

**TOWN OF ARIETTA  
ZONING BOARD OF APPEALS  
Piseco, NY 12139**

Public Meeting Dated:  
Monday May 8, 2017- 6:00 P.M.  
Piseco School

Approved Minutes - Town of Arietta Zoning Board of Appeals was called to order by Chairman Frank Sczerzenie at 6:01 PM.

**Members present:** Frank Sczerzenie, Chairman Kevin Dorr Bill Hotaling Chris Laver Secretary Marie Buanno Zoning Officer Mel LaScola

**Members absent:** Tim Morris **Others present:** Supervisor Rick Wilt for a short time

Chairman Frank Sczerzenie brought the meeting to order and had everyone sign in. This will be a record of which meetings ZBA members attend and will also serve as proof the training sessions were attended so credit is given. Everyone has submitted W-4 forms that needed to. It turns out there is an Oath of Office and Kevin Dorr is the only one who still needs to complete that step.

There was no quorum in March so Bill Hotaling made a motion to waive the reading of the February 13, 2017 minutes. 2<sup>nd</sup> by Chris Laver. All were in favor 3 – 0. Chris Laver made a motion to accept the minutes as written. 2<sup>nd</sup> by Bill Hotaling. All were in favor 3 – 0. Kevin Dorr did not attend the February meeting so he did not vote.

Chris Laver made a motion to waive the reading of the April 10, 2017 minutes. 2<sup>nd</sup> by Kevin Dorr. All were in favor 4 – 0. Bill Hotaling made a motion to accept the minutes as written. 2<sup>nd</sup> by Chris Laver. All were in favor 4 – 0.

The required training options of NYPF was researched by Frank Sczerzenie. It seems the Monday through Friday training sessions are quite costly. He did point out the conference in Lake Placid was very worthwhile this year. It focused on those who are within the Blue Line. He was able to obtain an online power point presentation that centered around the roles and responsibilities of the ZBA and the powers and duties of the ZBA. Rick Wilt said he had no problem with the power point presentation training counting towards the required ZBA training.

We were reminded that the ZBA is independent of the governing body and the ZBA provides an exception to the rule by way of an area variance or use variance. There are also five criteria a ZBA should consider when voting on a variance. 1 – If the neighborhood character would change. 2 – If alternative solutions are possible. 3 – If the variance is substantial. 4 – If there would be adverse impact. 5 – If there is a self-created difficulty.

If the decision is challenged the applicant would need to file an Article 78 as we have no county level Planning Board.

The next meeting will cover SEQR.

A motion to adjourn was made by Chris Laver, 2<sup>nd</sup> by Kevin Dorr. All were in favor 4 – 0. So moved.

Respectfully Submitted,

Marie C. Buanno