

**Zoning Board Meeting
July 20, 2006**

Present

Chairman Dole
Michael Flavin
Barbara Strine

Others Present

Donna Stassen, Secretary Zoning Board
Mr. & Mrs. William Sweeney

84 West Ave

Chairman Dole led the Pledge of Allegiance.

Public Hearing

The application of William Sweeney, 84 West Ave for area variances for a proposed 16' x 30' above ground pool on property located at the same.

1. Proposed rear setback of 5'6" whereas the minimum required rear line setback is 6' pursuant to Chapter 140-14.1 B (1).
2. Proposed distance from buildings to be 4' & 5' whereas the minimum distance from any building shall be 10' pursuant to Chapter 140-14.1 B (1).

This is an R-2 Residential District.

Mr. Sweeney stated that the variances were necessary in order to configure the pool with the main house and the carriage house.

Mr. Sweeney: The pool company came out today to look at the yard and it has been determined that the original pool 15' x 30' would encroach on the sidewalk. The pool will now be 12' x 23' that will also change the distance between buildings the variance will be less.

Michael Flavin referenced Building Inspector Jack Crooks comment from a letter dated July 20, 2006 to the board in regards to a rear yard well and extreme caution taken during excavation for the pool.

Mr. Sweeney: The well does not work, and with the smaller pool, the distance will be even farther away from any excavation.

Michael Flavin: Is the pool 4 ft. deep.

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Mr. Sweeney: The pool walls are 52 inches.

Barbara Strine: Are there safety concerns with the carriage house being that close to the pool?

Mr. Sweeney: There were concerns with ice falling from the roof on the pool. There would be no way of climbing on to the roof and jumping into the pool, you would need a forty foot ladder.

At this time, the board offered the following resolution:

Resolution 169
July 20, 2006

Introduced by Michael Flavin
Seconded by Barbara Strine

Resolved that the application of William Sweeney, 84 West Ave for area variances for a proposed 12' X 23' above ground pool on property located at the same with the following variances be approved.

1. Rear setback of 5'6" whereas the minimum required rear line setback is 6' pursuant to Chapter 140-14.1 B (1).
2. Proposed distance from building to be 4' & 5' whereas the minimum distance from any building shall be 10' pursuant to Chapter 130-14.1 B. (1).

Such area variances are a type 2 action and no further review is required.

Ayes: Dole, Flavin, Strine

Nays: none

New Business

The board has received a letter from Mark Unvericht expressing his interest in the vacancy on the board. The board will schedule an interview with Mr. Unvericht in the next two weeks.

Approval of Minutes

Motion made by Michael Flavin seconded by Barbara Strine and carried unanimously to approve the minutes of June 13, 2006 as read.

Adjournment

Motion made by Chairman Dole seconded by Michael Flavin and carried unanimously to adjourn the meeting at 7:35 p.m.