

ZONING BOARD OF APPEALS MEETING MINUTES – FINAL
WEDNESDAY, JANUARY 28, 2009

ATTENDEES:

Jack Grumet, Chairman
Rocky Mancini
John Schneider

ABSENT:

Guy Russell
Philip Zemke

ALSO PRESENT:

None

Chairman Grumet opened the meeting at 7:00 p.m.

1. **Paul Hughes, Red Hook Fence** – Mr. Hughes appeared regarding his area variance application for Red Hook Fence to reduce the front yard setback from the required 80 feet to 6 feet to allow stock to be displayed within the front setback area facing Route 199. A variance was granted in February of 2005 which reduced the required setback to 35 feet. That variance was granted as part of the site plan approval process by the Planning Board to bring this site into compliance with existing zoning. Mr. Hughes said the area he is proposing now for stock display is where he had it displayed prior to going for site plan approval. Mr. Hughes said he feels his business is suffering because he is unable to display the fencing samples properly. With this additional space in front of the building, it should help. He added that Bay Horse also has a variance to allow their displays to be closer to the road than is allowed under zoning. Potential customers will be able to actually see the different fencing styles as they drive by. When asked if he has complied with all of the conditions of the previously granted site plan approval by the Planning Board, Mr. Hughes said he still has to move the sign out of the state's right of way and complete the perimeter permahedge fence. He is waiting for spring to do that. Mr. Hughes said he changed the gate, moved the dumpster, no longer carries the play gyms and removed all of the mulch. Chairman Grumet said the Town always wants to help businesses any way they can so this will be good for the community as a whole. Chairman Grumet said the Planning Board, in their recommendation, suggested a time limit of 180 days to finish up the site plan work. Mr. Hughes said that is definitely doable. Chairman Grumet said he thought the application was complete and ready to be scheduled for a public hearing and the Board members agreed.

Mr. Schneider motioned to set the date for the Paul Hughes/Red Hook Fence public hearing for the February 25, 2009 ZBA meeting. Mr. Mancini seconded. All aye. Motion carried 3-0-2.

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Administrative:

- Approval of Minutes: Mr. Mancini motioned to approve the minutes of the December 16, 2008 ZBA meeting as presented. Mr. Schneider seconded. All aye. Motion carried 3-0-2.

Mr. Mancini motioned to adjourn the meeting at 6:45 p.m. Mr. Schneider seconded. All aye. Motion carried 3-0-2.

The next meeting will be held on Wednesday, February 25, 2009 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board