

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
APRIL 12, 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, Cecilia Berean, Terry Manning and Attorney for the Board John Langey

Absent: Member Cliff Reals and Secretary Jeri Rowlingson

PUBLIC HEARING

7:00 P.M. – COREY SGARLATA: AREA VARIANCE TO BUILD A 6 FOOT FENCE FRONT/SIDE YARD (1431 LAMOY RD., KIRKVILLE, 24.-3-45)

Corey Sgarlata appeared before the Board to ask for an Area Variance to build a 6 ft. fence front/side yard. The Town of Sullivan Zoning Code requires 4 ft. fence in front and side yards. The area is visible from Lamoy Rd. and Black Creek Rd. He is requesting the fence for privacy. There will be 16 linear ft. of fence and then an 8 ft. section of shrubbery (possibly arbor vitae) to the back of house.

No one spoke for or against the application and the public hearing was closed at 7:20 P.M.

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

NEW BUSINESS

None.

OLD BUSINESS

COREY SGARLATA: AREA VARIANCE TO BUILD A 6 FOOT FENCE FRONT/SIDE YARD (1431 LAMOY RD., KIRKVILLE, 24.-3-45)

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 and due to swampy limitation of property use (leach field placement in rear yard) this is the only way to provide privacy for front yard use. The request was substantial but not a determining factor, it will shield the side and rear yard and adversity is mitigated by interspersed shrubbery.

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 Manning and unanimously passed by the Board granting Corey Sgarlata 2 ft. of relief to allow a 6 ft. fence in the front/side yard. Conditions as follows: planting and maintaining shrubbery in 8 ft. sections between fence sections.

APPROVAL OF MINUTES

A motion was duly made by Member Keville, seconded by Member Berean to table the minutes of March 8, 2018 until May 10, 2018 meeting.

ADJOURNMENT

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

Respectfully Submitted
Jeri Rowlingson
Secretary