

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD OF APPEALS  
MEETING HELD ON WEDNESDAY, JUNE 29, 2016 AT TOWN HALL  
COMMENCING AT 6:00 P.M.**

Chairman Suprenant called the meeting to order at 6:00pm

Pledge of Allegiance

**PRESENT:** Chairman Michael Suprenant  
Ken LaFay  
Jim King  
Jim Maskell

**OTHERS PRESENT:** Town Attorney Mary-Ellen Stockwell, Valerie Ingersoll, Kenneth Ingersoll, Town Zoning Officer Edward Stimpson, Sandy Buxton, Sandra Buxton

**APPROVAL OF MINUTES: MOTION** by Ken LaFay, Seconded by Jim King to approve the minutes of the meeting of June 8, 2016 **ALL AYES**

**BUSINESS:**

**Valerie & Kenneth Ingersoll  
42 Ormsby Lane**

**Chairman Suprenant:** We have a letter from Zoning Officer Stimpson and 5 letters from neighbors in favor of the application.

**Mary-Ellen Stockwell:** Looked over the application and it appears you will have 2 campers for temporary housing while a home is re-built on the property due to a fire. I don't believe it's a Use Variance due to the fact that in granting a Use Variance it will carry with the land forever. My interpretation is that we withdraw the Use Variance application. The property is located in an R-Ag Zone according to the Town Code and a principal permitted use in an R-Ag Zone is a single family residence which is what you had there. In that same Code there is a permitted accessory use to a single family residence, one of those being other accessory uses and structures customarily appurtenant to a principal permitted use so I am interpreting it this way. To use 2 campers temporarily with a time frame set would fall under accessory uses or structures customarily appurtenant to the principal use of being a primary residence. We have put a date on the Zoning letter of January 1, 2017, after such time all temporary housing will have to be removed from the location or locate a principal permitted use. Campers and travel trailers are not permitted primary uses in the zone; therefore failure to reconstruct a single family residence in the time line provided would result in a zoning violation. This takes it out of the hands of the Zoning Board due to the change in interpretation falling under the Zoning Administrator.

The applicant would have to withdraw the application without prejudice and move forward with the Zoning Administrator.

**Valerie Ingersoll:** My concern is that the fire inspectors haven't signed off yet and we can't do anything until they do.

**Mary-Ellen Stockwell:** If you need an extension you can see the Zoning Officer at that time

**MOTION** by Ken LaFay, Seconded by Jim Maskell to accept the Use Variance application withdraw of Valerie and Kenneth Ingersoll **ALL AYES**

**ADJOURNMENT:**

**MOTION** by Kenneth LaFay, Seconded by Jim King to adjourn the meeting at 6:30pm **ALL AYES**

DATED: June 30, 2016

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Aimee Mahoney, Clerk