

Gloversville Zoning Board of Appeals

July 6, 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
Karen Smith, Vice Chairman
Patricia VanSlyke, Board Member
Frederick Bochenek, Board Member
David Esler, Board Member

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

The meeting was called to order at 7:00 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 (June 1, 2016). Karen Smith made a motion to approve the minutes as presented, Seconded by Patricia VanSlyke.

Carried 5(five) 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..

Public Hearing – Joseph Ikavervas

The Public Hearing was opened at 7:02 pm. Following a review of the application a legal notice was published in the Leader Herald on June 30, 2016. Letters were sent to property owners within 100' and a copy filed with the Clerk.

The public was asked if anyone wished to speak in favor of the application to please come to the railing, give your name and address. No one spoke.

The public was asked if anyone wished to speak in opposition to the application to please come to the railing, give your name and address. Allen Harris, 65 E State Street, voiced his concerns about what the variance entailed. He was concerned if the building would come closer to the property lines. Patricia Wyrwal, 67 E State Street was also concerned with the structure changing on the outside encroaching on neighboring properties. Chairman Ashe informed them that the building itself would not be increased in size, the change was inside only.

The public was asked if anyone had any rebuttal comments. No one spoke.

Chairman Ashe closed the public hearing at 7:07 pm.

Application Decision

Chairman Ashe reminded the board that any decision is based solely on the property alone and no other factors. Criteria for an area variance was discussed.

The Board completed the Area Variance Findings & Decision form on file with the clerk at this time. Each question was discussed and answered. It was noted that three out of the five factors were unfavorable for the variance.

Karen Smith made a motion to deny the variance, seconded by Patricia VanSlyke.

Carried 4(four) Ayes, 1(one) Nay (Ashe)

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 three 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..

Public Hearing – Larry McGillis

The Public Hearing was opened at 7:27 pm. Following a review of the application a legal notice was published in the Leader Herald on June 30, 2016. Letters were sent to property owners within 100’ and a copy filed with Clerk.

The public was asked if anyone wished to speak in favor of the application to please come to the railing, give your name and address. No one spoke.

The public was asked if anyone wished to speak in opposition to the application to please come to the railing, give your name and address. No one spoke.

The public was asked if anyone had any rebuttal comments. No one spoke.

Chairman Ashe closed the Public Hearing at 7:28 pm.

Application Decision

The Board completed the Area Variance Findings & Decision form on file with the clerk at this time. Each question was discussed and answered. It was noted that the applicant had received a favorable recommendation from the City Planning Board. Karen Smith made a motion to approve the application as presented, seconded by Frederick Bochenek.

Carried 5(five) Ayes, 0(zero) Nays

Miscellaneous – There are no new applications at this time.

The next meeting is scheduled to be held on Wednesday, August 3, 2016 at 7:00 pm.

A motion was made to adjourn the meeting at 7:45 pm by Karen Smith, seconded by Patricia VanSlyke.

Carried 5(five) Ayes, 0(zero) Nays

Respectfully Submitted,
Cindy Ostrander, Secretary