

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

October 24, 2019

AGENDA: Ryan Pitts Public Hearing
Regular Meeting

MEMBERS: Michael French, Chairman
Peter LeoGrande
Tom Thompson - absent
Tina Sawyer
Tyler Palmitese

ALSO PRESENT: Ryan Pitts, Charles & Tina Jackson.

Chairman French opened the meeting at 7:03 pm. The Board welcomed new member Tyler Palmitese.

* * * * *

PUBLIC HEARING

Area Variance Request

Ryan Pitts -26 Bergmann Drive, Fulton,
Tax Map #235.00-13-06.1

Chairman French opened the Public Hearing at 7:04 pm and asked the applicant to explain the variance requested. Chairman French also stated that the Town Board had granted Mr. Pitts waiver of the restrictions imposed by the Moratorium, enabling the application to proceed to the ZBA. Ryan Pitts responded that he intends to build a new structure on his property and would like to continue residing in the existing manufactured home while the construction occurs. He also plans to demolish the old home once the new house is built and able to be lived in. The Board members had processed similar requests and had no questions for the applicant.

Chairman French opened the Hearing at 7:09 pm for public comments as follows:

1. Charles & Tina Jackson – Neighboring property owners located directly south of Mr. Pitts that expressed some issues they had with their new neighbor. Charles Jackson stated that the building activity that they can hear almost daily has already scared away the deer in the neighborhood and the house has already under construction apparently without Town approval. Ryan Pitts replied that he also hears the construction noise and that it is not him, he inquired where the Jacksons property was in relation to his and determined that Mr. Pitts residence is at the furthest northern point of the 30 acre parcel along Bergmann Drive, which is on the far side and away from the Jackson’s. They all agreed that the noise was coming from the property that runs along the rear southwest corner, and would be something that the Codes Office would be able to assist the Jackson’s with. The Jackson’s supplied photos on their phone for the ZBA Members to view confirming that a large two-story structure is being built and that several campers are also being utilized in the same vicinity.

With no further public comments, a motion was moved by Member LeoGrande to close the Hearing at 7:15 pm. The motion was seconded by Member Sawyer and the motion carried.

* * * * *

REGULAR MEETING

Ryan Pitts -

*Without further discussion, a motion was moved by Member Sawyer and seconded by Member LeoGrande, to approve the Area Variance request by Ryan Pitts and allow the applicant to reside in the existing manufactured home during the construction of a new residential structure on property located at 26 Bergman Drive, Fulton, NY 13069; Tax Map # 235.00-13-06.1, and 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 Temporary Certificate of Occupancy for the new home.*
- 2.) *Allowance of a six-month time frame in which to demolish the existing manufactured home after the issuance of a Temporary Certificate of Occupancy.*

A roll call vote was taken:

Michael French, Chairman	Aye
Peter LeoGrande, Member	Aye
Tom Thompson, Member	Absent
Tina Sawyer, Member	Aye
Tyler Palmitese, Member	Aye

4 AYES 0 NAYES 0 ABSTENTIONS – Resolution 2019-01**APPROVED**.

MINUTES

A **motion** was **moved** by Member Thompson to approve the meeting minutes for September 30, 2019. 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 7:25 pm was **moved** by Member Palmitese and seconded by Member LeoGrande, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers
ZBA secretary