

**TOWN OF GROVELAND
ZONING BOARD OF APPEALS
Meeting Minutes
April 18, 2016**

Members Present: Chairman Courtney Burnette; Members: Peter Dolan, Patricia Johnston, and Richard Sleggs (substitute for Mr. Magee)

Absent: William Magee, Phil Livingston Sr.

Visitors Signed in: Mr. Jim and Mrs. Jean Love and Mr. Roy Teitsworth

Meeting opened at 7:00 PM.

Chair Burnette began meeting by reading the ZBA public hearing notice regarding Applications of: Jim and Jean Love of 4721 Scottsburg Rd, Groveland, for a variance of 15' road frontage and 100' wide lot; Roy Teitsworth of 6502 Barber Hill Rd, Groveland, for a variance of the 60' front yard setback; and Alan and Charles Hainsworth of Hainsworth Farms at 6100 Logan Rd and 6030 Logan Rd, for a Conditional Use Permit Renewal to operate a business to sell tanks, trailers and heavy trucks.

Chair opened Public Hearing at 7:02pm. on the applications by Mr. and Mrs. Jim Love.

Chair Burnette began by asking for any comments on the application of Mr. and Mrs. Love for a Conditional Use Permit for the requested Manufactured Home and for the variance of the 15' road frontage and 100' minimum lot width.

Mr. Love spoke about selling the 2 story house, garage, pool and surrounding area and keeping 4.5 acres and the barn and the plan to put up a one story manufactured home near the barn. They need the variance because the home is a manufactured one. There was discussion regarding the foundation and general building specifications.

CEO Maxwell added in that the new lot will be more conforming than the old one. The old one was a pre-existing, non-conforming lot and the new lot will be closer to the total square feet, and that most of the surrounding lots all had 85' frontage-short of the 100' requirement.

Hearing no others Chair asked to call the question.

Motion to approve Conditional Use Permit for a Manufactured home on Mr. and Mrs. Love's property made by Pete Dolan

Second by Pattie Johnston

No Discussion

Aye 4 Nay 0

Motion to approve Variance of 15' road frontage short of the 100' minimum made by Peter Dolan

Second: Pattie Johnston

No Discussion

Aye: 4 Nay 0

Variance Approved

Motion to make a Negative Declaration on the SEQR form made by Pattie Johnston

Second by Rick Sleggs

Aye 4 Nay 0

Motion Carried

Chair Burnette asked to close the Public Hearing on this matter at 7:12 Aye 4 Nay 0

Chair Burnette then moved to open Public Hearing on the application of Mr. Roy Teitsworth at 7:13pm.

Chair asked for any comments on the application of Mr. Teitsworth for a variance of the 60' front yard setback.

Mr. Teitsworth explained that he was requesting this variance to replace the dilapidated barn that was there. He needed the variance because the new barn would be different than the original footprint.

CEO Maxwell explained that the original barn was not conforming to the 60' setback, so the new barn would be no closer than it was before.

Hearing no others Chair asked to call the question.

Motion to approve the variance of the 60' front yard setback made by Pete Dolan

Seconded by Pattie Johnston

No Discussion.

Aye: 4 Nay: 0

Variance Approved

Chair Burnette asked to close the Public Hearing on this matter at 7:28pm

Aye 4 Nay 0

Chair Burnette then asked to open the Public Hearing on the Application of Alan and Charles Hainsworth for a renewal of a Conditional Use Permit to operate a retail motor vehicle business to sell tanks, trailers, and heavy trucks at 7:30pm.

Chair asked for any comments on the application of Alan and Charles Hainsworth.

Hearing no discussion, Chair Burnette asked to call the question.

Motion made by Pete Dolan to Grant the renewal of the Conditional Use Permit to operate a retail motor vehicle business to sell tanks, trailers, and heavy trucks *In Perpetuity*-with the understanding that if there are any complaints to the CEO which address issues that cannot be resolved, the CEO will send the applicant back to appear before the ZBA.

Seconded by Rick Sleggs

No Discussion

Aye 4 Nay 0

Conditional Use Permit for the Retail Motor Vehicle business Granted in Perpetuity.

Chair asked to close the Public Hearing at 7:40pm.

Motion to close the meeting made by Pete Dolan at 7:45pm.

Second by Rick Sleggs

Vote: Aye 4 Nay 0

Meeting closed at 7:45pm

Respectfully Submitted

Recording Secretary

Kathleen Gurak

approved at 5/16/16 meeting