

**Planning Board Meeting
Minutes
March 21, 2017**

Call to Order: Meeting was called to order at 7:36PM by Acting Chairman Mr. Still.

In Attendance: Joseph Still, Heather LaVarnway, Joseph Forte and Dave Clouser (Barton & Loguidice). **Excused:** Chairman Stanley Morse and Charles Frisina.

Pledge of Allegiance: Led by Mr. Still.

Review of Minutes: A motion was made by Mr. Forte and seconded by Mrs. LaVarnway to approve the January 17, 2017 Planning Board meeting minutes. All were in favor.

Old Business: N/A

New Business: Jonathan and Claudia Heunis – 2 Hillside Avenue – Meeting to discuss variance request to add a free-standing garage on the side yard of their property. Does not meet required setback requirements. Mr. and Mrs. Heunis attended this meeting.

Mr. Heunis explained his submitted plan (with supporting documentation) and their need to add a free-standing garage on the side yard of their property. They have a 1950's house with a single garage under the house. Their family is growing and they need more room for additional cars and storage. He plans to have the roof line of the garage the same as that of their house. He also explained that the garage doors will face the driveway.

Building Inspector McLaughlin denied the Heunis's original building permit request citing Village Code Section 230-11. L. Mr. Clouser noted that this section does not apply to the Heunis's request since the garage is considered an "accessory structure" as defined in the Village Zoning Code. Mr. Clouser explained that the Village Code – Section 230-23. specifically applies to Accessory Structures and regulates their location on the property as follows:

“A. (1) An accessory building not exceeding 20 feet in height at the eaves may occupy not more than 30% of a required rear yard.

A. (2) No accessory structure shall be located with[in] 10 feet of side or rear lot lines.

A. (3) No accessory structure shall be located closer to the street than the front yard setback required for a principal structure in the district (R district in this case) in which such accessory structure may be located.

A. (4) For corner lots, the setback from the side street shall be the same for accessory buildings as

for principal buildings.”

Mr. Clouser re-sketches the plans submitted by the Heunis’s and found that with a slight movement of the garage placement to the southwest toward the rear lot line, a variance will not be required and there would be no encroachment onto the Village’s Drainage Easement that traverses their lot in a northeasterly and southwesterly direction.

The Board agreed with Mr. Clouser’s explanation and determined that a variance would not be required as long as the garage is located within the area shown on the sketched area of the plan (refer to the attached sketch) and that Planning Board approval is not required for this request. The Board asked the Heunis’s to submit updated plans showing the exact placement of the garage, complete with any lighting (all to face downward) and the driveway. The Heunis’s were also asked to show the length, width and height dimensions of the proposed garage on the building elevation that they had submitted with their application.

A copy of these minutes will be sent to Building Inspector McLaughlin and ZBA Chairman Diamond for their records.

Other Business/Administrative Items: N/A

Adjournment: Mrs. LaVarnway moved and Mr. Forte seconded a motion to adjourn the meeting at 8:14PM. All were in favor.