

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
March 8, 2018
7:00 P.M.**

A regular meeting of the Zoning Board of Appeals of the Town of Sullivan was convened at the Town Office Building by Member Cliff (Acting Chairman) Reals at 7:00 P.M.

Those in attendance for the meeting were: Members Cliff Reals, Michael Keville, Cecilia Berean, and Attorney for the Board Rich Andino.

Absent: Chairman Steve Durfee and Member Terry Manning.

Also present: Building/Codes Administrator Philip Costanzo.

PUBLIC HEARING

7:00 P.M. – SCOTT FIELDS: AREA VARIANCE TO BUILD A NEW HOME ON COMBINED LOTS (9528/9530 MARION DR., 3.32-1-21/3.32-1-20.1)

Scott Fields appeared before the Board to ask for an Area Variance to build a new 1,300 square foot home on combined lots. The Town of Sullivan Zoning Code requires 12,000 square foot minimum lot size. The combined parcels created a 10,500 square foot lot. Mr. Fields tore down both homes and combined the lots with the intent to build a new home in the center of the combined lots. Mr. Fields needs an area variance of 1,500 square feet for lot coverage.

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

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

7:10 P.M. – JEREMY DORAN FOR JOHN KETCHUM: AREA VARIANCES FOR SIDE YARD SETBACKS ON THE EAST AND WEST SIDE PROPERTY LINES (799 MINOA BEACH RD., 3.52-1-8)

Jeremy Doran with Stone Hammer Homes appeared (on behalf of John Ketchum) before the Board to ask for Area Variances for side yard setbacks to add a second floor on an existing home. The addition is staying on the same footprint but the eaves will extend further into the side yards. The Board reviewed the survey and it appeared the area variance for lot coverage was not needed. Mr. Doran requested setback variances so that the eaves will be 2.4 feet from the property line on the East side and 3.6 feet from property line on the West side.

Neighbors that appeared to speak in favor of the application were: Betty Jean Karl, Todd Burchell, and Rob Tedd. The Board also received letters from neighbors: Anne Gowin, Tom & Mary Ryan, and Barbara Crossett. The neighbors were in favor of the application. No one else spoke for or against the application and the public hearing was closed at 7:30 P.M.

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

NEW BUSINESS

None.

OLD BUSINESS

SCOTT FIELDS: AREA VARIANCE TO BUILD A NEW HOME ON COMBINED LOTS (9528/9530 MARION DR., 3.32-1-21/3.32-1-20.1)

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 there are other small lots; the request was not substantial as some houses in the area are on smaller lots; the proposed would improve all setbacks and the combined effect of lot coverage is an improvement from existing conditions.

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

A motion was duly made by Member Keville, seconded by Member Berean and unanimously passed by the Board granting Scott Fields a 1,500 square foot area variance for lot coverage to allow the construction of a new home on the two combined lots.

JEREMY DORAN FOR JOHN KETCHUM: AREA VARIANCES FOR SIDEYARD SETBACKS ON THE EAST AND WEST SIDE PROPERTY LINES (799 MINOA BEACH RD., 3.52-1-8)

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area and setback variances 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 the appearance will be enhanced; the request is not substantial as the sides needing variances are within the existing footprint minus eaves; the house will not obstruct lake views of neighbors; and the hardship was not self-created due to the existing structure already violated side setbacks and the small lot.

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

A motion was duly made by Member Keville, seconded by Member Reals and unanimously passed by the Board granting John Ketchum 4.5 feet of relief on the West property line and 9.7 feet of relief on the East property line including all soffits to build an addition onto the existing structure. An Area Variance for lot coverage was granted as requested (approximately 215 square feet) to the extent necessary.

APPROVAL OF MINUTES

A motion was duly made by Member Keville, seconded by Member Berean and unanimously passed by the Board approving the minutes of December 7, 2017.

ADJOURNMENT

A motion was duly made by Member Keville, seconded by Member Berean and unanimously passed by the Board to adjourn the meeting at 7:40 P.M.

Respectfully Submitted
Jeri Rowlingson
Secretary