

VILLAGE OF CASTLETON-ON-HUDSON
ZONING BOARD OF APPEALS
Regular Meeting
November 19, 2015

Roll Call:

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

Public:

Gary Ziegler, Building Inspector

Betsy calls the meeting to order at 7:00 P.M.

The ZBA review continues on the 35 Stimpson Avenue property for fence variance. The ZBA had asked the applicants to provide more detail about adjoiner's property. The Hardt's came up with a solution as to the type of fence and setback. They will be going 3 feet back. The parties reached a resolution amongst themselves.

The Board reviews area variances for fences under Section 211.00 in the Handbook.

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

Betsy votes No	David votes No
Norm votes No	

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

Betsy votes Yes	David votes Yes
Norm votes Yes	

Question 3: Is the requested variance substantial?

Betsy votes No	David votes No
Norm votes No	

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

Betsy votes No
Norm votes No

David votes No

Question 5: Is the alleged difficulty self-created?

Betsy votes Yes
Norm votes Yes

David votes Yes

Balancing Test Results: 6 - Yes votes 9 - No votes

Dave makes a motion to approve the area variance as amended by the applicants and Norm seconds. Board members are unanimously in favor of approving the Hardt's application for fence variance.

OLD BUSINESS

Norm makes a motion to accept the October 19, 2015 minutes and Dave seconds. All Board members unanimously approve.

There being no more business, Betsy makes a motion to close the meeting and Dave seconds the motion. All Board members present are in favor. The meeting was closed at 7:25 P.M.

The next meeting is scheduled on December 21, 2015 at 7:00 P.M.

Respectfully submitted,

Helen Barrington, Secretary