

Zoning Board of Appeals Minutes
July 1, 2015

Zoning Board of Appeals Members Present, Art Babcock, Mark Thorn, Mike Long, Sonja Torpey

Others Present: Kim Rayburn (Secretary) Tim Crocker (Applicant)

I. Appointment Interviews of interested residents to serve on the Zoning Board of Appeals

Babcock called the meeting to order at 5:00 pm. He stated that this interview is a continuation of an informal interview that was held at the last meeting, but without a quorum a formal interview could not take place. Babcock stated that Crocker is aware of the job duties and requirements to be a member on the ZBA and he is interested in becoming a member of the Board. Long stated that Crocker has been a neighbor of his and has known him for many years, he would support Crocker's desire to join the ZBA. Thorn asked Crocker to tell the Board why he was interested in serving on the ZBA, Crocker explained that he had previously applied to the ZBA about eight (8) years ago, he had written a letter of interest but did not get a response. Babcock had mentioned to him that there was an opening on the ZBA and asked if he was interested. Torpey asked him why he applied eight (8) years ago, and Crocker stated that a community member had asked him if he was interested and he felt since he has lived in the area for a while about nineteen (19) years now and really enjoys living in the Town that he would like to see it keep its character and he has a basic desire to be a part of the community and to serve. Crocker has been involved in a variety of youth sports, and is now started a small business of growing hops.

Babcock thanked Crocker for his interest and explained to him that the Board would be sending a letter of recommendation to the Town Board and he would be hearing from them if he was chosen. Crocker was excused.

A brief discussion was held, Thorn stated that he thought Crocker was interested in serving for the right reasons and feels he has a general interest in serving the community, Babcock reiterated that he understands the duties of the ZBA and he feels he is happy with those duties. Long again stated he feels Crocker would make a good contribution to the Board and has nothing negative to say.

Thorn made a motion and Long seconded the motion to recommend the Town Board appoint candidate Timothy Crocker as the new Zoning Board of Appeals member to complete the term as vacated by Don Rimlinger that will expire on December 31, 2015.

At that time if Crocker is still interested in serving on the ZBA the Town Board can approve him for a full five (5) year term starting on January 1, 2016 and ending on December 31, 2020.

II. A discussion was held on the application requirements and the application itself for an Area and Use Variance. Babcock stated that the application may not be written clearly as to what the Board is required to review when reviewing an application. And also since the ZBA is reviewing Area Variances that deal with distances maybe a survey should be required to be turned in with the exact measurements for the requested Variance. The Board is seeing maps that are being printed from the county with lines drawn on them for distance that may or may not be accurate. When an applicant is asking for a setback Variance from a lot line or right of way the Board should know what that distance is before approving a 10 foot variance when it should have been a 15 foot variance. Thorn is questioning if a survey is needed in all cases. Such as a one (1) foot Variance vs a large Variance that is close to unacceptable were they would need to be more accurate. Babcock stated that many times the applicant is unaware of where the property line is or what the distance of the right of way is on the Road they live on. Thorn and Long thought that they should look into the matter further and discuss it at the next meeting. Rayburn will send the Board the packet that is given to applicants when applying for a Variance and the Board will do some research of their own to see what other Towns maybe using and what they require and look at their applications as well.

A tentative time of 6:30 was set for the next meeting so they can review the application process, the application itself and the requirements for a complete packet.

III. Minutes of January 28, 2015

Thorn made a motion and Long seconded the motion to approve the minutes of January 28, 2015 as written. All Board members present voted Aye, Vote was carried.

III. Meeting Adjourned

Long made a motion and Torpey seconded the motion to close the meeting @ 5:30 pm. All Board members present voted aye, Vote was carried unanimously.

Respectfully submitted,

Kim Rayburn
Planning & Zoning Board Secretary