

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
APRIL 11, 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 Terry Manning, Cliff Reals, and Michael Keville.

Absent: Secretary, Jeri Rowlingson

PUBLIC HEARING

7:30 P.M. – JEFF TIANELLO: AREA VARIANCE TO ALLOW A 6 FT. FENCE ON THE WEST SIDE PROPERTY LINE (3013 WHEATFIELD DR., TM# 40.4-2-50)

Jeff Tianello appeared before the Board to request an area variance to erect a 6 ft. fence from the front corner of the house on the West side property and will extend back 52 ft. to the rear yard. The fence will be 4 ft. wide with 6 ft. high gate, go across back yard and attach to the back side of shed. It will be L shape and used for the dog to run. The homeowners association has approved the fence.

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

NEW BUSINESS

None.

OLD BUSINESS

JEFF TIANELLO: AREA VARIANCE TO ALLOW A 6 FT. FENCE ON THE WEST SIDE PROPERTY LINE (3013 WHEATFIELD DR. TM# 40.4-2-50)

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 many fences in the neighborhood already. The request would not have an adverse impact on the physical and environmental conditions and approved by the homeowners association. 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 Keville and unanimously passed by the Board granting a variance of 2 ft. of relief to allow a 6 ft. fence on West side property.

APPROVAL OF MINUTES

A motion was duly made by Member Manning, seconded by Member Reals and unanimously passed by the Board approving the minutes of December 13, 2018.

A motion was duly made by Member Manning, seconded by Chairman Durfee and unanimously passed by the Board approving the minutes of February 14, 2019.

ADJOURNMENT

A motion was duly made by Member Reals, seconded by Member Manning and unanimously passed by the Board to adjourn the meeting at 8:00 P.M.

Respectfully Submitted
Jeri Rowlingson
Secretary