Colden Zoning Board Meeting

# March 17, 2022

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| **Zoning Board Members Present**:  |  Shawn Webster (Chairman), Mark Bus, Andrew Geist, and Bernie Horschel |
| **Also Present**:  | Jim DePasquale (Town Supervisor), Walt Kammer (Chairman), Mr. and Mrs. Thomas Hill (Applicants), and two Residents |
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## Chairman Shawn Webster called the March 17, 2022 Zoning Board Meeting to order at 7:03 PM in the courtroom at the Colden Town Hall. The meeting was also hosted via GoToMeeting.

## Roll Call of members

All Board Members were present.

## Previous Minutes

Andrew made a motion to approve the October 21, 2022 minutes and Bernie seconded. All were in favor.

## Mr. Thomas Hill

Walt reviewed the map with the Zoning Board Members regarding the zoning for the parcel that Mr. Hill purchased. Shawn thanked Walt for the feedback and review.

Shawn turned the meeting over to Mr. Hill and asked him to give an explanation for the requested variance. Mr. Hill gave a brief history of his background and his connection to the Town of Colden. Mr. Hill is requesting a variance to construct a building on the property that he purchased in Colden, NY. Mr. Hill and his wife are planning on building a house on the property but would like a building to be constructed first. The building will be used to store personal belongings until the house is built. Mr. Hill supplied a completed package for the Board to review with proof that a house will be constructed. A few local businesses were hired to prepare the site and Mr. Hill reviewed the details with the Board Members.

Shawn asked if any of the Zoning Board Members had any comments or questions.

Bernie asked if a permit for the house to be built was obtained from the Town of Colden and for stamped Architect Drawings. Mr. Hill responded that he hasn’t purchased a permit yet and will need to get the drawings stamped. He has been working with John and Tom regarding the property that he purchased. It was confirmed at the meeting that the permit is good for two years. Bernie also mentioned to get the septic approved and specs submitted to the Code Enforcement Officers. The Board Members reviewed several instances where property was purchased and buildings were constructed before houses with the intentions of a house to be constructed shortly after. The result was that most times the house was never built after the accessory building was constructed first.

The meeting was open for public comments:

There was a concern that the property will be used for business and not personal use. The request for a house to be built before an accessory building was also mentioned. Mr. Hill assured the concerned Residents that the property will not be used for a business.

Jim DePasquale requested for a contact to be drawn stating that if the house isn’t constructed within two years of a permit issued from the Town of Colden that the accessory building must be taken down at Mr. Hill’s expense. Also, he must get the septic approved and the plans stamped as previously discussed. Mr. Hill agreed to all the requests and is willing to work with the Town.

The Board Members concurred to table the topic. The discussion of who will draw up the contract was discussed and the Town Attorney will be contacted. Shawn mentioned that he understands that Mr. Hill will need to adjust his schedule for travel time as he resides out of state. The Zoning Board meeting date can be changed to accommodate to his schedule.

Shawn motioned to adjourn at 7:39 PM, seconded by Andy. All were in favor.

Submitted by: Crystal Barrett