

Town of York  
ZONING BOARD OF APPEALS

November 24, 2015

Present: Richard Ellis (Acting Chairman), Jerry Sturm, Charity Donnan, Mark Connolly

Others: Carl Peter, David Russo

Meeting called to order 7:00 PM by Dick Ellis,

Discussion of what the proposal before the board is. Dick and Jerry took the tour offered by Mr. Russo ahead of the meeting to visualize the proposal.

Charity asked if there is a shortage of rental property in the Town of York. Discussion about shortage of senior housing, but it is undetermined if there is a general need in the community for singles or family's.

Public Hearing for the consideration of a variance to two apartments smaller than the required 860 sqft. Called to order at 7:30PM by Acting Chairman Dick Ellis. Mr. Russo was asked to explain his request to the board.

Now that the property has been changed to Hamlet Residential Mr. Russo wishes to add a studio apartment to both buildings.

First Apartment in corner building to be 640 sqft.

The second apartment in the middle building to be 740 sqft

Dick asked what is in the north side of the corner building. David stated it was still a part of the store that occupies the warehouse.

Mark asked if Dave realized the constraints of the property when he purchased the property. He stated there were different ideas he had for the property but he has met with unforeseen obstacles mainly dealing with egress to property and parking issues.

Charity asked if there was a need for rental units in York and Dave stated yes, he generally fills apartments within the week he advertises the unit.

Motion to closed e hearing was made by Mark Connolly seconded by Jerry Sturm at 7:49PM carried unanimously.

Discussion regarding the ramifications of granting the variance.

Concern about traffic through the intersection. With the buildings so close to the road.

Parking seemed to be answered by David and considered adequate.

Determined that the variance must be reviewed by the County Planning Board. Donna/Carl to forward to the county by Monday Nov30th.

Meeting set for Dec 16<sup>th</sup> at 7pm to discuss results of county review

Motion to adjourn by Mark Connolly seconded by Charity Donnan at 8:10 PM carried.