

Town of Groveland Zoning Board of Appeals

Meeting Minutes

November 20, 2017

7:00 PM

Present: Chair Courtney Burnette, Rick Sleggs, Pete Dolan, Patty Johnston members

Absent: William Magee

Other Officials: Ron Maxwell

Chair Burnette called to order at 7:03 PM -

Public Hearing:

Chair Burnette read the public notice to the board for the record. Mr. Stephen Maloney was present to speak on his own behalf. He would like to build an addition onto an existing house located at 6029 Morris Road in the town of Groveland. Mr. Maloney is asking for a 26' setback variance. Livingston County Planning Board has ruled "no significant countywide impact." This project is a Type II action under SEQR per section 617.5 under number 13 on page 1.

Area variance questions are as follows:

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, anything done to the house will enhance to the property.
2. "Can the benefit sought by the applicant be achieved by some feasible method other than a variance?" No, to keep in line with the existing structure he needs a variance.
3. "Is the requested variance substantial?" No, it is less than 50%.
4. "Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?" No, already an existing structure, addition will improve house.
5. Is the alleged difficulty self-created?" Yes, wants to add addition to the house.

Motion to approve a 26' front yard setback variance not to surpass the existing house structure.

Johnston motioned

Sleggs seconded

No further discussion

4 Aye 0 Nay - Motion Carried

Meeting Minutes:

Approval of October 16th meeting minutes.

- Motion to approve the minutes from October 16th as they stand.
Dolan motioned
Sleggs seconded
No further discussion
4 Aye 0 Nay - Motion carried

New Business:

None

Adjournment:

- Motion to adjourn at 7:25 PM
Dolan motioned
Johnston seconded
No further discussion
4 Aye 0 Nay - Motion Carried

Dated: November 20, 2017
Town of Groveland

Respectfully submitted by,
Jodi Beyer, Secretary to PB/ZBA Boards

(Official)