

**TOWN OF SULLIVAN  
ZONING BOARD OF APPEALS  
JUNE 11, 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, Bryan Bendixen, Clifford Reals and Attorney for the Board Richard Andino

Excused: Member Terry Manning

Also present: Building/Codes Administrator, Phil Costanzo

**PUBLIC HEARING**

**7:30 P.M. – DAVID WELSH: AREA VARIANCE (1213 BLACK PT. RD., 11.21-1-20)  
FRONT YARD SETBACKS AND LEFT SIDE YARD SETBACKS TO BUILD  
AN ADDITION.**

David and Eileen Welsh appeared before the Board to request an area variance for the front yard and left side yard to build a bathroom/mudroom addition. They will be staying in the perimeter of the existing house.

Kristin and Joseph Sciarrino spoke in concern with the property line. It was stated that not changing property line. The house is at an angle but the addition is not jogging out from the edge of house.

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

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

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

**MARC YAKOWEC: AREA VARIANCE (1053 SMITH RIDGE RD., 9-1-14.12) FRONT  
YARD SETBACKS TO BUILD AN ADDITION.**

Marc Yakowec appeared before the Board to request an area variance for the front yard setbacks to build an addition. The addition will not be closer to the road than the existing house. The addition will be parallel and flush to the front of the existing house. This addition will be for his parents that are experiencing health issues, needing long term care and assistance. They will be moving here from Florida.

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.

**PAULETTE CONLEY: AREA VARIANCE (109 SENECA AVE., 11.37-1-43) SIX FOOT FENCE IN SIDE YARD.**

Paulette Conley appeared before the Board to request an area variance to erect a six foot wooden fence on the North side property line. This will be for the dogs so they can go out the doggie door and stay on the property.

Tom Szewczyk appeared and has no problem with Mrs. Conley doing this fence. He came because he got the notice and wanted to understand the law in case of a neighbor of his properties on Lafayette and Onondaga Ave. comes to inquiry a eight foot fence. Member Mike Keville explained the law and stated that the Board does not usually approve any fence over 6 foot especially near the lake. We preserve views of the lake and require justification of wanting a six foot fence anywhere besides the back yards of properties.

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

No one spoke for or against the application and all public hearings were closed at 8:05PM

**NEW BUSINESS**

**OLD BUSINESS**

**DAVID WELSH: AREA VARIANCE (1213 BLACK PT. RD., 11.21-1-20) FRONT YARD AND LEFT SIDE YARD SETBACKS TO BUILD 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. Several properties have been given similar relief and the request is not substantial as only need 3 ft. of relief for the road setback and 3 ft. of relief for the West side setback. The gas lines prevent the addition from being moved to the East and the address is near a dead end. Speed and visibility are less of a concern, it is a small lake lot.

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 variance was approved granting 3 feet of relief for the road setback and 3 feet of relief for the west side setback to build a 300 sq.ft. addition.

**MARC YAKOWEC: AREA VARIANCE (1053 SMITH RIDGE RD., 9.-1-14.12) FRONT YARD SETBACKS TO BUILD 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 variance is substantial but not a determining factor as character in line with rest of the neighborhood and the applicant wants to keep front of addition in line with the existing house. He needs to move his aging parents in his house to care for them.

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 Bendixen, seconded by Member Keville and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood. The variance was approved granting no more than 30 feet of relief for the front yard setback and the addition is to be in line with the existing house.

**PAULETTE CONLEY: AREA VARIANCE (109 SENECA AVE., 11.37-1-43) SIX FOOT FENCE SIDE YARD.**

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 fence is needed for the dogs and they want to attach it to the house. They have a larger side yard and not much of a backyard. It will border wooded area on the North side. The six foot fence will not affect any views.

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 Keville and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood therefore the variance was approved granting 2 feet of relief to allow a six foot fence on the North side property. Conditions: Fence to be no closer to the road than the front corner of the house; no fence allowed in front yard; good side of fence to face toward the neighbor; and fence to be minimum of one foot off all property lines.

**APPROVAL OF MINUTES**

A motion was duly made by Member Reals, seconded by Member Bendixen and unanimously passed by the Board approving the minutes of March 12, 2020.

**ADJOURNMENT**

A motion was duly made by Member Keville, seconded by Member Bendixen and unanimously passed to adjourn the meeting at 8:25PM.

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