

**TOWN OF SULLIVAN  
ZONING BOARD OF APPEALS  
AUGUST 9, 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 Chairman Steve Durfee at 7:00 P.M.

Those in attendance for the meeting were: Chairman Steve Durfee, Members Michael Keville, Terry Manning, Cecilia Berean, Cliff Reals, and Attorney for the Board John Langey.

**PUBLIC HEARING**

**7:00 P.M. – DEVIN DISQUE: AREA VARIANCE (1560 CHESTNUT RIDGE RD., 24.-3-77)  
FRONT PROPERTY LINE SETBACK**

Mr. Kyle Milette, 7854 Eisenhower Blvd., Bridgeport appeared before the Board on behalf of Devin Disque to request an area variance to build an addition 16' x 32' to the front of home which will be 37 feet from the property line at the road.

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

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

**NEW BUSINESS**

No new business.

**OLD BUSINESS**

**DEVIN DISQUE: AREA VARIANCE (1560 CHESTNUT RIDGE RD., 24.-3-77) FRONT  
PROPERTY LINE SETBACK**

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 legal criteria for approval or denial of the application. There are other homes in the area with similar closeness to the road. The addition cannot be erected in the rear as septic system is there and can not be erected on the side as it has a sloping grade. 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 Reals, seconded by Member Keville and unanimously passed by the Board granting 14 feet of relief from the front property line to build a 16' x 32' addition to the home.

### **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 July 12, 2018.

### **ADJOURNMENT**

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board to adjourn the meeting at 7:15 P.M.

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