

**TOWN OF GROVELAND  
ZONING BOARD OF APPEALS**

**Meeting  
February 16, 2015**

Present: Ron Merrick, Bill Magee, Peter Dolan and Patty Johnston.  
Absent: Phil Livingston and Courtney Burnett.  
Also present Ron Maxwell, CEO.

Meeting called to order at 7:05 pm.

Notices of Jeanette VanArsdale and Timothy Brindose were read.

VanArsdale application for a conditional use permit to install a 13'4" x 72' manufactured home on a three acre vacant lot located at 7462 State Route 36: Discussion was made regarding the VanArsdale request to place a structure for farm workers to live. A motion was made by Bill Magee and seconded by Peter Dolan to accept. All in favor.  
*This motion was amended at the July 2015 meeting as follows: Approved with no term limit as long as the mobile home is occupied by employees of the farming operation .*

Application of Timothy Brindose, R.A. on behalf of William Krone, owner of property located at 5799 West Lake Road, for a front setback variance of 27 feet to build a 26' by 58' single family dwelling with an area of 1452 sq. ft. Discussion and comments from the following people present from the lake to discuss their concerns regarding the structure: Tom Wamp, John Vogel, Steve Atterbury, Michelle Mann and Bert Lyon. Among the concerns were the size of the house in comparison to the lot size, proper drainage and the DEC right of way. Many of these concerns were also shared by the ZBA board members.

A motion was made by Peter Dolan not to accept the proposed plan and was seconded by Bill Magee. All in favor of the motion.

Area Variance question information:

Question 1 – Yes, Smaller footprint could considered

Question 2 – No

Question 3 – Yes, seeking 27' variance

Question 4 – Yes, potential erosion problems

Question 5 - Yes, Substantial variance requested

A motion was called by Peter Dolan to close the meeting at 8:30 and second by Bill Magee. All in favor.

Submitted by  
Ron Merrick