

**Village of Corinth
Zoning Board
Meeting Minutes
May 2, 2017**

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