

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

November 15, 2016

AGENDA: Yerdon Public Hearing
Regular Meeting

MEMBERS: Michael French, Chairman
Peter LeoGrands
Patricia Simmons
Tom Thompson
Dan Parkhurst –absent

ALSO PRESENT: no one.

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PUBLIC HEARING

Thomas Yerdon – 26 Old State Road, Fulton
Tax Map # 219.13-01-04

Chairman French opened the Public Hearing at 7:00 pm and asked Mr. Yerdon to present his request for an area variance. Thomas Yerdon explained to the Board that he wanted to build a 32'x24' pole barn on his property which is undersized and oddly shaped. He built a home on the property a couple of years ago with an approved building permit through the Codes office and wasn't required to obtain a variance with similar setbacks, he was therefore surprised when his permit was denied to build the barn. He stated that there are wetlands from Tannery Creek at the other end of his property (north side) which makes it unusable and his septic is next to the house on the north side as well – the southern end is his preferred location. The property is a triangle shape and the intended location is at the narrow end making the requested variances substantial. The Board members discussed alternate locations on the property, such as the area between the septic and creek which has a driveway and an existing concrete pad to utilize. They also stated that the requested variances would be much smaller if he built in this location. The applicant stated that he couldn't utilize the pad because of cracking and that this location would block views of the river from neighbors across the street. The Chairman replied that the preferred location would also block views from another one of his neighbors, Amanda Close, who had notified the Board of her objection to the granting of the variance by email. Another alternate location discussed by the Board was to slide the structure to the north 16' and attach it to the existing garage, which the applicant was not in favor of. Without any further discussion the Hearing was closed by Chairman French at 7:35 pm.

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REGULAR MEETING

The Regular meeting was opened at 7:36 pm.

Thomas Yerdon – Chairman French stated that he had concerns regarding the size of the variances needed and that there were 3 separate variances being requested. The proximity to the state right-of-way along a heavily traveled state road flags safety issues that needs to be considered as well. He also read aloud the email from neighbor Amanda Close who is not in support of the variances being requested because it would block the view of the river. Member LeoGrande reiterated that the variances are substantial at more than 50% of the required setback dimension and could be diminished if a different location on the property were chosen. *Without any further discussion from the Board Members a **motion** was **moved** by Chairman French and seconded by Member Tom Thompson to accept the Area Variance request by Thomas Yerdon to construct a pole barn located 9’ offset of front property line (Old State Road) and 5’ offset of rear property line (State Route 48), on property located at 26 Old State Road, Fulton, NY 13069; Tax Map # 219.13-01-04 is hereby **DENIED**.*

A roll call vote was taken:

Michael French, Chairman	Naye
Peter LeoGrande, Member	Naye
Patricia Simmons, Member	Naye
Tom Thompson, Member	Naye
Don Parkhurst, Member	Absent

0 AYES 4 NAYES 0 ABSTENTIONS – REQUEST **DENIED**

MINUTES

A **motion** was **moved** by Member Thompson to waive reading the minutes until the next ZBA meeting. 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 7:47 pm was **moved** by Member LeoGrande and seconded by Member Simmons, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers
ZBA secretary
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