

**TOWN OF DAY ZONING BOARD OF APPEALS
MINUTES – REGULAR MEETING
FEBRUARY 22, 2007**

Members Present: Hank Lang, Chairman
Judy Traeger
Pat Volpe
Ken Johnsen
Dave Davidson

Members Absent: David Avigdor,
Attorney

Chairman Lang called the meeting to order at 7 p.m.

Approve Minutes Motion by Judy Traeger, seconded by Board Member Volpe to approve the minutes of the January 18, 2007 meeting. Ayes: Hank Lang, Judy Traeger, Pat Volpe. Abstentions: Ken Johnsen, Dave Davidson. Carried 3-2.

Old Business **PERRYMAN, Arthur & Kristine 06-04ZBA**
Tax Map #25.1-22-2 Area Variance

Chairman Lang stated he was submitting and signing the resolution for the Perryman application. He explained the circumstances of the application to the new Board Members. He stated that since no road frontage on a public road exists for this subdivided parcel, it should not have been referred to this Board by the Planning Board.

Chairman Lang stated a variance cannot be granted for road frontage for a right-of-way road. He further stated the road must be maintained for emergency services by the owner and in this application the applicant does not own the road. The Board Members discussed maintenance agreements for keeping private road accessible during all weather and whether school buses travel over private roads.

Motion by Judy Traeger, seconded by Pat Volpe to deny Application No. 06-04ZBA, Arthur and Kristine Perryman for an area variance. Ayes: Hank Lang, Judy Traeger, Pat Volpe. Abstentions: Ken Johnsen, Dave Davidson. Carried 3-2.

Board Member Davidson inquired if the applicant could reapply to the Board with a plan to meet the objections. Chairman Lang stated they could by purchasing enough property to obtain a permanent easement and dedicate the land to the Town of Day with the construction of a road.

New Business Chairman Lang reviewed the requirements for mandatory training by board members.

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Motion by Judy Traeger, seconded by Board Member Johnsen to approve Resolution No. 07-01ZBA to request the Town Board include blanket approval for training at any conferences or training seminars conducted by Saratoga County Planning; New York State Planning Federation; Adirondack Park Agency; New York State Association of Towns; and Bond, Schoeneck & King, PLLC. Ayes: Lang, Traeger, Volpe, Johnsen, Davidson. Carried 5-0.

Correspondence The Board reviewed the materials for the APA Local Government Day Conference for March 22, 2007 with no interest by any Board Members to attend.

Secretary's Report None.

Public Participation None.

Adjourn At 7:10 p.m. a motion was made by Pat Volpe and seconded by Board Member Traeger to adjourn the meeting. Ayes: Hank Lang, Judy Traeger, Pat Volpe, Ken Johnsen, Dave Davidson.

Respectfully submitted,

Diane R. Byrne
Secretary