

Town of Conklin Zoning Board of Appeals – July 16, 2019

MEMBERS PRESENT: William Northwood, Chairman; Art Boyle, Elizabeth Einstein, Hal Cole
Norm Pritchard

ABSENT: Attorney Keegan Coughlin, Nick Pappas,

ATTORNEY: Keegan Coughlin -absent

ALSO PRESENT: Mary Plonski, Secretary
Willie Platt (Town Board Liaison)

VISITORS: none

7:00 P.M. Chairman Northwood called the meeting to order

Chairman Northwood asked for a motion to accept the minutes of our last meeting.

Hal Cole motioned to approve the minutes of the June 6, 2019 minutes, **Norm Pritchard** second. All present board members approved.

It was noted that a notice was posted showing a change of meeting date from July 2, 2019 to July 16, 2019.

Agenda Item #1 no case

Chairman Northwood explained that there were no cases for tonight. He suggested we could use our time to continue our discussion from last month on Solar Power. He asked the board to come up with a list of topics to review when there are no cases to be heard.

Chairman Northwood asked Willie Platt if there was anything going on in town that the Zoning board should know about. Councilman Platt said that currently there is a discussion on passing a law on vacant properties. Willie suggested that the board look at what is in the code now for maintenance of property and what is expected currently in the code. He said that the August Town Board meeting will have more discussion on the new law the town is looking to adopt.

Hal Cole said he read in the Country courier the article on Abandoned Properties and asked if there was a way to know if their taxes were paid. He felt that they were not abandoned if they were paying taxes. Councilman Platt said that the issue was not if the taxes are paid because the bank makes sure they are paid. The issue is the maintenance with the properties because the owners have walked away and the banks pay a Property Maintenance company to take care of the properties. The company has so many that they hire other lawn care companies to take care of them. That company does not maintain them as they should.

Liz Einstein talked of a number of properties near her that the owners have walked away and the bank hasn't taken care of.

Chairman Northwood commented that these properties bring down the value of nearby homes. It affects all the other homeowners.

Art Boyle asked that copies of the new proposed Law be given out to the Zoning Board members.

Hal Cole asked if there were laws in place that covered some of the property maintenance issues. Councilman Platt said that there were laws in place. Liz Einstein said that Supervisor Dumian had read a few of the property maintenance laws at the meeting.

Art felt that both the Planning and Zoning Boards should have been asked to look over the laws before they went to the Town Board to be voted on. Hal also felt it would not do any harm having the boards look it over.

Art commented that placarding properties just welcomed trouble from someone that would now know the building is vacant. Hal also agreed the sign might attract people to go inside the property. Councilman Platt explained that Supervisor Dumian had pointed out that Law Enforcement and Volunteers Fireman would know that the house is in disrepair and not go in and fall through the floor or have the building cave in on them.

There was a discussion on homes where oxygen is being used. The only way the fireman would know is if someone had told the Fire Chief.

Hal Cole suggested that as the Town Zoning Board he would like to have the board formally support the Law.

Liz Einstein made a motion to accept the spirit and intent of Local Law #2. **Hal Cole** second.

Vote: L. Einstein - yes
H. Cole - yes
A. Boyle - no
N. Pritchard - yes
W. Northwood - yes

Art Boyle wanted it noted that he would like to see certain areas of the document changing and therefore he was voting no.

Town Board Liaison Willie Platt also wanted it noted that he hadn't brought up the topic for it to be accepted or denied but because he felt the zoning board should be aware of what is going on in the town if anyone were to ask any of the board members about it, they would be informed.

Chairman Northwood asked for a motion to adjourn.

Art Boyle asked if anyone had done any research on Tiny Houses. No one had. Chairman Northwood suggested we do research and discuss it at our next meeting.

Norm Pritchard motioned to adjourn the meeting. **Art Boyle** second motion. All present board members approved.

Next Zoning Board Meeting will be held on Tuesday, August 6, 2019.

Northwood closed the meeting at 8:10 p.m.

*Respectfully Submitted,
Mary Plonski – Zoning Board Secretary*