBA Work Session Minutes February 2, 2012

ZONING BOARD OF APPEALS      WORK SESSION      FEBRUARY 2, 2012

PRESENT:    Dennis Mead, Chairman

Joanne Bonsack

Kathy Praczkajlo

EXCUSED:    Tracy Hirsch

Patrick Penrod

Bethany Pryor

ALSO Kelly Vacco    Deputy Town Attorney

PRESENT:    Thelma Faulring      Secretary to the Boards and Committees

Mr. Mead called the Work Session to order at 7:01 PM and asked if there were any discussion on the Laurie Allen variance, the side yard setback for a variance of 7 feet.

Mr. Mead: They have no garage. I've seen these before and are well built from the Amish. The picture is a good replication of what it is going to look like, and they did have it staked.

Mrs. Bonsack: Didn't she get a signature from the neighbor on the right, Latimore? My only concern is the runoff there, if that's going to be an issue.

Mrs. Praczkajlo: The pitch would be on the other side of the property, it does go to the creek.

Mr. Mead: They also have a tree there that would absorb any of the runoff and they have a fence which is a nice border.

Mrs. Bonsack: It's on footers right, it's not on a concrete slab.

Mr. Mead: No it's not, if it's the Amish, if you see from the bottom here it's almost like a 4 by 4 or 6 by 6 post that they run across the bottom, when they deliver it, it actually comes off and they skid it on either side of it, it's got kind of an angle so you could. Actually my honest opinion I kind of thought when I saw the house that it wasn't permanent so if the house was ever sold it seems like a perfect location that you could remove the fence and put a garage there. I wouldn't personally have an issue just for the sake of how it's built, I know they use a rough cut hemlock, which is well made.

Mrs. Bonsack: That helps me out.

Mr. Mead: Any other questions on Allen? There were no further questions or comments

Mr. Mead: Any questions on Landsman? Brian and his wife are here for a building that exceeds accessory use requesting an additional 317 square foot variance. That's based on the current one car garage there and as far as an accessory building which is separate from the house? if that wasn't there and you took it as a new building that they were building, would be well within the variance; so it's just that they are leaving that building and they want to put an additional one in back.

Mrs. Bonsack: Plug it into the existing, but a little bit off center.

Mr. Mead: Yes. But connected to that one so my understanding is that it would pretty much all look very contiguous. Are there any other questions on that one. There were no further questions or comments.

Mr. Mead: We did have the minutes for last meeting, do we have motion to approve?

Mrs. Praczkajlo: I've gone through all the minutes and I didn't see any significant changes, so I'll make a motion that we approve all the minutes, instead of doing them separately.

Mrs. Bonsack: Second.

All were in favor of the motion to accept the minutes (from September 1, 2011 - Work Session ? Michael Orlikowski variance and Kevin Steward variance).

Mr. Mead: Any other business we need to bring to the Work Session tonight?

Secretary Faulring: In your folders tonight there is some information on on-line training. I asked if you would be able to attend the training, and was told that it wasn't in the budget; so perhaps

for another year if you want to attend one of these sessions figure it for the budget by the end of August.

ZONING BOARD OF APPEALS      WORK SESSION      FEBRUARY 2, 2012

Page 2

Mr. Mead: There's on-line training, would that be considered part of the four-hour training?

Secretary Faulring: Yes, it's on a single sheet of paper. It looks like you can pick out different topics. It does say in the letter that it is acceptable for the four-hour training.

Mrs. Prackajlo: Do we have to be members?

Secretary Faulring: You are members. Also in your folder tonight is the proposed Code of Ethics, which they want everyone to read and review.

Mrs. Bonsack: Has anyone ever gone to this conference in the past?

Mrs. Prackajlo: To the Southtowns in New York City.

Secretary Faulring: The Association of Towns?

Mrs. Prackajlo: Right, but not to this one, no.

Mrs. Prackajlo: I would like to ask you as Chairman that when budget time comes around, that you at least budget for one person to go?bring the information back and have a discussion.

Mr. Mead: Are there any questions?

Secretary Faulring: A question for Kelly, is there a length of term for Chairman? Other Chairmen have thought Chairmanship was for the length of their term; on Planning Board and CAC, they recommend a Chairman at the beginning of each year. Tonight isn't probably a good night to make a recommendation because we don't have all the members here.

Mrs. Vacco: Right, I wouldn't have an election tonight, for that reason, and I will look into that.

Mrs. Bonsack asked for an updated Town Hall directory.

Secretary Faulring: They are being worked on now, they should be out soon.

Mr. Mead made a motion to adjourn, seconded by Mrs. Prackajlo and carried.

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Dennis Mead, Chairman

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