



June 26, 2012

Body:

TOWN OF GRANBY ZONING BOARD OF APPEALS
Meeting Minutes
June 26, 2012

AGENDA: Walter Crofoot Public Hearing
Regular Monthly Meeting

ROLL CALL: Peter Holmes present – Chairman
Peter LeoGrande present
Linda Fadden excused
Sam Trepasso absent
Michael French present

Also Present: Dawn Neupert for Walter Crofoot, CEO Dave Rearick and Supervisor Ed Williamson.

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PUBLIC HEARING

Walter Crofoot – 42 Beverly Drive, Fulton
Tax Map # 218.00-10-13

Chairman Holmes opened the Public Hearing at 7:08 pm and asked the applicant to explain the requested variance. Dawn Neupert is representing the application for Walter Crofoot – the home in question will be hers. CEO Dave Rearick also approached the Board and explained that the home in question has a negligible roof pitch but meets the NYS snow load rating of 60 PSI. ZBA Member Mike French stated that the zoning law is incorrect and that roof pitch can not be regulated by zoning. A discussion ensued regarding Section V, subsection G and its intent to eradicate manufactured homes from the Town of Granby, controlling growth by location was acceptable to many in the Town but the criteria used in subsection G is not enforceable. CEO Rearick continued that the home was built in 1969 and is pre-HUD but Codes Office has no problems accepting the home – it is in meticulous condition and has had many updates to the electrical and plumbing, pictures were supplied for Board Members to view. A state certified installer gives a warranty and certifies that it meets NYS requirements, which is all that the Codes office requires. Supervisor Williamson comments that the home is in terrific condition and previously received a variance for an undersized home for Kevin Crofoot. The Board will need to revisit that variance at a later date since the variance applies to the land and not the structure. With out further comments from the public or the Board, the Hearing is closed at 7:20 pm by Chairman Holmes.

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REGULAR MONTHLY MEETING

The Regular Monthly meeting was called to order at 7:20 pm.

WALTER CROFOOT – Supervisor Williamson asked if this application represented a hardship situation, which could verify the need for granting the variance. Chairman Holmes replied that he didn't feel that hardship was necessary and could be misinterpreted later, the zoning law is erroneous in this case – the text is unsupported in contrast to the State Building Code, overall snow load calculations outweigh singular construction elements. Without any further discussion from the Board Members a ***motion was moved*** by Chairman Holmes and seconded by Member French to approve the requested Area Variance and waive the minimum roof pitch requirement for manufactured homes on property located at 42 Beverly Drive, Fulton.

All were in favor without further discussion, ***motion carried.***

Vote:

Peter Holmes, Chairman Aye
Linda Fadden, Member Excused
Peter LeoGrande, Member Aye

Sami Trepasso, Member
Michael French, Member

Absent
Aye

3 Ayes and 0 Nays – motion approved – Resolution 2012-04

TRAINING

- ~ Literature for 4 hours of state mandated Training sponsored by Oswego County for Local Zoning and Planning officials was distributed but copies were dark. The courses are on Tuesday September 11th from 5:30 to 9:30 at the Oswego High School Auditorium (2 Buccaneer Blvd.). RSVP Deb Wise by August 31st if interested in attending 315-349-8292 or at dwise@oswegocounty.com.
- ~ Information for training offered by *The Association of Towns* was distributed to the Members, the closest location is Fairport (Monroe County) on August 3rd, pre-registration fee of \$70 or \$80 at the door, www.nytowns.org.

PRIVILEGE OF THE FLOOR

- ~ ZBA Member Mike French stated to the Board and to Supervisor Williamson that he would like for Town Attorney Dennis Hawthorne to provide the training offered at a Town Board meeting. Supervisor Williamson stated that he would set it up with Chairman Holmes.
- ~ ZBA Member French supplied forms to help guide the review process and ensure that the criteria required to grant variances has been met and is consistent.
- ~ Chairman Holmes read aloud a section of the April minutes that referred to conduct of a CEO to Supervisor Williamson, some discussion ensued.

MINUTES

A **motion** to approve the meeting minutes for April 24, 2012 was **moved** by Chairman Peter Holmes and seconded by Member Peter LeoGrande, all were in favor, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:59 pm was **moved** by Member Mike French and seconded by Member Peter LeoGrande, all were in favor, **motion carried**.

Respectfully submitted by:
Lisa Somers, ZBA secretary

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