

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
MARCH 12, 2020
7:30 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 7:30 P.M.

Those in attendance for the meeting were: Chairman Steve Durfee, Members Terry Manning, Bryan Bendixen, Clifford Reals and Attorney for the Board John Langey.

Excused: Member Michael Keville and Secretary Jeri Rowlingson

Also present: Building/Codes Administrator, Phil Costanzo

PUBLIC HEARING

**7:30 P.M. – STEPHEN MARKO: AREA VARIANCE (7882 BROWNELL RD., 24.-2-59)
NORTH SIDE YARD SETBACKS TO BUILD A STORAGE BARN.**

Stephen Marko appeared before the Board to request an area variance for the North side yard line to build a storage barn. The barn will be 30' x 64' and for storage only. Variance is needed as the required setback is 15 feet and there is only 10 feet. Eaves were discussed for allowance of up to 2 feet as recommended by the Town of Sullivan Planning Board.

The Town of Sullivan Planning Board sees no adverse impact in granting this request.

No one spoke for or against the application and the public hearing was closed 7:40PM.

NEW BUSINESS

OLD BUSINESS

**STEPHEN MARKO: AREA VARIANCE (7882 BROWNELL RD., 24.-2-59) NORTH SIDE
YARD SETBACKS TO BUILD A STORAGE BARN.**

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance addressing each of the factors for approval or denial of the application. The request is substantial but there are other pole barns in the neighborhood and there were no concerns from neighbors. As noted by the Board, the barn will be located in the back and behind the existing driveway along the cedar hedge row.

This application was declared by the Board to be a Type II Action for SEQR with Negative Declaration.

A motion was duly made by Member Reals, seconded by Member Manning and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood and therefore the variance was approved. The building can be placed no closer than 10 feet from the property line and eaves no closer than 8 feet.

APPROVAL OF MINUTES

A motion was duly made by Member Manning, seconded by Member Bendixen and unanimously passed by the Board approving the minutes of February 13, 2020.

ADJOURNMENT

A motion was duly made by Member Manning, seconded by Member Bendixen and unanimously passed to adjourn the meeting at 7:45PM.

Respectfully Submitted
Jeri Rowlingson, Secretary