

**TOWN OF NORTHAMPTON
ZONING BOARD OF APPEALS
April 27, 2016**

The Town of Northampton Zoning Board of Appeals held a Public Hearing on Wednesday, April 27, 2016. The meeting was called to order by Chair Darling at 7:06 p.m. in the Municipal Building, 412 South Main St., Northville, NY. Chair Darling led the Salute to the flag.

PRESENT: Chair: Heidi Darling
Member Thomas Corrigan via Tele Conference
Members: Dennis Miller and Jeff Daum
Excused Member Bruce Backer

Also present: Code Enforcement Officer, Matthew Ginter
Leslee and Kurt Shibley, Ann Montana, Robert and Shelia Anderson, Bill York and Ronald Phillips

RECORDING SECRETARY: Elaine Mihalik, Town Clerk/ZBA Secretary
Deputy Chair Corrigan was part of the April 27th, 2016 meeting via Tele Conferencing.

MINUTES: Member Jeff Daum motioned to approve the March 23, 2016 meeting minutes as presented by the ZBA Secretary. Seconded by Member Dennis Miller and passed by
4-Ayes: Darling, Corrigan, Miller and Daum 0-Nays

The Public Hearing was Opened at 7:07 p.m.

For Case #Z01-16 from Leslee and Kurt Shibley, 111 Rolling Meadows 1, Gloversville, NY.
Parcel #59.4-1-28 at 603 Bunker Hill Road, Mayfield, NY in the Town of Northampton, Fulton County, NY

Provisions to the Town of Northampton Zoning Law: Front yard and rear yard setback not met.
Schedule B: Dimensional Standards, required yard setbacks

Type of Action request: Area Variance

PROPOSED: Applicant is requesting a 11' variance on front, 13' variance on rear.

Chair Heidi Darling noted that the Zoning Board of Appeals members as requested have received the stamped modified proposed survey from Leslee and Kurt Shibley which does include the bilco door construction.

Area variances

- (1) An area variance is an authorization by the Zoning Board of Appeals that allows a departure from the requirements of this Law. Area variances include any departure not covered by a use variance (for example, lot size, yard sizes and number of parking spaces). In making its determination, on an area variance application the Board shall take into consideration the benefit to the applicant if the variance is granted, as weighted against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider:

Discussion

- a. Whether an **undesirable change is produced in character of the neighborhood** or a detriment to nearby properties will be created by the granting the area variance;
Members Jeff Daum and Dennis Miller did not think it was an undesirable change. All members agreed that there will be no detriment to nearby properties and it was decided it would be an improvement.

