

# Gloversville Zoning Board of Appeals

May 4, 2016

## MINUTES

At a meeting of the Zoning Board of Appeals, City of Gloversville, Fulton County, New York held at the City Hall there were:

Present: Jeffrey Ashe, Chairman  
Patricia VanSlyke, Board Member  
Frederick Bochenek, Board Member  
David Esler, Board Member

Others Present: Brandon Myers, Code Enforcement  
Cindy Ostrander, Secretary

The meeting was called to order at 6:59 pm by Chairman Jeffrey Ashe.

Chairman Ashe led the board in the Pledge of Allegiance.

**Approve minutes of last regular meeting** – Minutes of last meeting (February 3, 2016). Patricia VanSlyke made a motion to approve the minutes as presented, Seconded by Frederick Bochenek.

Carried 4(four) Ayes, 0(zero) Nays

**Application #994** – Area Variance – Joseph Ikavervas (IKO Plus), 63 E State Street, would like to convert a 2-family dwelling to a 3-family dwelling.

**Discussion** - The property is located in a R-1 district, and is an allowed use subject to special permit (§300-7B) which requires site plan review by the Planning Board. Third apartment is only 483 square feet, city code Section 300-Schedule A requires 800 square feet. The applicant was given an incorrect application and was requested to complete a corrected one to resubmit to the ZBA. In addition, the applicant was asked to submit drawings and photos showing the layout of the apartments, to determine if there was a feasible alternative for the third apartment. The Board also requested Brandon Myers to evaluate the distinction between total area and living area, and also to review a similar previous application.

The board decided the application is not complete enough and to table the application until the requested information is received.

**Application #995** – Area Variance – Larry McGillis, 114 Broad Street would like to construct two new one-family houses on one lot.

**Discussion** – The board discussed the requirements for building lots. The applicant was advised to pursue a subdivision to divide the lot into two buildable lots with the Planning Board, while the Zoning Board is reviewing the variance application. The property was originally three separate lots prior to demolition of two houses. The Board in reviewing the variance for each proposed house determined they do not meet the lot size/setback requirements of Section 300-Schedule A of the city code. The Board asked the Code Enforcement Officer to determine the average front/rear yard of neighboring properties. The applicant was given an incorrect application and was requested to complete a corrected one to resubmit. The Board decided the application was complete enough, and also that the information requested would be received in time.

A motion to set a public hearing for June 1, 2016 at 7:00 pm was made by Patricia VanSlyke, seconded by Frederick Bochenek,

Carried 4(four) Ayes, 0(zero) Nays

*Miscellaneous* – The Board discussed the county initiative to help the cities and felt it was a positive step for the city.

The next meeting is scheduled to be held on Wednesday, June 1, 2016 at 7:00 pm.

A motion was made to adjourn the meeting at 8:15 pm by Frederick Bochenek, seconded by David Esler.

Carried 4(four) Ayes, 0(zero) Nays

Respectfully Submitted,  
Cindy Ostrander, Secretary