

# ***Town of Groveland Zoning Board of Appeals***

## ***Meeting Minutes***

March 20, 2017

7:00 PM

Present: Courtney Burnette (Chair), Rick Sleggs, Pete Dolan, William Magee, Patty Johnston members

Absent: Phil Livingston Jr. Alternate

Other Officials: Ron Maxwell

Chair Burnette called to order at 7:01 PM -

-Motion to begin the public hearing.

Magee Motioned

Sleggs seconded

No further discussion

5 Aye 0 Nay - Motion carried

### ***Public Hearing:***

Chair Burnette read the public notice out loud.

Eric Zeller and Nancy Beach, both present at the meeting, for an area variance located at 5749 West Lake Rd. The board reviewed the maps. Mr. Zeller and Ms. Beach noted that the existing foundation is very old and the property is sloped. A secondary option would take away too much green space and they would have to remove a large maple tree. They are proposing a 25 ft variance from the centerline of the road. They believe the change would also increase safety since they currently do not use the existing building since it is crumbling and too dangerous to park in. Another version of the map was added to the file. For the record, Chair Burnett noted that it is a type two action and does not require a SEQR. The following area variance questions were reviewed and answered by the board:

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-replacing a deteriorating structure and setting it back further from property line.
2. "Can the benefit sought by the applicant be achieved by some feasible method other than a variance?" No-the contour of the land does not allow for this.
3. "Is the requested variance substantial?" No-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-enhances property.
5. Is the alleged difficulty self-created?" Yes-new garage is desired.

Motion to approve the variance of 25 ft.

Magee motioned  
Dolan seconded  
No further discussion  
5 Aye 0 Nay - Motion Carried

Charles Mclaughlin, present for the meeting for special use dock and mooring permit renewal at 5675 West Lake Rd. Conesus, NY 14435. There is no new information and there have been no complaints.

Motion to declare a negative declaration for SEQR

Magee motioned  
Sleggs seconded  
No further discussion  
5 Aye 0 Nay - Motion Carried

Motion to approve the permit for 3 more years

Magee motioned  
Sleggs seconded  
No further discussion  
5 Aye 0 Nay - Motion Carried

Roy Teitsworth for a conditional use permit for 6502 Barber Hill Rd. There was not a representative present for the Teitsworth, nor was there any community members present to oppose. There has never been a conditional use permit for this property on record. The SEQR questions were reviewed and answered by the board. See form in file.

Motion to declare a negative declaration for SEQR.

Magee motioned  
Dolan seconded  
No further discussion  
5 Aye 0 Nay - Motion Carried

Motion to approve the conditional use permit with no expiration date provided there are no complaints that the code enforcement officer cannot resolve.

Johnston motioned  
Dolan seconded

No further discussion  
5 Aye 0 Nay - Motion Carried

### ***Meeting Minutes:***

Approval of January 16th meeting minutes with a few typing errors corrected.

- Motion to approve the minutes from January  
Dolan motioned  
Slegg seconded  
No further discussion  
4 Aye 0 Nay - Motion carried

### ***New Business:***

The new expansion project at the Salt Mine was discussed. The file cabinet is installed and organized.

### ***CEO Report:***

Grace and Truth has received their certificate of occupancy.

### ***Adjournment:***

- Motion to adjourn at 7:53 PM  
Sleggs motioned  
Johnston seconded  
No further discussion  
5 Aye 0 Nay - Motion Carried

Dated: March 20, 2017  
Town of Groveland

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

(Official)