

Zoning Board of Appeals  
Public Hearing  
June 25, 2015

**Convened:** 7:00 PM

**Board Members Present:** Eleanor Rosenthal  
Edward Komara  
Bill Vitek  
Wade Davis

**Board Members Absent:** Mary Cabral

A public hearing of the Village of Potsdam Zoning Board of Appeals was held on Thursday June 25, 2015 in the Civic Center Board Room, Park Street, Potsdam, New York.

Wade Davis, Chairman, stated that the Public Notice of this hearing was published in the Courier Observer. He then proceeded to read the Legal Notice.

Wade Davis then explained the procedure to be followed for the meeting.

**Area Variance Application #2015-6-1.1, submitted by Laura Holsopple and Alan Rossner regarding 85 Main Street .**

**Building Inspector's Report:**

Gregory Thompson, code Enforcement Officer, introduced the application stating the applicant is seeking permission to construct a "Coffee Deck" at the rear of the dwelling. Construction of the deck as proposed would require a 17' variance, thus allowing the owners to build within 3' of their property line.

**Applicant:**

Laura Holsopple briefly explained the intention of the project was to provide a space where she and her husband could sit and share time outside their home.

**Questioning of Speaker By Board Members:** NONE

**Those In Favor:** NONE

**Those In Opposition:** NONE

**Public Comment:** NONE

**Communication:** County Planning Board Review

**Voting Requirements:** Read by Wade Davis, Chairman

**Adjournment:** 7:06

**Zoning Board of Appeals  
Regular Meeting  
June 25, 2015**

A regular meeting of the Village of Potsdam Zoning Board of Appeals was held on Thursday June 25, 2015 in the Civic Center Board Room, Park Street, Potsdam, New York.

The meeting was called to order at 7:07 and roll call was taken:

**Members Present:** Eleanor Rosenthal  
Bill Vitek  
Edward Komara  
Wade Davis  
**Member Absent:** Mary Cabral

**Approval of Minutes:** A motion was made to accept the minutes of the April 23 meeting by Eleanor Rosenthal. The motion was seconded by Ed Komara. Motion Carried

The minutes for the May 14, 2015 meeting will be tabled until the next scheduled ZBA meeting.

**Communications:**

County Planning Board Review returned for local action, with reminder that the applicant must meet the requirements all 5 legal tests, and also that no documentation had been submitted to that office in reference to said tests.

Greg Thompson informed the Board that in a conversation had with Mr. Ted Prahll it was stated that Mr. Prahll had no objection to the project as proposed.

**Public Comment:** NONE

**Old Business:** NONE

**New Business:**

**Area Variance Application #2015-6-1.1 submitted by Laura Holsopple and Alan Rossner regarding 85 Main Street**

Mr. Wade Davis read the five tests which would be used to decide on whether or not to allow the area variance in question.

Test #1: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the area variance.

Vitek – NO

Rosenthal – NO

Komara – NO                      Davis – NO

Test #2: Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance

Rosenthal – NO                      Komara – NO

Vitek – NO                      Davis – NO

Test #3: Whether the requested area variance is substantial.

Komara – NO                      Rosenthal – NO

Vitek - NO                      Davis – NO

Test #4: Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Vitek – NO                      Komara – NO

Rosenthal – NO                      Davis – NO

Test #5: Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

Rosenthal – NO                      Votel – NO

Komara – NO                      Davis – NO

At this point there was no further questioning or discussion by the Board.

Motion was made by Eleanor Rosenthal for a Type 2 action under SEQRA. Motion seconded by Bill Vitek. Motion Carried

Motion was made by Eleanor Rosenthal to approve Area Variance Application 215-6-1.1 as presented. Motion was seconded by Ed Komara. Motion Carried.

**Other:**

Eleanor Rosenthal informed those present that early registration for the Local Government Day had been released. She is planning on attending at this time and will notify Lori Queor as such.

Wade Davis went on record to say that the Board had both Cindy Vivlamore and Fred Hanss in their thoughts. Further he felt it would be appropriate for the Board to draft and sign a letter of support for the Code Enforcement Office and the Planning and Development Office's attempt to gain further assistance in the absence of Cindy Vivlamore.

**Meeting Adjourned At 7:20**