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**TOWN OF GROVELAND
ZONING BOARD OF APPEALS
Meeting Minutes
May 16, 2016**

Members Present: Chairman Courtney Burnette; Members: Patricia Johnston, and Richard Sleggs (substitute for Peter Dolan), William Magee entered meeting at 7:15
Absent: Phil Livingston Sr., Peter Dolan
Visitors Signed in: Mr. Raymond and Mrs. Jennifer Simzer, Mr. Jeff White
Also Present: Ron Maxwell CEO

Meeting opened at 7:00 PM.

Chair Burnette began meeting by reading the ZBA public hearing notice regarding Applications of: Raymond and Jennifer Simzer of 7370 Rte 63, Groveland, for a variance of the 60' front yard setback.

Chair opened Public Hearing at 7:02pm. on the applications by Mr. and Mrs. Raymond Simzer
Chair Burnette began by asking for any comments on the application of Mr. and Mrs. Simzer for the 60' front yard setback.

Mr. and Mrs. Simzer along with Mr. Jeff White discussed how the old porch had deteriorated beyond repair and had to be torn down. They are wanting to replace the porch that was on the house but also add an 8' extension to the original footprint in order to wrap it around the north side of the house. We discussed that this would make the home more in character with the other homes in the area.

Motion to approve 60' front yard setback with the condition that it is no closer to the road than the existing porch, made by Patti Johnston.

Second by Richard Sleggs

The board then answered the five variance questions:

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created if the area variance is granted?
A – NO, it keeps the house in character with the surrounding homes.
2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than the area variance?
A – NO
3. Is the requested area variance substantial?
A- YES, it is more than 50%.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
A- NO
5. Was the alleged difficulty self-created?
A- YES, it was a choice to extend the porch.

No SEQR is required due to typeII action #10.

No Discussion

Aye 3 Nay 0

Motion to approve Variance of 60' front yard setback made by Patti Johnston

Second: Richard Sleggs

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The board then approved the 8/15/15 minutes.

William Magee made a motion to approve the 8/15/15 minutes.

Second: Patti Johnston

Aye 3 Nay 0 Abstain 1

The board then approved the 4/18/16 minutes.

Richard Sleggs made a motion to approve the 4/18/16 minutes.

Aye 3 Nay 0 Abstain 1

Chair Burnette then led a safety discussion with protocol in the event of an emergency or a threatening situation.

Motion to close the meeting made by Richard Sleggs at 7:25pm.

Second by William Magee

Aye 4 Nay 0

Meeting closed at 7:25pm

Respectfully Submitted

Chair Burnette

(filled in to type minutes as transcribed by Recording Secretary Kathy Gurak)