

ZONING BOARD

OCTOBER 25, 2021

MEMBERS PRESENT: Steve Mac Evoy - Chairman

Margaret Zaepfel

Cliff Johnston

Cheryl Confer

Secretary: Jennifer Mason

Attorney: Anthony Serianni

Zoning Officer: Michael Hartman

This meeting was called to order at 7:00 pm, by Chairman, Steve Mac Evoy.

Secretary Mason read published notice of Public Hearing

Public Hearing – Keith Hetrick Jr

OWNER / APPLICANT:

Keith Hetrick Jr.

PROPERTY LOCATION:

Checkered Tavern Rd. Tax Map # 68.00-3-17.111

APPLICATION: To consider variance of the Town Code to allow for the placement of a pond which is approximately 72.4' to the South of the North bounds of the property line, where the Zoning Code requires a minimum of 100' of pond set back space from any adjacent property line.

APPLICATION PRESENTATION:

Keith Hetrick Jr. presented his plans to the board. He explained that the owner of the home to the North wants to purchase acreage from him. This will leave Hetrick 7 acres. This will not cause the purchaser's home to be any closer to the pond. Only the new property boundary line will be closer, it will be an approximation of 72.4'.

PUBLIC PARTICIPATION:

Jesus Garcia, 3310 Checkered Tavern Road, the purchaser, stated that he had no obligations to this request for the variance. He is purchasing the property to prevent anyone from building there.

Margaret Zaepfel inquired if anything will be built on this property. Which was answered by the purchaser as no, he is purchasing the property to prevent anyone from building there.

Zoning Officer Hartman sent a notice to all property owner that would be affected by this variance.

Margaret Zaepfel stated that she can see they are trying to prevent any problems in the future. This variance is not going to change the neighborhood character, and that she doesn't feel that 28' is a substantial amount. The remaining board agreed.

MOTION

Motion made by Margaret Zaepfel, seconded by Cliff Johnston, to grant the area variance to allow the placement of the pond.

Variance granted which allows the pond to be within approximately 74.2' from the property boundary line, instead of the required 100'.

The variance will not be an undesirable change in the neighborhood or a detriment, since there are no objection neighbors present at the meeting, it is an indication that this is not going to cause objections.

It is determined that there is not another method to achieve this.

Ayes: 4 Nays: 0 Granted

OTHER BUSINESS

Chairman Mac Evoy requests Hartman holds a training class for the board.

Hartman suggests Saturday, December 4th 9-1., this day and time works for all. Hartman mentioned 6 different classes he can offer.

Chairman Mac Evoy requests anything that has changed over the last 3 years.

With no further discussion or business to come before the board, a motion by Margaret Zaepfel, seconded by Cliff Johnston to adjourn at 7:26pm

Respectfully submitted,

Jennifer Mason, Zoning Secretary