

ZONING BOARD OF APPEALS

PUBLIC HEARING

May 8, 2014

CONVENED: 7:02 p.m.

BOARD MEMBERS PRESENT: Eleanor Rosenthal
Edward Komara
Mary Cabral

BOARD MEMBERS ABSENT: Wade Davis
Bill Vitek (alternate)

A public hearing of the Village of Potsdam Zoning Board of Appeals was held on Thursday May 8, 2014 in the Civic Center Board Room, Park Street, Potsdam, New York.

Edward Komara, Acting Chairman, stated that the Public Notice of this hearing was published in the May 2, 2014 edition of the Courier Observer. He then proceeded to read the Legal Notice.

Komara then explained the procedure to be followed for the meeting.

Area Variance Application #2014-4-9.1 submitted by Christopher Kelson for 91 Main Street.

BUILDING INSPECTOR'S REPORT: Gregory Thompson, Code Enforcement Officer, introduced the application stating the applicant is seeking an area variance to extend a pre-existing garage which is less than the required 20 feet from the property line, thus creating an enlarged non-conformity.

APPLICANT AND/OR APPLICANT'S AGENT: Christopher Kelson stated he would like to extend the length of his existing garage.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS: A letter from an adjoining neighbor, Kristen Van Hooreweghe – 89 Main Street, was read into record and was in favor of the application. St. Lawrence County Planning Board 239-m review was also read into record which stated the application was returned for local action.

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

VOTE REQUIREMENTS: Komara read the vote requirements.

The Public Hearing ended at 7:10 p.m.

ZONING BOARD OF APPEALS

REGULAR MEETING

May 8, 2014

A Regular Meeting of the Village of Potsdam Zoning Board of Appeals was held on Thursday, May 8, 2014 in the Civic Center Board Room, Park Street, Potsdam, New York.

The meeting was called to order at 7:10 p.m. and roll call taken:

MEMBERS PRESENT: Eleanor Rosenthal
Edward Komara
Mary Cabral

MEMBERS ABSENT: Wade Davis
Bill Vitek (alternate)

APPROVAL OF MINUTES: Minutes of the August 22, 2013 Public Hearing and Regular Meeting.

MOTION MADE by Eleanor Rosenthal to approve minutes as written.

MOTION SECONDED by Mary Cabral.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Remaining sets of minutes on the agenda were tabled due to lack of appropriate quorum.

COMMUNICATION: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Area Variance Application #2014-4-9.1 submitted by Christopher Kelson for 91 Main Street.

Rosenthal asked what the distance from the property line to the existing garage is presently. Kelson stated it was 5 feet. Cabral asked if the garage was in existence when the property was purchased. Kelson stated that it was.

The Board members did not have anything further to discuss and so reviewed the five considerations of an area variance (§180-33 (C) (3) (b) [1]-[5]).

Consideration #1 – Undesirable Change: All Board members stated there would be no undesirable change.

Consideration #2 – Alternative to Variance: All Board members stated there is no alternative.
Consideration #3 – Substantial Request: Rosenthal stated she felt the request was substantial;
Cabral and Komara stated the request was not.

Consideration #4 – Adverse Effect: All Board members stated the proposed variance would not have an adverse effect.

Consideration #5 – Self-Created: All Board members believed that the request is self-created.

There were no further comments.

MOTION MADE by Eleanor Rosenthal to classify Area Variance Application #2014-4-9.1 as Type II under SEQRA.

MOTION SECONDED by Mary Cabral.

ROLL CALL VOTE:	Eleanor Rosenthal	-	Aye
	Mary Cabral	-	Aye
	Edward Komara	-	Aye

MOTION CARRIED

MOTION MADE by Eleanor Rosenthal to approve Area Variance Application #2014-4-9.1 as submitted.

MOTION SECONDED by Mary Cabral.

ROLL CALL VOTE:	Eleanor Rosenthal	-	Aye
	Mary Cabral	-	Aye
	Edward Komara	-	Aye

MOTION CARRIED

OTHER BUSINESS: Hanss informed the Board that Sections 184 & 186 of the Village Code will be reviewed with help from the Planning Board; all changes will need to go through a public hearing and an approval process.

MOTION WAS MADE by Mary Cabral to adjourn.

MOTION SECONDED by Edward Komara.

The meeting adjourned at 7:24 p.m.