

**VILLAGE OF CASTLETON-ON-HUDSON
ZONING BOARD OF APPEALS
PUBLIC HEARING AND REGULAR MEETING
OCTOBER 19, 2015**

Roll Call:

Betsy Prohonic, Chair	present
David Milano	present
Norm Wiley	present
Jennie Cipperly	absent

Public:

Ken Molloy
Ben Weeks
William Sultan
Gary Ziegler, Building Inspector

Betsy opens the meeting at 7:00 PM.

NEW BUSINESS

The ZBA has a variance application for a 6 foot fence installation by Angela and Nick Hardt of 35 Stimpson Avenue (corner w/Park Way). Ms. Hardt wants to contain her dog and also wishes privacy from the road coming from her garage to Park Way. The fence would be vinyl and 4 feet high along Mr. Weeks' home. Mr. Weeks says there was a wall built on the property boundary between his and the Hardt's. Norm asks how far does the wall go. Mr. Weeks says about 50 feet.

Norm asks how far from Park Way is the fence coming over? Ms. Hardt says 5 feet. Norm asks who maintains Park Way? Mr. Ziegler says Park Way is private property, but the Village maintains it.

Mr. Weeks is concerned about the 6 foot fence shading the wall and minimizing sunlight he now gets. Norm does not buy that a 6 foot fence is for containment of dog as there is a new fence on the corner of Scott and Campbell that is only 4 feet with a huge dog. Ms. Hardt says there is 2 feet of lattice.

Neighbors asks the Hardt to have chain link fence on back of property. There is an existing chain link that is Mr. Weeks and which sits right on property line. The fence is on the inside of wall. There needs to be a piece that jogs and connects the two fences together.

The Hardt's says they are coming in 3 feet from the wall. Dave proposes a white picket fence in keeping with the vinyl flow and help sunlight issue, which also keeps dog contained.

Norm asks how far is house to property line? Mr. Weeks says only 30 inches.

ZBA reviews The Hardt's application. The Hardt's say they will work with all their neighbors and look into different fencing along Mr. Weeks' wall to not block out his sunlight too much. Mr. Molloy says he is fine with this compromise.

Betsy makes a motion to close the Public Hearing and Dave seconds. Public Hearing closes at 7:25 p.m.

REGULAR MEETING

Norm makes a motion to accept the September 21, 2015 minutes and Dave seconds. All Board members unanimously approve.

The ZBA review continues and are looking into more information.

There being no more business, Dave makes a motion to close and Betsy seconds. The meeting was closed at 7:35 PM.

The next scheduled meeting is scheduled on December 21, 2015 at 7:00 p.m.

Respectfully submitted,
Helen Barrington, Secretary