

ZBA Monthly Meeting

8/16/10

(REVISED)

Public Hearing

Roll Call:

Betsy Prohonic	present
Norm Wiley	present
Kristina Hallenbeck	absent
Jennie Cipperly	present
David Milano	present
Ralph & Felisa Calvino, applicants	present
Audrey Calvino (Daughter of the Calvino's)	present

NEW BUSINESS

This meeting is concerning a review of an application by The Calvino's, who request a 1 foot, 6 inch additional height in fencing in the back of their property, which will put them above the requirements.

Jennie asks the applicants what kind of materials they are using. Mr. Calvino replies a wood fence, pressure treated and not perforated. Presently, there is a posted picket fence, sort of like split rail and about 3 feet.

Mr. Calvino says there is an alleyway which some cars go through. This fence will not preclude these neighbors from going through.

Betsy asks what the backyard is used for. Mrs. Calvino says they have a picnic table and their grandkids play in yard. She says a new fence will increase the value of their house. They have lived there for 26 years.

Betsy asks how much in length and Mr. Calvino says 100 feet.

The Zoning Board of Appeals conducts a Balancing Test, a question and answer from each Board Member to determine the desires of the applicant and the needs of the community.

Question 1: Would the granting of the variance produce an undesirable change in the neighborhood or a detriment to nearby properties?

Betsy Prohonic	votes yes
Norm Wiley	votes yes
David Milano	votes no
Jennie Cipperly	votes yes

Question 2: Can the benefit sought by the applicant be achieved by some feasible method other than a variance?

Betsy Prohonic	votes no
Norm Wiley	votes no
David Milano	votes no
Jennie Cipperly	votes no

Question 3: Is the requested variance substantial?

Betsy Prohonic	votes yes
Norm Wiley	votes yes
David Milano	votes yes
Jennie Cipperly	votes yes

Question 4: Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Betsy Prohonic	votes no
Norm Wiley	votes yes
David Milano	votes no
Jennie Cipperly	votes yes

Question 5: Is the alleged difficulty self-created?

Betsy Prohonic	votes yes
Norm Wiley	votes yes
David Milano	votes yes
Jennie Cipperly	votes yes

Balancing Test Results: 13 - Yes votes 7 - No votes

The next step is to hear from The Calvino's neighbors. The Zoning Board of Appeals or Zoning Officer needs to make a Publication and Notification of a Public Hearing.

Jennie moves to make a motion to set a hearing date and Norm seconds. There needs to be two official posting in our official paper, The Troy Record to give neighbors sufficient notice.

The next meeting date is September 20th and two Board members are out of town. The following month, the next meeting date is October 18, 2010 at 7:00 p.m. Jennie makes a motion to move to public hearing for this October date.

REGULAR MEETING

Norm makes a motion to accept the May minutes and David seconds.

Betsy informs the Mayor has asked that the ZBA minutes be put on the web page. We have two meetings that were held in 2010. Betsy asks the secretary to forward final copy of those minutes to her for the website.

Norm makes a motion to adjourn the meeting and Betsy seconds.

This meeting was closed at 8:00 PM.

Respectfully submitted,

Helen Barrington, Secretary