

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

June 20, 2017

AGENDA: Latino Public Hearing
Regular Meeting

MEMBERS: Michael French, Chairman
Peter LeoGrande
Patricia Simmons
Tom Thompson
Sandra Farrands

ALSO PRESENT: Thomas and Rosemary Latino.

Chairman French opened the Regular meeting at 7:23 pm due to late arrival of secretary.

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PUBLIC HEARING

Thomas and Rosemary Latino – 1107 State Route 48 South, Fulton
Tax Map #253.04-01-11

Chairman French opened the Public Hearing at 7:25 pm and asked if the neighbor notification had included the new owner of the former Benway property, the secretary replied that the new owners had been notified, which Mr. Latino confirmed because he had spoken to the new owners as well. Mr. Latino stated that he wanted to place a shed 2 feet from his property line and stated that it would not infringe on the private roadway existing on his neighbor’s property. Mr. Latino also stated from the google photo supplied the grass area between his property and the private road has been mowed and maintained by Mr. Latino for more than 30 years. Member Thompson asked why the shed was positioned crooked on the drawing; and was answered that the shed aligns with the private drive so as to make equal grass area along the backside of the shed. Member LeoGrande asked if the shed was going to be placed on blocks, which Mr. Latino said it was as well as a gravel base for drainage. Without further discussion by the Board and no attending public, Chairman French closed the Hearing at 7:30 pm.

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REGULAR MEETING

The Regular meeting was reopened at 7:31 pm.

Thomas and Rosemary Latino – Member Thompson commented that the variance request is substantial at 75% - 6 feet of relief out of 8feet requested for an undersized lot. Chairman French also commented that if the private road had been any other

roadway then the variance would not be granted because of an increased volume of traffic and safety concerns.

*Without any further discussion from the Board Members a **motion** was **moved** by Member Tom Thompson and seconded by Member Sandra Farrands to accept the Area Variance request and allow the applicant to place a 12'x24' storage shed at a location 2' offset of side property line on property located at 1107 State Route 48 South, Fulton, NY 13069; Tax Map # 253.04-01-11 is hereby **GRANTED**.*

A roll call vote was taken:

Michael French, Chairman Aye

Peter LeoGrande, Member Aye

Patricia Simmons, Member Aye

Tom Thompson, Member Aye

Sandra Farrands, Member Aye

*5 AYES 0 NAYES – Resolution 2017-04 - **APPROVED***

MINUTES

A **motion** was **moved** by Member LeoGrande to approve the meeting minutes for June 7, 2017. The motion was seconded by Member Simmons, all were in favor without further discussion and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 7:36 pm was **moved** by Member Farrands and seconded by Member Simmons, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers
ZBA secretary