

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

March 19, 2018

7:00 PM

Present: Chair Courtney Burnette, Rick Sleggs, Pete Dolan, Pattie 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. Robert Presutti was present to speak on behalf of the applicants, Daniel and Robert Adamson. He would like to make alterations to a non-conforming lot located at 4832 Adamson Road in the town of Groveland. Mr. Adamson is asking for an area 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 12 on page 1. The board wants to note for the record that the area being separated is not a buildable lot. One stipulation of the separation is that the area will be combined once it is removed from the Ag District. The board also wants the map to reflect a right of way since the area is land locked. Presutti said he will be bringing in an updated mylar and maps showing the right away located on the property that they currently own and that it will be combined once removed from Ag District.

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, the use and layout of the lot does not change.
2. "Can the benefit sought by the applicant be achieved by some feasible method other than a variance?" No, because one is in an AG District and the other is not.
3. "Is the requested variance substantial?" Yes, but once it is out of the Ag District, it will be combined.
4. "Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?" No, the use and layout of the lot does not change.

5. Is the alleged difficulty self-created?" Yes, the buyer wanted to purchase the additional land.

Motion to approve the area variance with the condition that it is combined with the house lot once it is removed from the Ag District.

Johnston motioned

Dolan seconded

No further discussion

4 Aye 0 Nay - Motion Carried

Meeting Minutes:

Approval of February 19th meeting minutes.

Subsequent to the meeting and due to Member Sleggs questioning at the meeting, CEO, Maxwell went to location to take actual measurements. The minutes will reflect those measurements.

- Motion to approve the minutes from February 19th with alterations.

Sleggs motioned

Johnston seconded

No further discussion

4 Aye 0 Nay - Motion carried

Approval of November 20, 2017 minutes

- Motion to approve the minutes from November 20th minutes.

Sleggs motioned

Johnston seconded

No further discussion

4 Aye 0 Nay – Motion carried

New Business:

None

Adjournment:

- Motion to adjourn at 8:06 PM

Johnston motioned

Dolan seconded

No further discussion

4 Aye 0 Nay - Motion Carried

Dated: March 19, 2018
Town of Groveland

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