

MINUTES OF THE ZONING BOARD 9-4-14

The meeting was called to order at 7:30 by Chairman Dan O'Shea. Members present: Dan O'Shea, Jay Currie, Bob Lieber and Al Socha. Nancy Dalley is absent. Also present, Town Attorney, Don Armstrong and Deb Putman. Deb is introduced as the new secretary due to the resignation of Mary Anne McCloskey.

The first order of business in the Public Hearing on the application of Paul Motolo for an area variance to put up a fence so that his dog doesn't run away. A legal notice was duly published. There being no questions or comments, the Public Hearing closed at 7:32 PM. The Board then proceeded to its Part 2 Impact statement, reviewing the criteria and finding no impacts. **Motion** by Bob Lieber, seconded by Al Socha to direct the Chairman to check the box finding a negative declaration, all in favor, the motion carried. Dan then directed the board to address the benefit to the applicant if the variance is granted, addressing the following five factors and finding: 1) Whereas; the proposed action will not produce an undesirable change to the neighborhood, and 2) Whereas; there is no other practical method to the applicant to restrain his jumping dog, and 3) Whereas; the variance is not substantial as the fence is only one foot taller than is presently allowed and is only along a portion of the home, and 4) Whereas; the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and 5) Whereas; the alleged difficulty was not self-created. Therefore, it is **Resolved** that an area variance to install the proposed fence is granted on **Motion** of Bob Lieber, seconded by Al Socha, all in favor, the motion carried.

The next order of business is the application of Robert and Mary Anne McCloskey for an area variance to build a 24 x 32 garage. Al Socha noted that in regard to the setback requirement, the applicants will need both a side and center variance. Dan O'Shea said the application will be referred to County Planning and suggests scheduling a Public Hearing for the next meeting on October 2, 2014. **Motion** by Al Socha, seconded by Bob Lieber to refer to County Planning and schedule a public hearing, all in favor, the motion carried.

Review of minutes of August 21, 2014. **Motion** to approve with one correction, made by Al Socha, seconded by Jay Currie, all in favor, the motion carried. **Motion** to adjourn made by Al Socha, seconded by Jay Currie, all in favor the motion carried and the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary

