

MEMBERS PRESENT: C. Harold Gaffin, Chair, Hank Besanceney, Mark Donahoe

ALSO PRESENT: Jim Turner, Code Enforcement Officer, Mike Tobin, Village Attorney, Brian Kaufman, Applicant, Pat O’Kelley, 1 Livingston St.

Chairman Gaffin called the public hearing to order at 7:30 PM

PUBLIC HEARING: AREA VARIANCE AND SPECIAL USE PERMIT: 14 W. MAIN ST.

Brian Kaufman presented his plans to turn the basement of the building at 14 W. Main St. into a studio apartment of approximately 600 sq. ft. There is an outside stairway from W. Main St. to provide access to the apartment. Sewage would have to be pumped up to the street since the basement is below sewer level. Electric baseboard heat will be installed.

Chairman Gaffin asked if this apartment would be fire code compliant. Jim Turner said there will be two entrances/exits to provide access, which is the requirement of the fire department.

Mike Tobin asked for a survey map to determine the lot line between the Town office building and 14 W. Main St. to determine if the steps leading to the lower level are on the property.

Chairman Gaffin asked if there was any input from the public.

Pat O’Kelley believes the unused space should be put to good use by allowing the apartment.

Jim Turner indicated that the applicant needs special exception use for an apartment below a business.

Public Hearing was left open for the next meeting

REGULAR BUSINESS MEETING

Motion by Hank Besanceney, seconded by Mark Donahoe to table the application for the next meeting pending receipt from the applicant of a survey map and a detailed drawing of the outline of the apartment to meet the 550 sq. ft. requirement also making sure there are two entrances and an additional window

ALL IN FAVOR
MOTION PASSED

Motion by Mark Donahoe, seconded by Hank Besanceney, to approve the minutes of the May 24, 2004 meeting as amended.

ALL IN FAVOR
MOTION PASSED

Motion by Hank Besanceney, seconded by Mark Donahoe to adjourn the meeting 8:06 PM.

ALL IN FAVOR
MOTION PASSED

Respectfully submitted,

*Gerriann P. Alford
Secretary for the Zoning Board of Appeals*