

**TOWN OF SULLIVAN  
ZONING BOARD OF APPEALS  
JANUARY 9, 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 Michael Keville, Terry Manning, Bryan Bendixen, Cliff Reals, Secretary Jeri Rowlingson and Attorney for the Board John Langey.

Also present: Building/Codes Administrator Philip Costanzo.

**PUBLIC HEARING**

**7:30 P.M. – CHRISTINE ABBOTT: AREA VARIANCE (201 CAMP RD., 10.43-1-7)  
SIDE YARD SETBACKS FOR AN ADDITON.**

Michael Pettinato from Harrington Homes (representing Christine Abbott) appeared before the Board to request an area variance for side yard setbacks. Michael stated they will remove an existing mobile home structure and excavate a crawl space for the new structure. They will build an addition to the existing structure with a crawl space. This will be a two story structure 23' wide and one to two feet longer, including soffits. It was determined that there is no variance need for lot coverage.

Al Hanzalik spoke in favor of this application, saying that this will be a great improvement to the neighborhood and the Town. The mobile home structure should have never been placed on the lot in the first place.

Jim Donohue spoke in favor also, agrees with Al Hanzalik, this will be a definite improvement.

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

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

**ROBERT SMITH: AREA VARIANCE (113 CENTNER RD. N., 10.43-1-3) EAST SIDE YARD  
SETBACK FOR AN ADDITION.**

Robert Smith appeared before the Board to advise that he had recently purchased this property and is requesting an area variance to build a 16' X 24' addition toward the lake side of the premises. There is now 5' 8" to the East side property line and 8' is required. It was confirmed and understood that the existing building line has to be maintained including soffits and they can't go past the neighbor's house toward the lake.

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

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

**SUSAN WILLEY: AREA VARIANCE (200 ONEIDA LAKE AVE., 10.36-1-2) EAST SIDE, FRONT AND REAR YARD SETBACKS FOR A NEW HOME.**

Susan Willey appeared before the Board with her architect Dave Farber to request area variances on the East side, front and rear yard property lines to build a cape cod style home with attached garage. There are three buildings on the property now and the applicant will remove the garage and the larger of the houses. They will be leaving the smaller house which is approximately 280 sq. ft. and only used the structure in the summer. The new home will be two story with three bedrooms and a possible patio in the future (not a deck). Dave Farber explained that all dimensions on the survey include soffits and the final design has not been completed yet as they were waiting to see if the variances would be approved. The roof will be replaced on the smaller home to match the new home. The new home will be 26' X 32' and the garage will be 14' X 18', almost the same as what will be taken down. The setback variances needed will be 3' for the East side, now has 5 ft., will need 14' for the rear, now has 16 ft., and will need 10' for the front, now has 20 ft. This will include all soffits. The West side property line is compliant.

Larry Hetherly, lives at 143 Roosevelt Ave., stated that he supports this 100%.

Sharon Pudney, lives at 140 Monroe Ave. -- behind this property, said that she also supports this application.

No one else spoke for or against this application and all public hearings were closed at 8:00PM.

**NEW BUSINESS**

**OLD BUSINESS**

**CHRISTINE ABBOTT: AREA VARIANCE (201 CAMP RD., 10.43-1-7) SIDE YARD SETBACKS FOR AN ADDITION.**

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. As noted by the Board, the old mobile home structure will be replaced and this is a small lot which will only allow the addition on the rear of the building. Neighbors say it will improve the looks of the property.

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 variances were approved, conditioned upon the removal of the existing mobile home portion of the structure and in strict adherence with the submitted plans. The new addition will improve the property and the new addition will blend in with other houses. The Town of Sullivan Planning Board sees no adverse impact. The Zoning Board granted this variance of 1 foot of relief on the East side property line and 2.5 feet of relief on the West side property line to equal the total 20' requirement. Strict adherence with the plans submitted are to be followed, including soffit overhangs.

**ROBERT SMITH: AREA VARIANCE (113 CENTNER RD. N., 10.43-1-3) EAST SIDE YARD SETBACK FOR AN ADDITION.**

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 Board noted that this will actually improve the quality of the property and is in alignment with the character of the neighborhood.

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 Manning, seconded by Member Reals 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 Zoning Board granted 2.2 feet of relief for an addition on the East side property. The variance was approved, conditioned upon strict adherence with the plans submitted, including soffit overhang.

**SUSAN WILLEY: AREA VARIANCE (200 ONEIDA LAKE AVE., 10.36-1-2) EAST SIDE, FRONT AND REAR YARD SETBACKS FOR A NEW HOME.**

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 Board noted the proposed change will not impede views and will replace the older structure with new. Although the proportion of relief is significant, the existing structure is non-conforming and the new structure will improve the distance of setbacks overall. In addition it is an undersized, corner, non-conforming lot. The newer structure will improve the environmental conditions and aesthetics of the neighborhood.

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 Keville, seconded by Member Reals and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood and therefore the variances were approved. The Zoning Board granted 3 feet of relief on the East side property line, 14 feet of relief on the South (rear) property line and 10.4 feet of relief on the North (front) property line to allow for the new home. The approval

was granted, conditioned upon strict adherence with the plans submitted, including all soffit overhangs.

#### **APPROVAL OF MINUTES**

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board approving the minutes of December 12, 2019.

#### **ADJOURNMENT**

Chairman Steve Durfee adjourned the meeting and all were in favor at 8:20PM

**Respectfully Submitted**  
**Jeri Rowlingson, Secretary**