

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES**

Tuesday, April 18, 2017

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED

Chairman, Arthur Limoges called the meeting to order at 6:00 p.m. in North Troy.

Present: Arthur Limoges, Irene McDermut, Henry Stocek, Jim Ferguson, Ed Lipinski, Robert Langlands and Secretary, Terri Medley

Robert discussed updating the current Zoning By-laws. He explained we have a few new items that need to be included in our by-laws.

- 1) Our first “tiny house” in town needs identifying. Robert indicated we have a tiny house being built in the village of North Troy. Our by-laws do not specifically identify them. They should not be classified as a camper or motor home.
- 2) Signs that appear on building walls. We had one person that wanted to paint a picture on the side of his building for advertisement. Our by-laws as written do not allow this.
- 3) Village front setbacks. Robert indicated all village residents need to pay for a variance to make any upgrades to the front of their home, including porch, deck, etc. indicating there may be a need to change their front setback requirement.
- 4) Current 50 right of way requirement. Robert explained to the board that property that has a right of way for access do not necessarily have a 50 foot right of way if it is an old deeded right of way. It may be necessary to change that to honor preexisting rights of way.
- 5) The current rural district minimal lot size is currently one acre. It should be changed to a two acre minimal lot size.

Art was concerned with wind towers and solar panels. He feels we should have something listed specifically for them in the by-laws.

Robert is going to contact NVDA for assistance in updating our by-laws. Our next meeting will be sometime in June.

There being no further business to the board, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Terri Medley, Secretary
Troy Zoning Board of Adjustment