

Minutes – April 27, 2009
Meeting of
Zoning Board of Appeals

Present:

Chair: Mike Braun

Members: Karen Cleaveland
Bob Juliano
Robin Logan
Laura Gail Tyler

Public: Christine Curtis
John Hallstein
Stuart Hannan
Peter Mauney
Laura Queen

Village Attorney: Christine Chale

Absent: Joe Cicileo

Recording Secretary: Gabrielle Green

The meeting was convened at 7:06 p.m.

Robin Logan and Bob Juliano were made voting members.

Chair Braun asked the board to review the minutes of February 23, 2009. Bob Juliano moved and Robin Logan seconded the approval of the minutes. The vote was called and the motion was approved.

Karen Cleaveland recused herself from the meeting.

Bob Juliano made the motion to re-open the Stuart Hannan Special Use Permit for 69 Broadway public hearing. Laura Gail Tyler seconded the motion. Stuart Hannan presented the board with a packet and Christine Curtis read aloud the cover letter on the packet, which is included with these minutes. Hannan stated that he would like the application for the second floor apartments reinstated and that he has put both applications in. Laura Gail Tyler stated that the issue needs to go to the Planning Board first before the ZBA can move forward with the application. Hannan stated that he wanted this information to go into the record.

Bob Juliano made a motion to adjourn the meeting to an attorney/client meeting. Robin Logan seconded the motion. The public meeting was adjourned to an attorney/client meeting at 7:16 pm.

Bob Juliano made a motion and Robin seconded the motion to resume the public meeting.

Stuart Hannan stated that the use variance application should have been an area variance. Hannan is not changing his application, but rather clarifying the answer to question number four

and the application. Robin Logan mentioned that drawings done for building permits that are greater than \$20,000 require engineer drawings. A concern was brought up by Logan about the fire safety of the proposed apartments at 69 Broadway. Items such as fire escapes, etc. should be included in the drawings. An area variance requires a public hearing. Hannan will have to notify the community and needs an E.A.F. from the Planning Board.

Hannan made a comment about how it will be difficult to complete the requirements due to uncertainty about whether or not the apartments require sprinklers.

Bob Juliano made a motion to adjourn the public hearing to a date to be determined by the Zoning Board of Appeals following the determination made by the Planning Board. Robin Logan seconded the motion. All were in favor. Motion carried.

Karen Cleaveland returned to the meeting.

The next item addressed was the John Hallstein/Jan Burgevin Area Variance Request. John Hallstein stated that his purpose for building an addition was that he has three children and his home is very small for his family. The suggested addition is approximately 800 square feet. The applicant will be required to notify the public for a Public Hearing which will take place at the next ZBA meeting on May 19, 2009 at 7:05 p.m.

Karen Cleaveland made a statement that she is not in favor of outsourcing Zoning Officer position and that the change has not been received well. Cleaveland brought up a concern that when you outsource this position, the person performing the duties would not be as interested or invested in the Village as someone who was not outsourced, but who worked for the village exclusively.

Chair Braun stated that the change does not affect the function of the ZBA.

Laura Gail Tyler was concerned whether or not the ZBA's needs would be met by the new Zoning Officer and was also concerned about outsourcing.

Bob Juliano stated that the ZBA should request that the records stay in the village.

Chair Braun stated that Robin Logan is going to become a full member of the board.

Robin Logan made a motion to adjourn the meeting at 8:31 p.m. Karen Cleaveland seconded the motion. All were in favor.

Respectfully submitted,

Gabrielle Green
Recording Secretary