ATTENDANCE: Emily Kohout, Karen Trapini, Bradley Coryer, Village Attorney Lydia Marola, and Catherine Busher.
Excused: Village Building Inspector Luis Aguero was out sick.
Absent: Board Liaison Thomas Neals.
Chairwoman Emily Kohout stated that the voting members for tonight’s meeting are Bradley Coryer, Karen Trapini, Shawn Grandy and herself.

MOTION: There was a May 21, 2012 meeting and Chairwoman Emily Kohout made a motion and Shawn Grandy seconded to accept the Minutes of the meeting as submitted.
Motion: Emily Kohout  Seconded: Shawn Grandy
Ayes: Emily Kohout, Shawn Grandy, Karen Trapini, Bradley Coryer
Nays: None  Abstentions: None
Motion Carries.

CASE #1: DIANE SMITH FAUBION for FIRST NATIONAL BANK OF SCOTIA – 201 MOHAWK AVENUE - SCOTIA, NY 12302

Diane Smith Faubion, Sr. Vice President of Retail Banking, at First National Bank of Scotia, 201 Mohawk Avenue, Scotia, NY 12302 has submitted an application seeking landmark status for the historical sign erected in 1959 at the bank located at the above address. This application requires Zoning Board of Appeals of approval in accordance with Village Code Section 250-10.D.

Diane Smith Faubion was in attendance at the meeting and stated that about a year ago interest for a landmark sign for the bank sign came about. This sign has been a part of the Village since 1959 and the bank has maintained it. It is a part of the Bank’s history. The Village of Scotia Historical Society thinks the landmark sign is a great idea.

The public hearing portion of the meeting closed at 7:05 p.m. and deliberations began. The Board did not have any issues with this application and stated it meets all requirements for landmark and historical status.

MOTION: Chairwoman Emily Kohout made the following motion. I move that the application for First National Bank of Scotia for their sign to be designated a landmark sign be approved due to its iconic appearance and the fact that it is superbly maintained.
Motion: Emily Kohout  Seconded: Karen Trapini
Ayes: Emily Kohout, Karen Trapini, Shawn Grandy, Bradley Coryer
Nays: None  Abstentions: None
Motion Granted.

CASE #2: MICHAEL MARTIN – 37 WALLACE STREET – SCOTIA, NY 12302

Michael Martin of 37 Wallace Street, Scotia, NY 12302 has submitted an application requesting the replacement and extension of his existing porch. This application requires an
area variance because it does not comply with Village Code Section 250-12.C. Lot Area Requirements; C. Yard Requirements; Each lot shall have a side yard width of 8 feet and this application only has 4 feet.

Chairwoman Kohout read the area variance rules and regulations that have to be considered in the granting of an area variance which include:
-whether an undesirable change would be produced in the character of the neighborhood
-whether the benefit sought by applicant can be achieved by a feasible alternative to the variance
-whether the requested variance is substantial
-whether the variance has an adverse impact on the physical or environmental conditions in the neighborhood
-whether the alleged difficulty was self-created
These are all to be reviewed and considered by the Zoning Board.

Michael Martin of 37 Wallace Street was in attendance at the meeting. He is interested in rebuilding the porch because they have been patching the porch for 10 years and it needs to be rebuilt. His house is located next door to the Scotia Mansion, the assisted living building. He is interested in keeping the porch a three season porch as it is now and it would be approximately 16 feet or 17 feet square. The proposed porch will follow the existing side of the house. The old porch has been there for 70 years. The porch will be next door to the assisted living driveway.

The public hearing portion of the meeting closed at 7:12 p.m. and deliberations began.

Board Members stated it would not change the character of the neighborhood and the porch is next to the driveway next door.

The Scotia Police Department and the Scotia Fire Department did not have any concerns with this application. SEQRA is not required for this application. After some discussion, the following motion was made.

MOTION: Chairwoman Emily Kohout made the following motion. I move that the application submitted by Michael Martin of 37 Wallace Street, Scotia, New York for a 4 foot set back on the north side of his property be granted. It will not cause an undesirable change in the character of the neighborhood because these types of setbacks are typical for this street. The benefit sought by the applicant can not be achieved by a feasible alternative to the variance because they would have to relocate the Bilco door and the stairs. It is substantial, would not have an adverse impact on the physical or environmental conditions in the neighborhood but is self created.

Motion: Emily Kohout Seconded: Shawn Grandy
Ayes: Emily Kohout, Shawn Grandy, Karen Trapini, Bradley Coryer
Nays: None  Abstentions: None
Motion Granted.

There was a brief discussion about having a training session with Lydia Marola. It may possibly be held on August 8th. More information will follow.
Motion: There was a motion to adjourn the meeting at 7:25 p.m.
Motion: Emily Kohout  Seconded: Bradley Coryer
Ayes: Emily Kohout, Bradley Coryer, Karen Trapini, Shawn Grandy
Nays: None  Abstentions: None  Motion Carries.

Respectfully submitted,  Catherine Busher, Zoning Board of Appeals Clerk

June 28, 2012  File Date