

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
MAY 10, 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, Cliff Reals and Attorney for the Board John Langey

Absent: Member Terry Manning

PUBLIC HEARING

7:00 P.M. – DAVID DELANEY: AREA VARIANCE TO REBUILD AND EXTEND PORCH CLOSER TO FRONT PROPERTY LINE AT THE ROAD THAN ALLOWED (1284 TYLER RD., BRIDGEPORT, 9.26-1-24)

Jason Huyck, Architect for Mr. Delaney appeared, on behalf of Mr. Delaney, before the Board to ask for an Area Variance to rebuild and extend the front porch 18.8 ft. from the property line at the road. The porch will be covered and is currently 23.8 ft. from the road. The Town of Sullivan Zoning Code requires 30 ft. setback in front yards.

The homeowner did speak to his neighbors and Mr. Huyck came with the list of the neighbors stating they have no problem with the variance. No one spoke for or against the application and the public hearing was closed at 7:13 P.M.

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

NEW BUSINESS

None.

OLD BUSINESS

DAVID DELANEY: AREA VARIANCE TO RENOVATE AND EXTEND PORCH CLOSER TO THE ROAD PROPERTY LINE THAN ALLOWED (1284 TYLER RD., BRIDGEPORT, 9.26-1-24)

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 other houses are as close to road as proposed, there is still more than 15 ft. from the road, the porch will not impact others

views of the lake and this is an undersized lot. The Town of Sullivan Planning Board had no concerns with the application.

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 David Delaney 11.2 ft. of relief from the front setback requirement to allow a porch closer to the front property line.

APPROVAL OF MINUTES

A motion was duly made by Member Reals, seconded by Member Keville and unanimously passed by the Board approving the minutes of March 8, 2018.

ADJOURNMENT

A motion was duly made by Member Reals, seconded by Member Berean and unanimously passed by the Board to adjourn the meeting at 7:30 P.M.

Respectfully Submitted
Jeri Rowlingson
Secretary