
ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Chris Spencer
Christie Ellis
Tal Rappleyea – Town Attorney

Public Present:
Marissa Neff
Josh Schapiro, Richard Sardo

The meeting was called to order at 7:05 PM via google meets online.

A Motion to approve the May 28, 2020 meeting minutes as amended was made by Mr. Day with a second from Ms. Ellis, all in favor motion carried.

Old Business:

An Application for an Area Variance from Jeanette Neff located at Decker Road Tax ID#36.-1-49, to allow a 25 foot road frontage.

Mr. Sardo explains this is a 72 acre parcel they are looking to split into 3 parcels and parcel 2 does not seem to have the required frontage and as the Board requested he emailed the maps with the roadway on Decker and there are no wetlands on the entire parcel. Chairman Persing asks if there are any structures on parcel 2, Mr. Sardo states there are none. Chairman Persing states there is the question as to whether a variance is needed. Mr. Rappleyea states the application was denied by the building department and shares the map with the equation from the Town Code and explains that it does appear to meet the frontage and the Board can do an interpretation. Chairman Persing asks if the parcel has one tax map number, Mr. Sardo states it does. Chairman Persing states the Board can do an interpretation without having to do a Public Hearing. Chairman Persing asks the applicant to change it to interpretation instead of a variance, Mr. Sardo agrees and amends the application. Mr. Day asks if the entrance is pre-existing, Mr. Sardo states it is and he emailed in the photos.

Motion to determine the application as an interpretation and to permit the use of the access for the parcel was made by Mr. Day with a second from Ms. Ellis.

Chairman Persing Aye
Stephen Day Aye
Adrian Ooms Nay
Chris Spencer Aye
Christie Ellis Aye
Motion Carried

Chairman Persing asks if the Board feels a Public Hearing is necessary, Mr. Day states the entrance is pre-existing therefore it is not needed. Ms. Ellis adds that the application wouldn't be before them if a variance is not needed.

Motion to determine a variance is not needed was made by Mr. Day with a second from Ms. Ellis.

Chairman Persing	Aye
Stephen Day	Aye
Adrian Ooms	Nay
Chris Spencer	Aye
Christie Ellis	Aye

Motion Carried

A motion to adjourn the meeting was made by Mr. Day with a second from Ms. Ellis and the meeting adjourned at 7:41 PM.

Daniel Persing, ZBA Chairman
July 29th, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk