

Village of Altamont Zoning Board of Appeals
Regular Meeting - Remote
August 25, 2020

Danny Ramirez, Chairman	Lance Moore, Building Inspector/Code Enforcer
Kathryn Provencher, Member	Dean Whalen, Board Liaison
Tresa Matulewicz, Member	Ginger Hannah, Secretary
Sal Tassone, Member	
Laura Murphy, Alternate	Guests: 2

Applicants: Vincent and Michelle Ganance

Chairman Ramirez opened the meeting at 7:02 p.m. and welcomed everyone. Meeting was held online using Zoom Video Communications due to the Coronavirus. He introduced himself and the Board as follows: Danny Ramirez, Chairman of the Zoning Board; Members of the Zoning Board of Appeals: Tresa Matulewicz, Laura Murphy, Kate Provencher. Chairman Ramirez asked Secretary Hannah to do roll call of the Members. All present but Sal Tassone, who had difficulty connecting to Zoom; he joined the meeting at 7:31 p.m. Also present: Building Inspector/Code Enforcer: Lance Moore.

Chairman Ramirez stated that we're going to start with the area variance requested by Applicants Vincent and Michele Ganance for a garage addition. A lengthy discussion was held, including review of the architectural drawings submitted by the Applicants.

Board Member Provencher made a motion that the Zoning Board of Appeals approve the request of Vincent and Michelle Ganance for a variance of six feet for a garage addition, based on the criteria that It will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties and the Applicant has gone to great pains to make the addition of the third bay of the garage look like the rest of the house and fit in with the neighborhood. That the benefit sought by the Applicant cannot be achieved by some other method due to the way their building is situated on their property. The request of the variance is substantial, but that does not negate the ability to grant the variance. The proposed variance does not seem that it will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Again, the Applicant has gone to great pains to make sure that drainage, which is a concern, will not impact their neighbors. The alleged difficulty is self-created, but that is not a reason to preclude granting of the area variance. In addition, their direct neighbor, who shares a property boundary with them, has written a letter saying that they do not have a problem with the granting of the variance. Chairman Ramirez added: Also, no one has come in against the request. Seconded by Board Member Murphy. **Roll Call: All in favor.** Board Member Provencher voted in favor; stating she is concerned that the variance is substantial, but having looked at the property and the drawings, she does not think that the variance will impact the direct neighbor.

Chairman Ramirez wished Michelle and Vincent Ganance good luck with their project.

Review and Approval of Minutes of Zoning Board of Appeals Meetings of February 11, 2020 and March 10, 2020 will be held until the Board has had the chance to review the lengthy transcripts from those meetings.

Member Provencher made a motion to approve the minutes of the Zoning Board of Appeals Meeting held on August 11, 2020. Seconded by Tresa Matulewicz. **Roll Call: All in favor.**

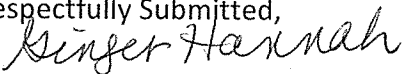
Chairman Ramirez said let's discuss the Meeting Procedures for Planning Board Meetings. A lengthy discussion was held with amendments being suggested as follows:

- Section 2 – Special Meetings, bullet #2 – A special meeting may be called by the Chairperson. Eliminate the remainder of the statement which read: “or any Member upon notice to the entire Board”.
- Section 5 – Agendas, bullet #5 - Information provided to the Planning Board by members of the public must be received by the Secretary of the Board no later than the Wednesday prior to the date of the meeting if it is to be considered by the Board. All written materials for Board consideration must be submitted by mail, hand-delivered, or email to the Secretary of the Board. Notwithstanding the foregoing, written comments may be received by the Planning Board up to and during a duly noticed public hearing.

It was discussed that there needed to be clarification on the wording in this Section. Mayor Dineen, who was hosting the Zoom Communications, said she would work with the Village Counsel on that and the Board Secretary would get a final draft copy to the Zoning Board of Appeals to review at the next meeting.

Board Member Provencher made a motion to table the approval of the Meeting Procedures. Seconded by Board Member Tassone. **Roll Call: All in favor.**

Board Member Matulewicz made a motion to adjourn the meeting. Board Member Murphy seconded the motion. **Roll Call: All in favor.** Meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Ginger Hannah
Secretary to the Planning Board