

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

October 4, 2017

AGENDA: Schreiner Public Hearing  
Cole Public Hearing  
Wright Public Hearing  
Regular Meeting

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

ALSO PRESENT: Andrew and Erica Schreiner, Linda Cole and Doug Murray, Linda Wright and her home contractor.

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**PUBLIC HEARING**

**Area Variance Request**

Andrew Schreiner – 1254 County Route 8, Fulton  
Tax Map #235.00-08-21

Chairman French opened the Hearing at 7:00 pm. Erica and Andrew Schreiner stated that they were ***withdrawing*** their variance request because they had decided to build the pole barn at a different location which is compliant with the dimensional requirements of the Zoning Ordinance. A neighbor had agreed to sell them additional land which would provide a better location that suited their needs for the pole barn. The neighbor that sold them land was also the neighbor that had contacted the ZBA by phone and letter opposing the initial proposed location. Without any need for further comments, the Hearing was closed at 7:02 pm.

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**PUBLIC HEARING**

**Area Variance Request**

Linda Cole – 40 Wild Winds Drive, Fulton  
Tax Map #270.02-02-3.2

Chairman French opened the Hearing at 7:02 pm. Linda Wright and Doug Murray explained that they needed to add a 24'x20' extension to the front of the existing garage in order to fit their boat inside for winter storage. A photo of the boat had been supplied to all Board members. Their building contractor, Ralph Waldron Jr. had measured the front setback from the edge of pavement to the face of the garage was 65'; the 24' extension would make the setback at 41', therefore requiring a 9' variance request. The Board members commented on the neatness of the property and how well maintained other properties in the neighborhood were. The property slopes towards the river in the rear yard which made locating a spot for an unattached garage/pole barn difficult as well as increasing the estimated cost due to needed fill

and additional driveway access. The Board had no further questions of the applicant, and with no audience present, the Hearing was closed by Chairman French at 7:05 pm.

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## REGULAR MEETING

The Regular Meeting was opened at 7:05 pm.

**Linda Cole** – *Without any further discussion from the Board Members a **motion** was **moved** by Member LeoGrande and seconded by Member Simmons to approve the Area Variance request of 9' relief of front setback requirement to allow the construction of a 24'x20' garage extension, on property located at 40 Wild Winds Drive, Fulton, NY 13069; Tax Map # 270.02-02-03.2 is hereby **GRANTED**.*

*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>Absent</i>
<i>Sandra Farrands, Member</i>	<i>Aye</i>

*4 AYES, 0 NAYES – Resolution 2017-12 – **APPROVED***

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## PUBLIC HEARING

### Area Variance Request

Linda Wright – 851 County Route 3, Hannibal  
Tax Map #234.00-07-07

Chairman French opened the Public Hearing at 7:06 pm. Linda Wright stated that she was replacing her old single wide mobile home with a new doublewide manufactured home and needed a variance from the Board to allow her to reside in the existing home while the new home is installed. She also stated that she needed additional time for demolition and removal of the old home, and to move her belongings between the two structures during the winter months. She had initially planned for the new home to be installed nearly 8 weeks ago and has been delayed by the CEO process and the ZBA process to where she is now concerned that because of the onset of winter weather, the demolition wouldn't be finished within a 6 month timeframe. Ms. Wright's contractor was also present and confirmed the fact the Town's processes have delayed the project due to the need to obtain a survey map as well as documentation of the building standards. He began a discussion of the NYS Governor Cuomo's actions to force all municipalities to accept and allow manufactured homes as a way of providing an affordable housing alternative. Chairman French asked about the survey map that she had provided and its lack of location for the new doublewide. The map identified the location of the existing mobile home, well, electric pole and existing sheds but didn't show where the septic system or proposed doublewide locations are. Ms. Wright explained that the new home was going to be directly in front of the singlewide, approximately 6' south of the well. She also stated that she planned on connecting to public water when the district is constructed in the near future. The contractor explained that the existing septic is in the rear yard between the various sheds with the tank located close enough for a somewhat easy connection by digging an access way underneath the singlewide and continuing under the new home. Ms.

Wright provided letters from two of her neighbors both in favor of her installing a new home on her property. Mr. Potter, neighbor to the east, is also allowing the removal of any trees from his property to assist in the setting process as well as allowing access through his property for any personnel associated with the builder. Mr. Gervaise, neighbor to both the west and south, has no objection to having a doublewide next to his properties. With no further public or board member comments, the Hearing was closed at 7:21 pm.

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## REGULAR MEETING

The Regular meeting resumed at 7:21 pm.

**Linda Wright** – The Board members discussed the timeframe for dismantling and removal of old mobile home and agreed to allow six months time in which Ms. Wright needed to acquire the demolition permit, allowing her ample time to move her belongings and allowing the winter months to pass before the demolition needs to begin. The demolition permit, once acquired, would have a six month timeframe as stipulated by the CEO.

*Without any further discussion from the Board Members a motion was moved by Member LeoGrande and seconded by Member Farrands, to allow the applicant to reside in the existing structure during the installation of new doublewide manufactured home on property located at 851 County Route 3, Fulton, NY 13069; Tax Map # 234.00-07-07 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 in which to **acquire** the Demolition Permit for the existing single wide mobile 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>Absent</i>
<i>Sandra Farrands, Member</i>	<i>Aye</i>

*4 AYES, 0 NAYES - Resolution 2017-13 - **APPROVED**.*

## MINUTES

A **motion** was **moved** by Member Simmons to approve the meeting minutes for August 22, 2017. The motion was seconded by Member Farrands, all were in favor without further discussion and the **motion carried**.

## ADJOURN

With no other business before the Board a **motion** to adjourn at 7:30 pm was **moved** by Member Farrands and seconded by Member LeoGrande, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers, ZBA secretary