

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

August 8, 2017

AGENDA: GuzelakPublic Hearing
Holmes Public Hearing
Regular Meeting

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

ALSO PRESENT: John and Jean Guzelak, Breck and Pamela Holmes, and Liaison
Councilor Lori Thrall.

Chairman French opened the Regular meeting at 7:00 pm.

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PUBLIC HEARING

John Guzelak – 145 County Route 55, Fulton
Tax Map #301.00-06-06.02

Chairman French opened the Public Hearing at 7:00 pm and asked Mr. and Mrs. Guzelak to present their variance request. The applicants explained that they had been denied a building permit to install a 28’x56’ new modular home on their property because of the existing home on the property that they live in. They would like to live in the home while the new one is installed and finished, then demolish the old trailer on site and salvage the steel because its too old and deteriorated to pull out. The applicants are also installing a new septic system to be designed and constructed according to the Oswego County Health Department. The existing well has good water and replenishes itself frequently therefore their new home will connect to the existing well. A Board member asked if they would consider connecting to the existing waterline. Mr. Guzelak replied that to connect at the road and run a line nearly 300’ to the proposed location would be very expensive, and they don’t feel as if they need to because they have a really good clean well. Without further discussion by the Board and no attending public, Chairman French closed the Hearing at 7:07 pm.

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PUBLIC HEARING

Breck & Pamela Holmes – 389 Cole Road, Fulton
Tax Map #300.00-01-01.02

Chairman French opened the Public Hearing at 7:07 pm and asked Mr. and Mrs. Holmes to present their variance request. The applicants stated that they were asking for an area variance to live in their home while they install a new one per the Codes

office direction when they were denied a building permit. The site plan presented had a proposed location for the new doublewide manufactured home, well and septic vent – all of which appeared to be located at appropriate distances. Member Thompson questioned the front setback and Mr. Holmes stated that the front of the home is beyond the 50’ requirement which the CEO had checked when they applied for the building permit. They explained that they would be demolishing the mobile home once they could move into the new home which the CEO had also explained to them. With no further questions from the Board, Chairman French closed the Hearing at 7:11 pm.

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REGULAR MEETING

The Regular meeting was reopened at 7:11 pm. Chairman French stated that the ZBA has had several Area Variance requests for relief of the regulations allowing only one dwelling per lot and all thus far have been approved. The approvals have somewhat set a precedent which the Board is content to abide by because the outcome is new homes replacing old and deteriorating residences. The Town as a whole benefits from improved housing stock by increasing the tax base and valuation of nearby properties.

John Guzelak –

*Without any further discussion from the Board Members a **motion** was **moved** by Member Tom Thompson and seconded by Member Peter LeoGrande to accept the Area Variance request and allow the resident to reside in the existing structure during the construction of new proposed home on property located at 145 County Route 55, Fulton, NY 13069; Tax Map # 301.00-06-06.02 is hereby **GRANTED** with the following express conditions:*

- 1.) Must be in accordance with CEO requirements regarding the issuance of a Demolition Permit previous to the issuance of a Certificate of Occupancy for the new home.*
- 2.) Allowance of a six month time frame to demolish existing home.*

A roll call vote was taken:

<i>Michael French, Chairman</i>	<i>Aye</i>
<i>Peter LeoGrande, Member</i>	<i>Aye</i>
<i>Patricia Simmons, Member</i>	<i>Aye</i>
<i>Tom Thompson, Member</i>	<i>Aye</i>
<i>Sandra Farrands, Member</i>	<i>Aye</i>

*5 AYES 0 NAYES – Resolution 2017-08 – **APPROVED***

Breck & Pamela Holmes –

*Without any further discussion from the Board Members a **motion** was **moved** by Member Tom Thompson and seconded by Member Patricia Simmons to accept the Area Variance request and allow the resident to reside in the existing structure during the construction of new proposed home on property located at 389 Cole Road, Fulton, NY 13069; Tax Map # 300.00-01-01.02 is hereby **GRANTED** with the following express conditions:*

- 1.) Must be in accordance with CEO requirements regarding the issuance of a Demolition Permit previous to the issuance of a Certificate of Occupancy for the new home.*

2.) Allowance of a six month time frame to demolish existing home.

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 2017-09 – **APPROVED**

MINUTES

A **motion** was **moved** by Member Thompson to approve the meeting minutes for July 19, 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 7:31 pm was **moved** by Member Farrands and seconded by Member Thompson, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers
ZBA secretary