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

Public Present:
Vance Pitkin, Kemp & Bronwyn Hannon
Bruce Otto

The meeting was called to order at 7:03 PM via google meets online. Chairman Persing begins by introducing the members of the Board.

A motion to approve the June 25, 2020 meeting minutes as amended was made by Mr. Ooms with a second from Ms. Ellis, all in favor, motion carried.

New Business:

An Application for an Area Variance from Bruce Otto located at 0 Chapel Drive Tax ID#24.9-2-30, to allow an expansion of a non-conforming lot.

Chairman Persing explains the process for reviewing an application and states this is for an expansion of an already non-conforming lot. Mr. Otto explains there is currently a building on the lot now and what he would like to do by adding an additional residence and a garage and use the current structure as an art studio, and that it appears the current structure does have plumbing, electric and a septic. Ms. Ellis asks about the set-backs of the new structures, Mr. Otto states he is going to have Pete VanAlstyne do a new survey to find the exact property line and will try to meet the 25' side set-back for the house. Ms. Ellis asks if zoning allows the two additional proposed structures, Mr. Rappleyea states that is why the applicant is here before the Board. Chairman Persing states the minimum lot size for Hamlet 2 is 1.5 acres, Mr. Rappleyea states this is a pre-existing lot and the Town does not have a maximum coverage and the density control only applies to new lots. Chairman Persing states to have the new survey done and the Board also needs the SEQRA form completed and then they will review the set-backs and where the septic and wells are or will be, Mr. Otto adds the new well will be in the back of the property. Mr. Rappleyea adds they should also be aware of where the neighbors well and septic are. Ms. Ellis states the topography of the property would be helpful as well. Chairman Persing adds it would be helpful to have photos of the surrounding properties as well. Ms. Ellis states the self-created answer was left blank, Mr. Rappleyea states it is almost always self-created. Chairman Persing states they also need the names of the neighbors within 200' of the property lines.

Motion to determine the application incomplete was made by Mr. Spencer with a second from Ms. Ellis, all in favor, motion carried.

An Application for an Area Variance from Bronwyn Hannon located at 4669 State Route 66 Tax ID#15.2-1-5, to allow a shed that does not meet set-backs.

Chairman Persing states a revision to the placement of the shed, Mr. Hannon explains the shed is on the inside of the fence and they moved it so it would be back 25' from the edge of the road to meet the front set-backs, Ms. Hannon adds that the shed will also not be as tall as depicted in the photo it will be approximately 9'6" tall. Mr. Spencer states the dimensions say 8'x14'11', Ms. Hannon states the cupola is 11', but the roof line is 9'. Chairman Persing asks about the different survey that was submitted showing the placement of the shed, Ms. Hannon states the shed is 1' in from the fence line. Mr. Spencer states the Board will need an updated drawing with the placement of the correct placement of the shed. Ms. Hannon gives a history of the property and that there was a large garage at one time in this location. Chairman Persing states they will need the list of neighbors within 200' of the property lines as well. Mr. Spencer adds they need a revised picture of the blue silhouette from the side and front views.

Motion to determine the application complete was made by Mr. Spencer with a second from Mr. Ooms contingent on the information received prior to the next meeting, all in favor, motion carried.

A motion to adjourn the meeting was made by Mr. Spencer with a second from Ms. Ellis and the meeting adjourned at 7:57 PM.

Daniel Persing, ZBA Chairman
October 19th, 2020

Respectfully submitted by
Erin Reis, ZBA Clerk