

MINUTES OF PUBLIC HEARING
ZBA/TOWN OF GALLATIN September 30, 2014

PRESENT: Fred Simoncini-Chairman	Richard Humphries- V. Chairman
Mike Kriz-Member	Davis Simmons-Member
Steve Sorman-Member	Betty Harte-Secretary
Applicant/ Todd DelGadio	Applicant: V. Schrom
Public-per attached	

CALL TO ORDER: Chairman Simoncini called the meeting to order @ 6:30 PM

MINUTES: Chairman Simoncini made a motion to accept the minutes from the September 15, 2014 meeting, second by Rich Humphries. Roll call vote. All in favor, motion carried.

OLD BUSINESS: Before the Public Hearing, Chairman Simoncini acknowledged a new application. Mr. Schrom is seeking a variance for relief of section 4.3 side yard of the Gallatin Zoning Ordinance. Applicant is planning to build a carport. Chairman Simoncini asked for a plot plan siting where the carport will be in relation to the other buildings on the property, he did not have one, only a small drawing. The Board stated that they will need this plot plan. He will bring it to the Public Hearing. Chairman Simoncini made a motion to accept the application, second by Rich Humphries. Roll call vote. All in favor.

A Public Hearing was set for 10/14/2014 at 6:30.

Chairman Simoncini made a motion to open the Public Hearing for Todd DelGadio, second by Mike K. He acknowledged the applicant and reviewed the submitted paperwork. Mr. DelGadio is seeking 3 variances all for relief of section 4.3 of the Gallatin Zoning Ordinance—a carport, a toolshed/yoga studio and an addition to a house. The applicant submitted copy of his deed. A letter had been submitted from the Planning Board. They suggested approving the house addition variance and rejecting the carport and toolshed variances. They suggested the applicant find another location. Discussion continued regarding the placement. A neighboring property owner-Mr. Al DiFalco, also voiced a negative opinion on the 2 new structures' placement. After hearing from the applicant, Chairman Simoncini stated that the board is here to interpret the zoning ordinance in reference to the application. Neither the carport or toolshed/yoga studio's placement are the result of any hardship. There are other locations on the property that they can be placed.

A motion was made to close the Public Hearing. Second by Rich Humphries. All in favor.

The findings were:

- All surrounding neighbors were notified by certified mail
- Site visits were made

- There was negative public comment regarding the toolshed/yoga studio
- and carport
- There was negative comment from the Planning Board regarding same
- Both the public comment and Planning Board had positive comments regarding the house addition

Chairman Simoncini made a motion to accept the findings. Second by Mike Kriz. Roll call vote. All in favor.

Chairman Simoncini made a motion to grant the variance for the house addition, second by Mike Kriz. Roll call vote. All in favor.

Chairman Simoncini made a motion to decline the variances for the carport and yoga studio/toolshed. Second by Richard Humphries. Roll call vote. All in favor.

Chairman Simoncini advised the applicant that when he went to the building inspector for the building permit, he could make adjustments on the placement of the 2 structures.

ADJOURNMENT: With no further business Chairman Simoncini made a motion to close the meeting at a 7:00 PM.

Respectfully submitted,
Betty Harte/Secretary
Town of Gallatin/ZBA