

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

September 30, 2019

AGENDA: Ryan Pitts Public Hearing  
Regular Meeting

MEMBERS: Michael French, Chairman  
Peter LeoGrande  
Tom Thompson  
Tina Sawyer

ALSO PRESENT: John Snow Jr..

Chairman French opened the meeting at 7:00 pm.

**PUBLIC HEARING**

Chairman French stated that the Public Hearing scheduled for Ryan Pitts' Area Variance Request was cancelled due to the conflict with the presently enacted Moratorium which affects all applications within the Town. The applicant will need to request a hardship waiver from the Town Board before pursuing the Area Variance from the ZBA. The Town Board has scheduled a Hearing on October 23<sup>rd</sup>, and the ZBA agrees to hold a Hearing on October 24<sup>th</sup>, in an effort to save time in what's left of the building season.

**TRAINING**

Town Supervisor John Snow Jr. was present at the meeting to provide the ZBA membership with the yearly state required municipal training regarding 'workplace violence' and 'sexual harassment'. The zero-tolerance policy was discussed as well as the procedures for filing complaints. The training was interactive with examples and questions.

**MINUTES**

A **motion** was **moved** by Member Thompson to approve the meeting minutes December 18, 2018 with minor correction. The motion was seconded by Member LeoGrande, all were in favor without further discussion and the **motion carried**.

**MORATORIUM**

There was some discussion of the Moratorium adopted by the Town Board in July. The action taken was to provide a 'stop-gap' in time to allow amendments to be made to the Town documents that are in need of updating in order to protect the residents and the Town from commercial development that could be impactful. Member Sawyer explained that a Steering Committee had been formed, of which she was a Member, and that they with the help of three hired professionals were making headway to identifying many of the issues. Town Engineer Doug Miller, Planner Howard Brodsky, and Land Use Attorney Jamie Lynn Sutphen were leading discussions at monthly meetings recently started. ZBA secretary will email copies of the Moratorium for Board member review.

## CEO DISPOSITIONS

The CEO, David Hanford, provided the ZBA with several sign replacement applications and an animal shed application for their input and clarification as to whether ZBA Area Variances are required per the Zoning Ordinance. The Town's regulations are loosely written making interpretation difficult, and there are jurisdictional issues as well.

Fulton Mobile Home Parks Inc. has three pending building permit applications for replacement signs at three different locations. The CEO has supplied Dispositions for clarification as follows:

#2019-0001 for location at 1589-1599 Co Rt 8 - Fox Meadows MHP

#2019-0002 for location at 307 Rathburn Road - Wooded Acres MHP

#2019-0003 for location at 1922-34 St Rt 48 - Somerlawn Senior Community

The ZBA members reviewed the sign regulations, Zoning Ordinance Section V(E), and the proposed renderings and locations for all of the signs. The present and proposed locations are within the State, County or Granby ROW's and are only being updated because of age and wear, with no change to size or location. A **motion** was **moved** by Member Thompson that the Member ship determined that no ZBA action was necessary, and that the CEO should process the aforementioned dispositions to building permits at his discretion and in accordance to NYS Building Codes. The motion was seconded by Member Sawyer, all were in favor without further discussion and the **motion carried**.

Another pending application before the CEO is in regards to the construction of an accessory structure for sheltering animals on property where a principal structure does not exist. Disposition #2019-0004 for location at 573 Cty Rt 8 within the A-1 zoning district was discussed by the Members. The property is 28 acres with fencing to contain goats and a couple head of cattle but needs shelter for the winter. The proposed shed is 30'x16' and located approximately 75' from the side property line and further back from the roadway. The Town has a designated agricultural zoning district (A-1), which this is within, as well as active State Certified Agricultural Districts that support farming endeavors. A **motion** was **moved** by Member Thompson that the ZBA determined that the CEO has jurisdiction to process Disposition #2019-0004 for pending building application for construction of 30'x16' farm animal shelter without need for ZBA action. The motion was seconded by Member LeoGrande, all were in favor without further discussion and the **motion carried**.

## ADJOURN

With no other business before the Board a **motion** to adjourn at 7:44 pm was **moved** by Member LeoGrande and seconded by Member Thompson, all were in favor and the **motion carried**.

Respectfully submitted by:



Lisa Somers  
ZBA secretary