

Minutes for the Ticonderoga Zoning Board of Appeals held on January 3, 2017 in the Community Building commencing at 6:00 p.m. regarding a Use Variance.

Present: Erik Leerkes, Joyce Barry, Andy Belkevich, Amy L. Schryer

Absent: Eric Stoddard

Others: Zoning Officer Bill Ball, Danielle Drinkwine-Holman, Rick White, ZBA member Doug McTyier (recused himself from meeting).

Mr. Leerkes called meeting to order at 6:00 p.m.

Public Hearing Announcement

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Ticonderoga will hold a Public Hearing and meeting on January 3, 2017 commencing at 6:00 p.m. at the Ticonderoga Community Building's Conference Room, located in the Basement at 132 Montcalm Street, Ticonderoga, NY, regarding an Application for an Use Variance submitted by **Evan Jalazo** concerning a property located on 377 Baldwin Road, tax map number 160.26-1-27.000. Mr. Rick White was present to represent the applicant. All parties interested may be heard at such time.

Mailings went out to notify the adjoining landowners, with no response.

Mr. White (representing Mr. Jalazo) stated that Mr. Jalazo bought property to put up a garage to use for storage. Mr. Jalazo doesn't want to use this as living space, and that it will be looking more like a barn than a garage. It will be a metal building. There is municipal water and sewer on the property. The owner is not looking to use the sewer on the property, but the water will probably be used for washing boats, etc.

After much discussion, the board has decided to deny the application because the application was filled out for an Area Variance, when it should be a Use Variance. Property owner may submit a new application for Use Variance.

Resolution #1-2017 brought by Erik Leerkes, seconded by Andy Belkevich to deny the application based on it being incorrect and encouraged to re-submit an amended application. (should be requesting a Use Variance not an Area Variance). **All in Favor** 3-Aye, 0- Nay. **Carried.**

Resolution #2-2017 brought by Erik Leerkes, seconded by Andy Belkevich to close the meeting at 6:14 p.m.

Respectfully submitted, Amy L. Schryer