

**New Hartford Zoning Board of Appeals
SPECIAL MEETING MINUTES
Tuesday, December 1, 2015 – 7:00PM
New Hartford Town Hall
530 Main Street**

PRESENT: Chairman Mary Lou Rayno, Bert Brander, Paul Griffin, Lew Chappel, Scott Goff; Alternate John Wilhelm and Keith Schaufler, Zoning Enforcement Officer Steve Sadlowski.

ABSENT: John Rouleau.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. The entire proceedings were recorded digitally and are available in the Town Hall. All regular members present were seated for the meeting.

1. PUBLIC HEARINGS:

A. Wayne Horn – Special Exception – Map 009 – Block 035 – Lot 003 – 308 Cedar Lane – Addition to an Existing Non-Conforming Structure per Section 7.1.B.2.

Ms. Rayno read into the record the legal notice that was published in The Hartford Courant on November 6, 2015 and November 13, 2015. Receipt of confirmation of notices to abutting properties was confirmed.

The applicant appeared before the commission and described the proposed addition to his home. Mr. Horn explained he is seeking to add a two car, 20'x32' foot garage with a walk-out basement to his residence. Mr. Horn shared drawing of proposal, noting that it will be the same look across the front, but with the addition of a door. In response to an inquiry from Mr. Lew Chappel, the door will be facing the same side. It was established that the application needed a special exception because the front yard setback was non-conforming.

MOTION: Mr. Bert Brander, Mr. Chappel **second**, to close the public hearing in the matter of Wayne Horn – Special Exception – Map 009 – Block 035 – Lot 003 – 308 Cedar Lane – Addition to an Existing Non-Conforming Structure per Section 7.1.B.2.; unanimously approved.

2. PENDING APPLICATIONS:

A. Wayne Horn – Special Exception – Map 009 – Block 035 – Lot 003 – 308 Cedar Lane – Addition to an Existing Non-Conforming Structure per Section 7.1.B.2.

MOTION: Mr. Bert Brander, Mr. Chappel **second**, to approve the application in the matter of Wayne Horn – Special Exception – Map 009 – Block 035 – Lot 003 – 308 Cedar Lane – Addition to an Existing Non-Conforming Structure per Section 7.1.B.2. as per the map submitted with the application; unanimously approved.

3. NEW APPLICATIONS:

None.

4. OTHER BUSINESS PROPER TO COME BEFORE THE BOARD:

A. James & Sharon Creighton – Map 04A – Block 112 – Lot 033 – 682 West Hill Road – To Rebuild Non-Conforming Structure. - Application Approval Must Be Repeated Due to Two Commission Members Not Being Sworn in at the Time of the Previous Vote on November 18, 2015.

Ms. Rayno explained that at the November 18, 2015 Regular Meeting of the board, because of the recent election that had taken place that month, not all members had been sworn in. Therefore, Ms. Rayno seated John Wilhelm for Bert Brander for this agenda item.

MOTION: Mr. Scott Goff, Mr. Paul Griffin **second**, to approve the Special Exception for James and Sharon Creighton at 682 West Hill Road to rebuild a non-conforming structure as per site plans dated September 30, 2015, sheet 3; unanimously approved.

B. Discussion of Correspondence.

Board members acknowledged receipt of a correspondence from Attorney Mark Branse.

C. Acceptance of the 2016 Meeting Schedule.

MOTION: Mr. Griffin, Mr. Goff second, **to approve the 2016 Meeting Schedule as presented; unanimously approved.**

MOTION: Mr. Brander, Mr. Chappel second, **to adjourn at 7:18PM; unanimously approved.**

**Respectfully submitted,
Pamela Colombie
Recording Clerk**