

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
FEBRUARY 14, 2019
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 Cecilia Berean, Terry Manning, Secretary Jeri Rowlingson and Attorney for the Board John Langey. Also present was Philip Costanzo, Building/Codes Administrator

Absent: Members Cliff Reals and Michael Keville.

PUBLIC HEARING

7:30 P.M. – LARRY BALL: AREA VARIANCE FOR LOT COVERAGE TO BUILD A GARAGE ADDITION TO EXISTING HOME (9364 LAKESHORE VIEW RD. BRIDGEPORT, TM# 3.41-1-13)

Larry Ball appeared before the Board to ask for an area variance for lot coverage to build a garage addition 24 ft. x 27 ft. to the existing home. This is not a lake front property and will not block view of the lake. Mr. Ball is working on the home and needs the garage for materials as he does the work when he has the time. Mr. Ball stated the property line setbacks are all good, he just needs 5.5% lot coverage beyond the requirements of the Town of Sullivan Zoning Code.

Mrs. Cheryl Lamanche who owns the house next to this property spoke stating all the water runs down to neighbors from all three properties that Mr. Ball owns in the area. She is concerned as building up the land will also cause water into her backyard as no other place to go. She is concerned with the view to the lake and that the home was supposed to be condemned because of mold and the bad shape that it is in. Attorney John Langey stated the Town of Sullivan has no ordinance protecting lake views. Philip Costanzo also stated that the Town does not condemn properties under such circumstances.

Chairman Steve Durfee questioned the raising roof pitch and Mr. Ball said it will be 6/12 pitch, 22 ft. max, probably less, single story with peak roof. Mr. Ball also discussed the drainage concerns, explaining the present situation and the drainage from other neighboring properties. He stated that he plans on digging a trench to the culvert.

No one else spoke for or against the application and the public hearing was closed at 7:45 P.M.

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

7:45 P.M. – JASON ROACH (FOR CATHERINE MAZZAROPPI): AREA VARIANCE TO BUILD A DECK FOR ENTRY TO FRONT DOOR CLOSER TO PROPERTY LINE AT THE ROAD (2359 CLARK RD., CANASTOTA, TM# 11.-1-2.16)

Jason Roach appeared before the Board to ask for an area variance for road frontage to build a 6 ft. 6 in. deck to gain entry to the home. The existing concrete pad is gone now, it is unsafe, the home is on the market and hard for people to get entry. Mr. Roach stated he will be replacing what was already there and there will be 23-24 ft. setback after the deck is built.

No one spoke for or against the application and the public hearing was closed at 7:50 P.M.

NEW BUSINESS

None.

OLD BUSINESS

LARRY BALL: AREA VARIANCE FOR LOT COVERAGE TO BUILD A GARAGE ADDITION TO EXISTING HOME (9364 LAKESHORE VIEW RD., TM# 3.41-1-13)

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance by addressing each of the legal criteria for approval or denial of the application within the resolution form. The Board reasoned that no undesirable change would occur in the neighborhood as 5.5% increase is not significant and in line with other properties in the neighborhood. The request would not have an adverse impact on the physical and environmental conditions. It was discussed that the drainage issues will be properly addressed by the applicant as described by him to the Board. It was determined that the benefits to the applicant outweighed any harm to the neighborhood.

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

A motion was duly made by Member Manning, seconded by Member Berean and unanimously passed by the Board granting a variance of 5.5% lot coverage to build a garage addition (24' x 27') to the existing home. Approval was conditioned upon: drainage issues resulting from the addition must be properly mitigated.

JASON ROACH (FOR CATHERINE MAZZAROPPI): AREA VARIANCE TO BUILD A DECK FOR ENTRY TO FRONT DOOR CLOSER TO PROPERTY LINE AT THE ROAD (2359 CLARK RD., CANASTOTA TM# 11.-1-2.16)

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance by addressing each of the legal criteria for approval or denial of the application within the resolution form. The Board reasoned that the variance would have no negative impacts to the neighborhood and there needs to be a safe porch replacing the existing deteriorating structure for access to front door. It was determined that the benefits to the applicant outweighed any harm to the neighborhood.

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

A motion was duly made by Member Berean, seconded by Member Manning and unanimously passed by the Board granting 24.5 feet of relief to build a 6' 6" x 18' deck closer to the property line at the road.

CANCELLATION OF MARCH MEETING

Chairman Durfee stated that the ZBA meeting of March 14, 2019 will be cancelled to allow the ZBA Members to attend a training opportunity.

APPROVAL OF MINUTES

A motion was duly made by Member Manning, seconded by Chairman Durfee to table the minutes of December 13, 2018 until next meeting.

ADJOURNMENT

A motion was duly made by Member Berean, seconded by Member Manning and unanimously passed by the Board to adjourn the meeting at 8:10 P.M.

Respectfully Submitted
Jeri Rowlingson
Secretary