

**Village of Tivoli
Zoning Board of Appeals
Minutes
March 7, 2016**

Call to Order / Determination of Quorum

The meeting, held at the Historic Watts dePeyster Hall, was opened at 7:06 PM and a quorum was determined to be present for the conduct of business.

ZBA Attendees:

Chair Laura Gail Tyler
Karen Cleaveland
Bob Zises
Jonathan Trombly

Also Present:

Patrick Hildenbrand; 5127 Route 9G Applicant
Brian Denu; 5127 Route 9G Applicant
Trustee Susan Ezrati

Absent:

Mark Bennett

Public:

None Present

The first item of business was to approve the draft minutes from the Special Meeting which took place on November 16, 2015 meeting. Laura Gail Tyler requested one sentence be removed. Bob Zises moved to approve the minutes with the amendment made; Jonathan Trombly seconded. All in favor. Motion carried.

P & B Properties

The Area Variances were present to the Zoning Board of Appeals in order to renovate an existing building and discuss parking. The property lies in the RB district and the structure is on .91 acre; not a full acre as would be required. Parking should be to the rear of the building, however, a variance is sought as this is not possible.

Laura Gail Tyler read from the Code book in order to confirm regulations.

The issues were stated once again as acreage/density, and parking not being to the rear due to property lines.

Four explanations for variances were presented:

- 1) Negative effect on the character of the neighborhood
- 2) Alternatives
- 3) Negative environmental impact
- 4) Self-created

Laura Gail Tyler indicated this to be a Type II action and does not require SEQR.

The variances were accepted as Associative Variances. Both variances will be considered one application, and one fee will be submitted, per Laura Gail Tyler.

Laura Gail Tyler reviewed the questions and provided suggestions for appropriate completion.

Laura Gail Tyler discussed the code for parking.

Trustee Ezrati discussed the traffic study and indicated the Safety Revision Plan would be helpful for all to review.

Foot traffic was discussed, along with the potential for traffic calming in the future with the study.

On maps provided a septic and trees are shown as already existing.

A Special Meeting was set for Monday, March 21, 2016 at 7:00 PM, and on a motion made by Karen Cleaveland, and seconded by Jonathan Trombly, a Public Hearing was set for Monday, April 4, 2016 at 7:00 PM.

A sketch was requested showing future landscaping, grassy areas, entry and exit to a state highway, the property location, side setbacks.

On a motion made by Bob Zises to adjourn the meeting, and seconded by Karen Cleaveland; and all in favor, the meeting adjourned at 8:13 PM.

Respectfully submitted,

Robin L. Bruno
Village Clerk