

Gloversville Zoning Board of Appeals

June 1, 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
Karen Smith, Board Member

Others Present: Brandon Myers, Code Enforcement
Tom Groff, Fire Chief
Cindy Ostrander, Secretary

The meeting was called to order at 7:05 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 (May 4, 2016). Karen Smith made a motion to approve the minutes as presented, Seconded by Patricia VanSlyke.

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. Third apartment is only 483 square feet, city code Section 300-Schedule A requires 800 square feet.

Under 6NYCRR617, State Environment Quality Review an area variance for a one, two or three family residence is a Type II action. A Type II action requires no further action on the part of the Zoning Board of Appeals with regards to S.E.Q.R..

Discussion – The board discussed the criteria for an area variance, and asked to see pictures before and after of the additional apartment. The applicant produced pictures and explained that the additional apartment was essentially in place when he purchased the property. Plumbing and electrical was existing, but not separate. The Board determined that the application was complete. Motion to schedule a Public Hearing for July 6, 2016 was made by Patricia VanSlyke, seconded by Frederick Bochenek.

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

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

Under 6NYCRR617, State Environment Quality Review an area variance for a one, two or three family residence is a Type II action. A Type II action requires no further action on the part of the Zoning Board of Appeals with regards to S.E.Q.R..

Discussion – Applicant was considering withdrawing, but decided to continue. A Public Hearing was voted on at last meeting but not scheduled. Corrected application received, also application was sent to Planning Board to subdivide. The Board decided to consider the application as two lots and the criteria for each; lot size, living area, front/rear setbacks. Neighboring properties have varying setbacks between thirteen and sixteen feet. No vote necessary to schedule a public hearing, public hearing will be held at the next meeting on July 6, 2016.

Miscellaneous – Brandon Myers, Code Enforcement Officer mentioned creating a new application form. Various aspects of the form were discussed.

The Common Council is in the process of revision of the zoning code and some changes will be made to square footage requirements.

The next meeting is scheduled to be held on Wednesday, July 6, 2016 at 7:00 pm.

A motion was made to adjourn the meeting at 8:03 pm by Karen Smith, seconded by Patricia VanSlyke.

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

Respectfully Submitted,
Cindy Ostrander, Secretary