

**Planning Board Meeting
June 12, 2013**

Present:

Virginia Hewitt, Chairwoman
Marybeth Max
Michael Roets
Fred Sievers

Absent:

Peter Sheridan
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Guests:

Joel Fey

Agenda: June Monthly Meeting

- Variance: 2 Prospect Avenue, Joel Fey
- Open Discussion

Due to an emergency WRLIS meeting, the Planning Board meeting was held in the Village Office. At 7:03 PM, Ms. Hewitt called the Planning Board meeting to order, and noted that Mr. Sheridan, Mr. Ryan and Mr. Peterson would not be in attendance tonight.

Variance: 2 Prospect Avenue, Joel Fey

The Planning Board received the packet tonight and reviewed the approved variance to build a deck. Mr. Sievers asked if the variance was for a 13' setback, on the west side of the house. At one point, lot 121 was split in half, but the exact timing of the split is unknown. The Connors' house is 6.4' from the current property line. The survey that is in the packet is current; there are no changes since the last survey.

Mr. Sievers sees no issue with the proposed deck, and there are no adverse impacts on the neighbors. Mr. Roets agreed, but reinforced the need to work with the building inspector to make sure that the deck is up to code. Mr. Sievers agreed, especially in regards to the attachment to the structure, and with the sinking of posts and fastening of beams.

Ms. Max enquired about one of the trees on the property map that has been removed. Ms. Hewitt asked if there were any additional questions or concerns. The Planning Board had none.

Mr. Sievers made a motion to approve the site plan as approved as result of a variance, Appeal 2013-03 by the ZBA on 2 Prospect Avenue. Ms. Max seconded the motion. Ms. Elford polled the board: Mr. Sievers – aye, Ms. Max – aye, Mr. Roets – aye and Ms. Hewitt – aye. Mr. Fey thanked the Planning Board.

Open Discussion

The April 10, 2013 minutes were then reviewed; there was no meeting in May. Ms. Max moved to approve the minutes as submitted, which Mr. Sievers seconded. Ms. Elford polled the Board: Mr. Roets – abstain, Mr. Sievers – aye, Ms. Max – aye, and Ms. Hewitt – aye.

Ms. Max made a motion to adjourn at 7:22 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary