

ZBA Monthly Meeting **7/21/11**

PUBLIC HEARING

Roll Call:

Betsy Prohonic	present
Jennie Cipperly	present
David Milano	present
Norm Wiley	present
Kristina Hallenbeck	absent

Also present:

George Barna
Rusty Axtmann
Frank Palladino
Bill Spring
Mr. And Mrs. Ambuhl,
Applicants at 70 N. Main St.

The Public Hearing opens at 7:01 p.m.

This Public Hearing is in regards to an application at 28-30 S. Main Street, Castleton requesting a conversion of commercial first floor space to two residential units.

Betsy asks if the public has any comments with regards to the application. Rusty Axtmann says that he has lived in the Village long enough to remember seeing stores on Main Street. He himself owns three buildings on Main Street and one at the bottom of Green Avenue. He has strong feelings against the requested conversion. He does not like the idea and is not an advocate for converting commercial to residential space. He feels that there should be fewer apartments and less people hanging on the streets of Castleton. He remembers back in 2003/2004 when there were four rental units, commercial space that was converted to apartments. There has been no other rentals since that time.

Frank Palladino says he has been a Castleton resident for eight to nine years and that this conversion is not the best course of action right now. He feels it is not desirable to see people hanging out on Main Street and not picking up after themselves. He suggests to the Board granting a temporary permit, in the 18 month area.

Bill Spring concurs with both Mr. Palladino and Mr. Axtmann. He saw what the building looked like when it was residential and people lying everywhere. He does not feel this conversion would be good for Castleton. He says Mr. Palladino's idea of a temporary permit is a good one to think about.

Norm says the Zoning Board has no power granting any temporary permits. If Mr. Barna wants to go that route, he will need to go to the Planning Board. The Zoning Board only deals with variances.

David says the Planning Board oversees the planning designs.

Mr. Barna agrees with the public's comments. He actually does not want to put in apartments. He would rather have a business in there. He has talked with a barber shop but that has not materialized. It is very hard to make a go of this property at 28-30 S. Main Street. There is no money being made from this property and it is becoming a hardship. He would like to see about doing something with the back of the property and leave the store fronts open. He would like to reconfigure a plan or withdraw his application for the conversion. He is still open to trying to get a business in this space.

Betty says to Mr. Barna he will need to go to the building department for any changes.

Bill Spring says there is not a lot of square footage for a small property.

Rusty Axtmann asks the Board if after Mr. Barna reconfigures his plans, he would applaud and approve of that. The rest of the public present also concur this plan and being a great idea.

Betty says she spoke with the Mayor who wanted to be here tonight but instead submitted his written comments and she reads them aloud.

Mr. Barna says he is going to find out about the process to withdraw his application and reconfigure and reapply again with a new plan.

Dave makes a motion to keep the public meeting open and go to the regular meeting. Norm seconds the motion. All Board members in favor.

Mr. Barna said he spoke with the Mayor who voiced similar concerns about the property. Betty asks Mr. Barna if he filled out the SEQR form. Mr. Barna replies that someone sent him an email with the documents.

Next order of business is an application by Victoria and Brian Ambuhl. They purchased property next to the Resurrection Nursing Home. Their house is a duplex at 70 N. Main Street. ZBA did not take any action on this application and has sent it back to the Building Inspector, Glenn Hebert.

Mrs. Ambuhl explains that there have been uninvited people walking on their property and hanging out. There has seen young children unsupervised. The applicants feel that a fence will keep intruders out. Mrs. Ambuhl says they rent out half of the duplex and occupy the other. Their tenant is leaving due to this unwanted activity. The applicants want to retain some privacy and ask to enclose their property with a fence. They would like to install a six foot dog eared and pressure treated fence in the back yard. Mrs. Ambuhl also has a pool they purchased in her garage and want to put a pool in and enclose it with the fence.

Dave suggests to the Ambuhl's to speak with Glenn Hebert, the Building Inspector as a pool requires a six foot fence.

Public Hearing closed at 8:15 p.m.

OLD BUSINESS

Jennie makes a motion to accept the July 7, 2011 minutes and Dave seconds the motion.

Norm makes a motion to close the meeting and Dave seconds the motion. Meeting is closed at 8:25 PM.

The next scheduled meeting is scheduled on August 15, 2011 at 7 PM.

Respectfully submitted,

Helen Barrington, Secretary