

**TOWN OF JERUSALEM
ZONING BOARD OF APPEALS**

January 10, 2008

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, January 10th, 2008 at 7:10 pm by Chairman Ron Rubin.

Roll Call:	Ron Rubin	Present
	Glen Herbert	Excused
	Mike Steppe	Excused
	Jim Bird	Present
	Jim Crevelling	Present
Alternate	Ed Seus	Present

Others present included: John Hoffer/Alternate ZBA Member, Lynn Simmons, Robert Hawley, and CEO John F. Phillips.

Chairman R.Rubin stated that there had not been a December Zoning Board meeting due to a snowstorm. The November 8th 2007 Zoning Board Minutes need to be approved. Board Members had received copies.

COMMUNICATIONS

Correspondence had been received from Clarence "Bud" Swingle regarding a clarification of the decision of November 8th, 2007 for Area Variance #922.

Chairman R.Rubin suggested that the board members discuss this matter prior to approving the November Zoning Board Minutes.

Chairman R.Rubin briefly reviewed Area Variance Application #922 for William and Sharon Olin requesting an Area Variance for deck addition and hot tub along with the decision. (Copy on file in Zoning Office).

Mr. Robert Hawley was present to summarize the requested clarification sought by Mr. Swingle. Town records indicate that a deck size of 16' x 16' appeared on the assessment records with a sketch drawing (1984) by Assessor Alan Comstock. It was also noted that this matter regarding an attached deck on the A-frame cottage owned by the Olin family was referred to Jerusalem Town Court. A photo dated 1972 showing the A-frame cottage with a deck was submitted to the Town Justice and accepted as evidence that there was a deck on the A-frame prior to 1974 and the adoption of Zoning. Its (the deck) exact location, with respect to lot lines, is not clearly evident in the picture.

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Copies of the November 8th, 2007 decision that denied the variance request for Application #922 were distributed to board members. A copy of the Area Variance application had an attached 1998 survey showing the location of the A-frame with an attached deck.

Board Members discussed the November 8th motion with CEO John F. Phillips. It was noted by CEO Phillips, that the hot-tub had already been removed and Mr. Olin was still working on additional deck removal.

R. Rubin made a motion to approve the November 8th, 2007 minutes as amended: Page 6, paragraph 6, remove the word (more) in front of Mr. Swingle. Page 7 paragraph 5, remove the dimensions 14' x 8' after the word deck. At the end of Paragraph 6, add the following sentence: The remaining deck shall be no larger than 16ft. by 16 ft. as recognized by the Town Court.

The motion was seconded by J.Bird and approved unanimously as follows: J.Crevelling-approve as amended, R.Rubin-approve as amended, J.Bird-approve as amended, Ed Seus-approve as amended.

REORGANIZATION

J.Bird made a motion to nominate R.Rubin to remain as Chairman of the Zoning Board and Glen Herbert to remain as Vice-Chairman. J.Crevelling seconded the motion. Carried unanimously.

J.Bird thanked R.Rubin for the good job he has done this past year as Zoning Board Chariman.

ZAP Secretary also recognized and thanked the Zoning Board Members for the fine job they did in 2007.

Chairman R.Rubin recognized and welcomed new Alternate Zoning Board Member, John (Jack) Hoffer to the board.

There being no further business, a motion was made by J.Crevelling and seconded by J.Bird to adjourn the meeting. The motion was carried unanimously and the meeting was adjourned at 8:10 pm.

Respectfully submitted,

Elaine Nesbit/Secretary