

Village of Tivoli  
Zoning Board of Appeals  
Special Meeting Minutes  
March 21, 2016

**Call to Order/Determination of Quorum**

The meeting, held at the Historic Watts dePeyster Hall, was opened at 7:01 PM and a quorum was determined to be present for the conduct of business.

ZBA Attendees:

Bob Zises  
Jonathan Trombly  
Mark Bennett

Absent:

Laura Gail Tyler  
Karen Cleaveland

Also Present:

Applicant Patrick Hildenbrand  
Applicant Brian Denu

The approval of the previous meeting's minutes was waived until the next meeting of April 4, 2016.

Proper completion of applications was reviewed. The Area Variance regarding the parking lot was deemed specific to Section 231-22.4; B-3.

It was determined this is not a "use" variance, but an "area" variance.

One acre is required per dwelling; parking is not a possibility behind the structure. The parking area was shown on a number of different pictures, and discussed.

Maps were obtained by the state surveyor and were presented to the board. These maps were discussed in detail in order to provide comprehension and understanding of specific issues, i.e., acreage and parking.

There is to be a 20 foot buffer, and ample space is evident to have parking and the buffer zone. Sidewalks, paths, shrubs and trees were discussed.

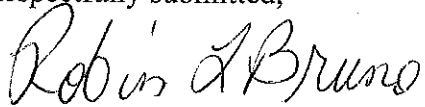
On a motion made by Mark Bennett, and seconded by Jonathan Trombly, a public hearing was set for Monday, April 4, 2016 at 7:00 PM, to be held on the 3<sup>rd</sup> floor of The Historic Watts dePeyster Hall, 86 Broadway, Tivoli, NY.

The project was declared a Type II action under SEQR.

A Site Visit was scheduled for April 4, 2016 at 6:00 PM, and the applicants will attend.

On a motion made by Jonathan Trombly, and seconded by Mark Bennett, the meeting was adjourned at 7:25 PM, all in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Robin L. Bruno".

Robin L. Bruno  
Village Clerk