

Village of Castleton

October 12, 2011

Workshop

Public Comment - none

Discussion Of The Role Of Each Board In The Community

1) The Village Board of Trustees creates laws for the Village, oversees Fire Company and provides accounting for Castleton Kids.

2) Betsy Prohonic, Chairperson of the Zoning Board, stated they meet monthly or as needed. Typical request are for use variances and area variances. After a request is made for zoning variance a public hearing is held. A public hearing notice is mailed to the surrounding neighbors, the public hearing is held and then a board vote. And if necessary guidance from Attorney Kevin Engel.

3) Bryan Olmstead, Planning Board Chairman, stated the Planning Board determines existing uses of buildings and structures and rules on changes within the historical district. The board reviews site plans for new construction and for existing sold properties.

4) Building Inspector Glenn Hebert reported his job is to process permits and inspect rental apartments every two years (checking smoke and CO detectors, hazardous waste and garbage and number of units). He is also the zoning officer and may give the ZBA interpretations of the law. Mr. Hebert is also the Stormwater Officer for the MS4 which provides guidance for municipalities in protecting the Hudson River.

5) Code Enforcer Robert Hammond stated he enforces village codes such as checking for unregistered vehicles and he issues an order to remedy for those vehicles that qualify. Mr. Hammond also checks for the number of trash cans a residence has in relation to the number of units that the Village has on record. He may give out tickets to residents who have not moved their cars in the event of a snow emergency or street sweeping.

Attorney Crist told the code enforcer that if he is ever in doubt of whether something is violating village codes that he should ask the building inspector. He also stated that it is important to follow the New York State code rules.

Mayor Keegan provided a list of different areas of concern within the community and asked the attendees to rate them as to whether they were a hi, medium or low priority.

Discussing gray area situations	Low
Abandoned, foreclosed, decrepit properties	High
Changes to building codes, code issues	Low
Historic Update	Low
Non-conforming uses for properties	High
Builders who don't finish projects as specified by Planning Board	Medium
Home owners who don't finish projects as specified by Planning Board	

Since abandoned properties are considered a high priority the group discussed the current situation. Building Inspector Hebert stated that 3 years ago Clark Engineering did structural inspections on the abandoned properties in the Village. As to date only one has been demolished. There is a sequence of events to follow in dealing with abandoned properties. First is an order of remedy is issued, then a dangerous building letter is sent to the owner and if that doesn't work an appearance ticket for court is issued. The options to the property owner are fix, fine or take down. If owners don't show up for court 3, 4 or 5 times this could become a civil suit. The Village could adopt the new vacant property law which requires owners of vacant lots to be registered with the Village.

Non-conforming uses were also a high priority. Any preexisting use, as long as it was legal, is legally allowed to remain for that use. Change in use may be caused if the use is abandoned for one year, the use was not legal, or destruction of property by fire, weather, etc. In the latter case the property would have to be rebuilt within two years as long as it is not expanding. Building Inspector Hebert would like this changed to one year. Any variance remains with the property not the owner.

Public Comment - none

Another meeting will be held within two months.

Mayor Keegan motioned to adjourn seconded by Trustee Carner and carried.