

***Town of Groveland Zoning Board of Appeals***  
***Meeting Minutes***

May 15, 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 7:03 PM -

- Motion to begin the public hearing.
- Dolan Motioned
- Johnston seconded
- No further discussion
- 5 Aye 0 Nay - Motion carried

***Public Hearing:***

Chair Burnette read the public notice out loud. Mr. Birecree was here to speak on his own behalf. They would like to replace an existing shed with a large garage that will match the design if the garage. The shed exists within the 75-ft. area but since it is larger, a variance is required. The building will also be taller than the existing shed. There was a question about drainage. Mr. Birecree said he believed there is no current issue. For the record, this is a Type II action under SEQR number 12, therefore, no further SEQR is required. Mr. Birecree was asked specifically if his neighbor to the South was told about the project. Mr. Birecree said he did in fact speak to him.

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, improving property by replacing dilapidated shed.
2. "Can the benefit sought by the applicant be achieved by some feasible method other than a variance?" No, due to the slope of the land this is the only option.
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, nothing we are aware of at this time.

5. Is the alleged difficulty self-created?" Yes, they would like a new garage for a boat.

Motion to approve the 20 ft. setback variance.

Magee motioned

Dolan seconded

No further discussion

5 Aye 0 Nay - Motion Carried

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

Approval of March 20th meeting minutes with a few typing errors corrected.

- Motion to approve the minutes from March 20<sup>th</sup>.

Sleggs motioned

Johnston seconded

No further discussion

5 Aye 0 Nay - Motion carried

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

None

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

None

### ***Adjournment:***

- Motion to adjourn at 7:29 PM

Dolan motioned

Johnston seconded

No further discussion

5 Aye 0 Nay - Motion Carried

Dated: May 17, 2017  
Town of Groveland

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

(Official)