

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
JUNE 8, 2023
7:00 P.M.**

A regular meeting of the Zoning Board of Appeals of the Town of Sullivan was convened at the Town Office Building by Chairman Steve Durfee at 7:00 P.M.

Those in attendance for the meeting were: Chairman Steve Durfee, Members Terry Manning, Michael Keville, Luke Capria, Cliff Reals and Attorney for the Board Richard Andino

Also in attendance: Larry Ball, Building/Codes Administrator

PUBLIC HEARING

7:00 P.M. – SHARON RAIMONDI & DANIEL DOBEY: AREA VARIANCES (2673 BURLINGAME RD., SBL# 5.82-1-14) VARIANCES SOUGHT FOR FUTURE SUBDIVISION OF PROPERTY: LOT SIZE, ROAD FRONTAGE, SIDE YARD SETBACK AND FRONT YARD SETBACK.

Daniel Dobey and Sharon Raimondi appeared before the Board seeking area variances to allow for a future subdivision of their property which would allow for the existing garage to be converted into a single-family residence. The Raimondi's previously sought a use variance to allow for an accessory dwelling unit and/or two principal uses on their property but the use variance was denied. Mrs. Raimondi presented a site plan to the Board which included plans for converting the existing garage into a home and adding a new attached garage. The applicant's advised that there is public sewer available for the property and they will connect and all of the new siding will match the existing siding. The Applicants are requesting the following variances: (1) 8,393 SF lot area where 12,000SF is required; (2) 62 ft of road frontage where 75 ft is required; (3) 8 ft side yard setback where 12 ft is required; (4) 22 ft front yard setback where 30 ft is required.

The Madison County Planning Board returned the application for Local Determination as the requested variances to create a new subdivided lot would cause no Countywide or intermunicipal impact.

The Town of Sullivan Planning Board sees no adverse Town-wide effect in granting the requested variances.

No one from the public spoke for or against the application. Chairman Durfee closed the public hearing at 7:06 P.M.

STACEY ATKINS: AREA VARIANCE (8895 MINER RD., SBL# 10.-1-1.11) ALLOW A 5 FT. METAL FENCE IN THE FRONT YARD.

Mrs. Atkins appeared before the Board to request an area variance to erect a 5 ft. metal fence in the front yard where only 4 ft. is permitted. The Applicant indicated that the need for the 5' high fence is for safety and security purposes for her grandkids and pets. The fence will be an ornamental fence rather than a stockade fence. She has two small dogs and is raising her 2 grandchildren. Member Keville asked why not 4 ft and Mrs. Atkins stated her son is a Syracuse police officer and he said 5 ft. would be better. Building/Codes Administrator Larry Ball said the existing post/pillars are within the property line where the fence would be going.

No one from the public spoke for or against the application. Chairman Durfee closed the public hearing at 7:15 P.M.

OLD BUSINESS

SHARON RAIMONDI & DANIEL DOBEY: AREA VARIANCES (2673 BURLINGAME RD., SBL# 5.82-1-14) VARIANCES SOUGHT FOR FUTURE SUBDIVISION OF PROPERTY: LOT SIZE, ROAD FRONTAGE, SIDE YARD SETBACK AND FRONT YARD SETBACK.

The Board jointly reviewed and considered the 5-point legal criteria for the granting of the requested area variances addressing each of the factors for approval or denial of the application and the Board determined (1) no change in the character of the area would be produced as there are already homes on the same non-Lake side of the street and the lots on that side are of a similar size; (2) there are no feasible alternatives except to separate the lots to allow for the use; (3) the requests are numerically substantial but not determinative as the character of the area will not be impacted; (4) no negative environmental impacts were identified – public sewer is available; and (5) the hardship is self-created but not a determining factor.

This application was declared by the Board as lead agency to be an Unlisted Action with Negative Declaration for SEQR, thus concluding the environmental review process for this matter.

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the neighborhood. The variances were approved granting 30% relief for lot size, 13 ft. of relief for road frontage, 4 ft. of relief for side yard setback and 8 ft. of relief for front yard setback to convert the existing garage into a home and add a new garage after approval is granted by the Planning Board for subdivision of property.

STACEY ATKINS: AREA VARIANCE (8895 MINER RD., SBL# 10.-1-1.11) ALLOW 5 FT. METAL FENCE IN THE FRONT YARD.

The Board jointly reviewed and considered the 5-point legal criteria for the granting of the requested area variance addressing each of the factors for approval or denial of the application. It was determined (1) there will be no detrimental impacts to the character of the neighborhood or nearby properties as the fence will not block views the Lake and the property is large and open and the fence is ornamental rather than stockade; (2) there are no feasible alternatives as the 5' high fence is needed for safety concerns; (3) the request is not substantial under the circumstances – no impact to character of the area and the fence is of open design; (4) no environmental impacts were identified; and (5) the hardship was self-created but not a determining factor.

The application was declared by the Board to be a Type II Action with Negative Declaration for SEQR, thus concluding the environmental review process for this matter.

A motion was duly made by Member Reals, seconded by Member Capria and unanimously passed by the Board that the benefit to the applicant does outweigh and detriment to the neighborhood, not blocking views and will improve the look of the neighborhood. The variance was approved granting 1 ft. of relief to allow a 5 ft. aluminum fence on the front property.

APPROVAL OF MINUTES

A motion was duly made by Member Keville, seconded by Member Capria and unanimously passed by the Board approving the minutes of May 11, 2023.

ADJOURNMENT

A motion was duly made by Member Keville, seconded by Member Reals and unanimously passed to adjourn the meeting at 7:30 P.M.

Respectfully Submitted
Jeri Rowlingson, Secretary