

MEMBERS PRESENT: Theresa Markham, Acting Chairperson; Jim Hoh; Mark Donahoe; Hank Besanceney

MEMBERS ABSENT: C. Harold Gaffin

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*

Chairperson Markham opened the business meeting at 7:30 PM

AREA VARIANCE REQUEST: HACKER: MONROE STREET

Chairperson Markham stated that after meeting with Mr. Gaffin and Mr. Tobin, it appears the variance request should be for setback greater than allowed **not** for lot width. The lot width of 80 feet is required at the location of the dwelling on the lot, which is required to be at a setback distance of 30' or conform. The dwelling on this property will have to be built more than 170 feet back from the front lot line. The actual location will be determined through Site Plan Review with the Planning Board. Mr. Tobin would like the record to show that this application was taken without any site plans and the specific distance for setback could not be stated

Mr. Gaffin will prepare a letter to the Board of Trustees requesting a rezoning of the property to R-1.

ROLL CALL VOTE ON THE MOTION TABLED FROM THE SEPTEMBER 26, 2005 MEETING TO GRANT THE WIDTH VARIANCE.

Theresa Markham Nay
Hank Besanceney Nay
Mark Donahoe Nay
Jim Hoe Nay

ALL OPPOSED
MOTION DENIED

Motion by Hank Besanceney, seconded by Mark Donahoe, to grant the front setback variance for more than 30 feet or conform with the following conditions:

1. Only a single family dwelling will be developed on the site;
2. Good faith efforts will be made to preserve the character of the neighborhood and preserve the existing willow tree on the west side lot line; and
3. No development will take place without Planning Board Approval.

ROLL CALL VOTE

Theresa Markham Aye
Hank Besanceney Aye
Mark Donahoe Aye
Jim Hoe Aye

ALL IN FAVOR
MOTION PASSED.

APPROVAL OF MINUTES

Motion by Mark Donahoe, seconded by Jim Hoh, to approve the minutes of the September 26, 2005 meeting of the Zoning Board.

ALL IN FAVOR

MOTION GRANTED

Motion by Hank Besanceney, seconded by Mark Donahoe, to adjourn the meeting at 8:50 PM.

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

Gerianne P. Alford

Secretary for the Zoning Board of Appeals