

OFFICIAL MINUTES

**Town of Groveland  
Zoning Board of Appeals**

**Public Hearing August 17, 2015**

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Town of Groveland

Present: Courtney Burnette, Phil Livingston, Peter Dolan, Pattie Johnston, Alt. and William Magee. Absent: Ron Merrick

Also present: CEO Ron Maxwell and Robert Graham representing Gary Anderson  
The meeting opened at 7:00 PM by Courtney Burnette, Acting Chairman and read the public notice for the application of Gary Anderson for a front setback variance of 15 feet to demolish an existing cottage and build a 24 foot by 36 foot two story garage and for the application of Seth Burnette for a modification of a conditional use permit to operate a storage unit at 4914 Dennison Road.

Anderson Variance: Mr. Anderson was not present but submitted a letter stating the reasons for the variance request. Each Board member reviewed the letter. A letter was submitted by Raymond and Myra Slattery with no objection to the zoning request. Mr. Graham attended the meeting on behalf of Mr. Anderson to answer any questions. He explained that Mr. Anderson allows the neighbor on the south to use a driveway on the property for vehicle access to her property and it would be blocked off by the new construction if the variance isn't granted. The neighbor's view of the lake would also be obstructed. Also there are future plans for his son to build a house. The cottage will have to be demolished before the garage can be built. There will be a bathroom on the second floor. No insulation except around the bathroom walls; the bathroom is the only area that will be heated. The building will be for seasonal use. The proposed future home will be attached to the garage on the north side.

The Board considered the following questions prior to their decision:

1. Will an undesirable change be produced in the character or the neighborhood or will a detriment to nearby properties be created by granting the variance? No.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? No, to stay away from the toe of the hill that back up to Route 256; to not block the view of lake for the neighbor on the south and keep an existing driveway used by the neighbor to the south; there is a sewer and water easement that runs thru the property; and to allow the son to build a future home on the property.
3. Is the requested variance substantial? No.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? No.
5. Is the alleged difficulty self-created? Yes.

This is a type 2 action under SEQR and is not subject to review.

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ZBA July 2015 meeting minutes  
Page 2 of 2 pages

Motion by Peter Dolan to approve a 15 foot front setback variance to demolish an existing cottage and construct a 24 foot by 36 foot two story garage at 5687 Sutton Point North, seconded by William Magee. All in favor.

Burnette conditional use permit modification: Courtney said that their plan is to clear an open area east of the storage units and put down a gravel base to extend their storage

capabilities to include an open area for boats, campers and RV's. They have lights on the structure and do not have plans to add any additional lights. She spoke with Mae MacCauly and she had no problem with the expansion.

Motion by Phil Livingston to modify the existing conditional use permit to include an open storage area for boats, campers and RV's at 4914 Dennison Road, seconded by William Magee. All in favor. Courtney Burnette abstained from voting.

Review and approval of July meeting minutes: Motion by Pete Dolan to accept the July meeting minutes as submitted, seconded by Pattie Johnston. All in favor

Motion by William Magee to close the meeting at 7:45 PM, seconded by Phil Livingston. All in favor.

Respectfully submitted  
Karol Thomas  
Recording Secretary

\* approved at 5/16/16 minutes