

**Town of Hannibal Zoning Board of Appeals
September 27 , 2018 7:00 P.M.**

Chairman Michael Pierce- Cindy Flint – Vern Cole Jr- David Emmons- Secretary Donna Whitcomb- Absent Carol Darling

Guest Joseph Mastroianni representing Country Haven Mobile Home Park owner Dario Stipisic- Floyd Calkins- Larry Flint- Charles Reed

The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

The minutes of the previous meeting of August 8, 2018 were accepted as read by Cindy Flint and second by Vern Cole Jr. All in favor

OLD BUSINESS- None

NEW BUSINESS- Country Haven Mobile home Park on Rathburn Road Tax I.D. # 217.00-01-07- is represented by Joseph Mastroianni was present tonight. Mr. Mastroianni represents Dario Stipisic of New York City- owner of Country Haven Mobile Home Park. Mr. Mastroianni has submitted the application for an increase of four (4) more mobile home sites in the park. This meeting was convened for questions and answers and information needed to continue the application process. An area variance would be needed of 40 feet for the set back regulations. The Town of Hannibal Zoning regulations is a minimum set back from the adjacent road is 80 feet. A conversation ensued about set back from road line and or center of the road. Mr. Mastroianni states there is 70 PLUS units in the park . Chairman Pierce asked if there was sites available now instead of installing new sites. Mr. Mastroianni states there was not. The Park has 57.2 acres with 70 PLUS mobiles placed in it. Chairman Pierce questioned whether the Park is at maximum occupancy at this time. Also if area acreage can be used instead of on Rathburn Road. Mr. Emmons asked if any studies has been completed about “adverse effects” on the community with this application. It was stated ”not at this time”. Vern Cole Jr. asked if there were any current violations in the Park. Mr. Mastroianni states that with Code Enforcement Carl Emmons endorsement that all have been resolved. Chairman Pierce made a motion to have Mr. Mastroianni complete a Full Environmental

Assessment Form. The motion was seconded by David Emmons – all in favor- by Monday September 30, 2018. At this point Mr. Mastroianni left the meeting.

We are in current need of a Vice Chairman for ZBA as Cindy Flint has submitted a letter of resignation. She will continue to sit on the board. The issue was tabled for further discussion.

Chairman Pierce will confer with Town Supervisor Wilbur for Zoning Rules and Regulations to ask for a Special Use Permit for Mobile Home Park Expansions.

Chairman Pierce has scheduled a tentative date of November 8, 2018 for the next ZBA meeting.

A motion was made by David Emmons and seconded by Cindy Flint to adjourn the meeting at 8:54 P.M.

Respectfully submitted

Donna Whitcomb- Secretary