

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
AUGUST 13, 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

Also present: Building/Codes Inspector, Larry Ball

PUBLIC HEARING

7:30 P.M. – MICHAEL & TERRIE HUNTER: AREA VARIANCE (1276 TYLER RD., 9.26-1--27) FRONT YARD SETBACKS (PAPER STREET) TO BUILD A POLE BARN.

Terrie Hunter appeared before the Board to request an area variance for the front yard setbacks from a paper street to build a 30' x 65' pole barn. It would be in back of the property that the cottage is on. She has merged all three lots into one and the paper street is the hardship presented. She would like placement of the structure to go to the end of the paper street. Mrs. Hunter stated the area is already staked out for the pole barn.

Attorney John Langey has discussed the paper street with Town of Sullivan Highway Superintendent Andy Busa and there is no intent to build a road in the area. Larry Ball, Town of Sullivan Building/Codes Inspector, stated there would be no need to put a road there because of public and fire safety issues. He also stated the paper street is dead ended at another property. Larry Ball also stated that the pole barn would be no higher than 27 feet.

Todd Cridge from 1307 Front St. (across the street on the lake) appeared just to hear what the plans were and to see if he had any questions. Norma Dunn from 8995 Tyler Rd. also appeared for the same reasons.

The Madison County Planning Board returned the application for Local Determination.

The Town of Sullivan Planning Board was concerned with building height and did ask the ZBA to review in the determination.

No one else spoke for or against the application and the public hearing was closed.

JASON THOMAS: AREA VARIANCE (1916 NORTH RIDGE DR., 40.4-2-130) ALLOW AN 8 FT. FENCE AT REAR PROPERTY LINE.

Jason Thomas appeared before the Board to request an area variance to allow an eight foot fence in the rear yard for privacy from the properties behind his. They are having an inground pool installed and 6 foot fence would not be enough for privacy. When North Ridge Dr. was designed and developed it is 12 to 14 feet below Wheatfield Dr. The fence will be vinyl, rated for 130 mile wind gust and will not block the view for any neighbors. Jason stated that they will transition from the 8' to the 4' on the side yards so that it looks nice. He already has the letter from Oot Bros. approving the fence with the pool.

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 hearings were closed at 8:00 PM.

NEW BUSINESS

OLD BUSINESS

MICHAEL & TERRIE HUNTER: AREA VARIANCE (1276 TYLER RD.,9.26-1-1) FRONT YARD SETBACKS (PAPER STREET) TO BUILD A POLE 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. There is an abandoned house next to the property and the property on this paper street is tucked behind out of the way. If the paper street did not exist a variance would not be required. The plans of building a pole barn is reasonable with this lot configuration.

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

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 for the pole barn to be placed right to the end of the paper street as requested on the submitted plans.

JASON THOMAS: AREA VARIANCE (1916 NORTH RIDGE DR., 40.4-2-130) ALLOW AN 8 FT. FENCE AT REAR PROPERTY LINE.

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 elevation of neighboring properties makes an alternative impossible. The variance would not have an adverse impact on the physical or environmental conditions of nearby properties as it is in line with neighbors and variances in the area.

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

A motion was duly made by Member Manning, seconded by Member Bendixen and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood. The variance was approved granting 2 feet of relief for a 8 foot fence for the rear. Good side of the fence to face toward the neighbor and fence to be minimum one foot from the property line.

APPROVAL OF MINUTES

A motion was duly made by Member Bendixen, seconded by Member Reals and unanimously passed by the Board approving the minutes of June 11, 2020. There was no July meeting.

ADJOURNMENT

A motion was duly made by Chairman Durfee, seconded by Member Manning and unanimously passed to adjourn the meeting at 8:20 PM.

Respectfully Submitted
Jeri Rowlingson, Secretary