Zoning Board Meeting was called to order by the Chair at 6:30PM.

**Attendance:**
Board Members – Tim Murphy, Paul Pacco, Mike McKelligott
Secretary – Lynn Summers
Code Enforcement Officer – Greg Berg

- **Review/Approve ZBA Minutes from the 4/4/17 minutes** – A motion was made to accept the 4/4/17 minutes as presented by Mike McKelligott and seconded by Paul Pacco, all in favor-aye.

- **Chair Tim Murphy reviewed:**

- **Village Attorney Role with the ZBA**
  Legal interpretation for the ZBA – advises the board
  **“The Short Course for Planning Boards and Zoning Boards of Appeal in NYS”**
  2 types of appeal: interpretive and variance
  Appeal for a Variance

  **Area Variance** –
  Weighing the benefit to the applicant to the detriment of health, safety and welfare of the community- neighborhood.
  Can the applicant achieve his goals via an alternative which does not involve an Area Variance:
  Dimensional or bulk change (ex. Lot size, frontage, etc.)

  **Use Variance** –
  Proving Unnecessary Hardship
  The Hardship is not self created
  Relief asked for does not change the essential character of the neighborhood

- **ZBA Addresses: (examples)**
  Lights on buildings – too bright
  Adverse effect on physical or environmental
  Benefit or detriment to neighborhood
  Drainage
  Runoff
  Emergency Vehicle access
  Traffic Patterns
  Environmental concerns

- **ZBA can deny an application**
  Applicant fails to show reasonable return
  Fails to show that the relief does not affect the neighborhood

- **State Statues** – the board of appeals can pass the application and impose reasonable conditions & restrictions

- **Approved Variances**
  Goes with the property – subsequent owners can use the land for the approved variance

Next Meeting Tim will review:
  Comprehensive Plan – Invite Matt Rogers to explain the Comprehensive Plan
  Environmental Review

Adjournment:
A motion was made to adjourn at 7:45PM by Paul Pacco, seconded by Mike McKelligott, All in favor- aye

*Minutes submitted by Lynn Summers – Clerk/Secretary of ZBA*