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

Public Present:  
Michelle Apland, Meg Agnew  
Zenon & Becky Farion  
Jeffrey Melander  
Leya & Barry Jackson

The meeting was called to order at 7:03 PM and the Pledge of Allegiance was recited.

A Motion to approve the January 14, 2020 meeting minutes as written was made by Mr. Spencer with a second from Mr. Ooms, all in favor motion carried.

**Old Business:**

**An Application for an Amendment to a Special Use Permit from Flying Deer Nature Center located at 122 Daley Rd., Tax ID#57.1-25, to allow an annual Winter Solstice Event in December.**

Chairman Persing states they have received the documents that were requested by the Board and adds the Columbia Land Conservancy will have to be notified as an interested party along with the Abutters. Chairman Persing asks if they have had any further conversations with the Highway Department, Ms. Agnew states she will talk to Joe Rickert.

A motion to deem the Application for an Amendment to the Special Use Permit as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

**New Business:**

**An Application for an Area Variance to a Special Use Permit from Becky & Zen Farion located at 482 Ford Rd., Tax ID#16.1-61, to allow two 40' cupola's that exceed the required 35' height.**

Mr. Farion explains there are two cupola's that exceed the ridgeline of the house. Mr. Day asks if the house will be two or three stories, Mr. Farion states it will be two and the cupola's will be for storage and it is 35ft to the ridgeline and the cupola's extend above that to up to 40ft. Mr. Rappleyea states it is important to note that these will not be used as living space. Mr. Spencer asks if there will be a floor there, Mr. Farion states yes it will be like a loft. Mr. Spencer asks if the windows will be operable, Mr. Farion states they will be. Chairman Persing states they need to make sure they have the current land owners names to notify the abutters. Mr. Spencer asks if there is a tree line between the neighbors, Mr. Farion states the house will be surrounded by trees and the house will be set back from the road and will not be visible.

A motion to deem the Application for an Area Variance as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

**An Application for an Area Variance from Jeffrey Melander & Kate Antonovich located at 116 Chapel Dr. Ext., Tax ID#24.1-17, to allow a pool that requires a 20' side-yard variance of the required 50'.**

Mr. Melander explains the maps and the topography of the land, woods and stream and that this location is really the only place the pool could go. Mr. Spencer asks if he has any pictures of the land, Mr. Melander explains the slopes and that he also didn't want to put it too close to the lake and it also won't be visible from Route 203. Mr. Day asks what the dimensions of the pool are, Mr. Melander states it is 20'x40' plus 3' of concrete. Mr. Day asks if the 30' set-back is to the fence, Mr. Melander states it is. Mr. Spencer asks what will happen with the backwashing when cleaning the filters, Mr. Melander state he's not sure it is a closed system and there will be gravel around to prevent run-off as well. Chairman Persing adds they need to put the abutters names on the maps as well.

A motion to deem the Application for an Area Variance as complete and schedule the Public Hearing for March 26, 2020 was made by Mr. Day with a second from Mr. Spencer, all in favor motion carried.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Ooms and the meeting adjourned at 7:39 PM.

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Daniel Persing, ZBA Chairman  
March 5<sup>th</sup>, 2020

Respectfully submitted by  
Erin Reis, ZBA Clerk