
Town of Groveland
Zoning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, March 21, 2022

Members Present:
Chair Courtney Burnette
Pete Dolan
Pattie Johnston
Rick Sleggs

Code Officer: Ron Maxwell

Others:
Ann Monroe-Baillargeon
Tim Brinduse
Denise Druce

Absent:
Phil Livingston Jr.
William Magee

1. Call to Order

Chair Courtney Burnette called the meeting to order at 7:08 PM. There was a quorum present. Chair Burnette began the meeting by reading aloud the Public Hearing Announcement for the Monroe-Baillargeon variance. The Public Hearing had appeared in the Livingston County News on March 10, 2022.

2. Public Hearing: Ann Monroe-Baillargeon

Chair Burnette invited Ann Monroe-Baillargeon and TAB designer Tim Brinduse to come forward and speak about what they are seeking.

The applicants explained that Ann has been using this property as a summer home but now would like to use the proposed new home as her year round residence.

Denise Druce whome is a neighbor stated that she was originally concerned about the project, however after speaking with Ann and Tim she feels better and welcomes the new build.

It was confirmed that the public hearing sign was present at the property and visible to the public.

There have been no negative comments from the public in reference to the project.

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

The board reviewed the five questions and included in file:

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

No, however the current house fits within the lot coverage and the new home does not.

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

Yes, choosing to not build either the deck or garage would take care of the lot coverage issue. Making the house smaller would take care of the set back variance.

3. Is the requested variance substantial?

No on lot coverage. Yes for the front yard setback.

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

No, we reduced the deck from 411 square feet to 200 square feet.

5. Is the alleged difficulty self-created?

Yes, they want a new house with a garage and deck.

Actions number 12, 16 and 17 are on the Type 2 list, so no other SEQR is required.

Pete Dolan made the motion to grant an 18' front yard set back, changed from the original 20' front yard set back that was requested. By reducing the deck to 200 square feet the board agrees they are within the 35% lot coverage.

Once the existing house is demolished the surveyor needs to stake out the new footprint of the proposed house and garage.

Rick Sleggs seconded the motion.

All in favor: Courtney Burnette-AYE, Pete Dolan-AYE, Pattie Johnston-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

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

Pete Dolan made the motion to close the public hearing, Pattie Johnston seconded the motion.

All in favor: Courtney Burnette-AYE, Pete Dolan-AYE, Pattie Johnston-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

3. Consider Zoning Board Past Minutes from July 19, 2021:

The above was next considered for approval/comments.

Pattie Johnston made the motion to approve the minutes as presented, Pete Dolan seconded the motion.

All in favor: Courtney Burnette-AYE, Pete Dolan-AYE, Pattie Johnston-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

4. CEO Report

Code Officer Ron Maxwell has nothing to report.

5. Other Business

None.

6. Adjournment

There being no further business to conduct, Courtney Burnette adjourned the meeting at 9:05 PM.

Pattie Johnston made the motion to adjourn the meeting.

Pete Dolan seconded the motion.

All in favor: Courtney Burnette-AYE, Pete Dolan-AYE, Pattie Johnston-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

Submitted by,

Trista A Tozier
Zoning Board Secretary