

## Zoning Board Minutes

Town of Groveland

4955 Aten Rd.

Monday June 21, 2021 at the Town Hall

Members Present: Code Officer: Ron Maxwell

Chair Courtney Burnette

Rick Sleggs

Applicants:

William Magee

Chuck Keenan

Pete Dolan

Absent:

Others Present:

Pattie Johnston

Members of the Community

### CALL TO ORDER

Chair Courtney Burnette called the meeting to order at 7:01PM. There was a quorum present. Chair Burnette began the meeting by reading aloud the Public Hearing Announcement for the Keenan variance. The Public Hearing had appeared in the Livingston County News on June 10, 2021.

### PUBLIC HEARING: Keenan

Chair Burnette invited Chuck Keenan to come forward and speak about the front yard set back variance that did not meet code.

Chuck Keenan explained that his plan is to add a 16x20' addition onto the South side of his home. The addition will attach to the current dining room.

Chuck has spoke with all neighbors and none of them had any concerns with his plans. The Clerks office did not receive anything regarding the property.

Pete Dolan visited the property to see what Chuck was looking to do. He said everything was clearly steaked out, and he didn't see any problems with the proposal. Pete also stated that while he was there he did see the public hearing sign.

The board reviewed the 5 questions and included in file:

1. *Will an undesirable change be produced in the character of neighborhood, or will a detriment to nearby properties be created by granting the variance?*

**APPROVED**

*No, existing house is already as close to the road.*

2. *Can the benefit sought by the applicant be achieved by some feasible method other than a variance?*

No, the only other place it could go has the existing driveway.

3. *Is the requested variance substantial?*

Yes, over 50%.

4. *Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?*

No, it is consistent with the other houses in the area.

5. *Is the alleged difficulty self-created?*

Yes, addition is wanted to be added to the house.

Chair Burnette read the SEQR Type II action which applies as follows: *(#(11) -construction or expansion of a single family, a two family or a three family residence on an approved lot including the provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith.)*

The variance request has been sent to Livingston County Water and Sewer Authority (LCWSA). County Planning had also considered each variance requests a matter of "local option."

William Magee made the motion to approve the 37' front yard set back variance to add a 16x20' addition to the South.

Pete Dolan seconded the motion.

All in favor: Courtney Burnette-AYE, Rick Sleggs-AYE, William Magee-AYE, Pete Dolan- AYE.

Opposed: None.

Abstained: None.

**MOTION PASSED.**

**APPROVED**

The necessary form was signed and was given to the Town Clerk to be processed.

Pete Dolan made the motion to close the public hearings, William Magee seconded the motion.

All in favor: Courtney Burnette-AYE, Rick Sleggs-AYE, William Magee-AYE, Pete Dolan- AYE.

Opposed: None.

Abstained: None.

MOTION PASSED.

**CONSIDER ZONING BOARD PAST MINUTES FROM MAY 17, 2021.**

The above was next considered for approval/comments.

Rick Sleggs made the motion to approve the minutes as presented, William Magee seconded the motion.

All in favor: Courtney Burnette-AYE, Rick Sleggs-AYE, William Magee-AYE, Pete Dolan- AYE.

Opposed: None.

Abstained: None.

MOTION PASSED.

**CODE OFFICER REPORT**

Ron Maxwell told the board about the upcoming conditional use permit that will be on the July agenda.

**ADJOURNMENT.** *There being no further business to conduct, Courtney Burnette adjourned the meeting at 7:39 PM.*

**APPROVED**

William Magee made the motion to adjourn the meeting. Pete Dolan seconded the motion.

All in favor: Courtney Burnette-AYE, Rick Sleggs-AYE, William Magee-AYE, Pete Dolan- AYE.

Opposed: None.

Abstained: None.

MOTION PASSED.

Submitted by,

*Trista A Tozier*

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Zoning Board Secretary