

Town of Granby

Minutes

March 27, 2012

Body:

TOWN OF GRANBY ZONING BOARD OF APPEALS
Meeting Minutes
March 27, 2012

AGENDA: Houle Company, LP Public Hearing
Regular Monthly Meeting

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

Also Present: Jackie Frost for the Houle Company.

Chairman Holmes called the meeting to order at 7:01 pm.

PUBLIC HEARING

Houle Company, LP – 307 Rathburn Road, Lot # 34, Fulton
Tax Map # 217.00-04-04

Chairman Holmes opened the Public Hearing at 7:02 pm and read the legal notice into the record. He then asked the applicant to explain the request for a variance of the front setback requirement. Jacqi Frost introduced herself as a representative for the Houle Company and explained that she was a last minute replacement for John Houle who had broken his leg and was unable to appear. He was reachable by phone if necessary but she stated that he was on pain medication. Chairman Holmes replied that he would speak with Mr. Houle at another time when he was better and asked Ms. Frost to proceed with what she knew of the application. Ms. Frost explained that the Houle Company had purchased several different manufactured home parks in the Granby and Fulton area several years ago and various family members have controlled various parks over the years – some improved and some not. Recently the company had been restructured and John Houle had been appointed the controlling manager of Houle Company LP. Many efforts have been underway to improve the appearance, maintenance and housing stock within these properties and this 26 x 60 home is one example. An engineer (Russ Getman), CEO Dave Rearick and John Houle had met at the site and approved the use of the existing supports. The need for a variance was stated by the CEO when trying to obtain a temporary certificate of occupancy for the installed doublewide. She concluded by stating that thousands of dollars had been spent to complete the structure after receiving a building permit from the Town, and the buyers are living there - moving it would be costly, a hardship. Chairman Holmes stated that the applicants are requesting a variance for relief of being too close to the road when the property is over 17 acres – how does a home get placed too close to the road on a property that size? The process of getting to this point needs to be explained. Ms. Frost replied that the site location was chosen because the concrete structure to support a home already existed. The supplied site plan map showed the location of several lots with either existing homes or gravel pads, and only 3 of the 35 lots are the size of a doublewide. The Board members had only just received the site plan map and after some review, Member Sam Trepasso asked if the water and septic had been completed, and if the power was connected? Yes, everything had been operating and they therefore were requesting a temporary C of O to allow the buyers in when they learned they would need to seek a variance. Member Trepasso also commented that the overhead utility lines located near many structures appeared too close for current standards. The distance between the road line and the home is noted at 22' on the site plan and 37.5' on the variance request application – a discrepancy that needs to be corrected. Jacqi Frost had spoken to Mr. Houle and confirmed that a building permit had been issued 2 years ago and a C of O had recently been issued. Chairman Holmes stated that Rathburn Road has a rather bad history of problems and more information from Mr. Houle and from The Granby Codes Office will be needed before the Board could consider granting the request, the Board Members agree. The distance between the home and the road line needs to be determined and the reason why the house is located where it is needs to be clarified for the next meeting. Chairman Holmes stated that the Public Hearing would remain open so that further information could be obtained.

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REGULAR MONTHLY MEETING

The Regular Monthly meeting was called to order at 7:19 pm.

HOULE COMPANY, LP – Some discussion ensued amongst the Board Members regarding the building permit process and the lack of any documentation accompanying an application signed by a CEO. The secretary was asked to send Codes a letter requesting information and their presence at the April 24th meeting in regards to this application. A general request for a CEO to attend all future meetings should also be added - letter to be copied to the Town Board. The secretary will research Planning files for any previous approvals for this property.

IRON HORSE SOLUTIONS/TODD GOLTHWAIT – The applicant had received a conditional approval for a sign height variance at the February meeting and hadn't been heard from since. The applicant needed to supply a letter from the property owner giving him permission to request the variance before the approval would be processed. Chairman Holmes told the secretary to contact Mr. Goldthwaite and inform him that the letter was needed by the April meeting otherwise the request would be denied by default.

NEW BUSINESS:

MICHAEL ACKER – An application for appeal was received but is incomplete, secretary will contact applicant and request missing information and process for April meeting if possible.

A **motion** to approve the meeting minutes for February 28, 2012 was **moved** by Chairman Peter Holmes and seconded by Member Petr LeoGrande, all were in favor, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:49 pm was **moved** by Member Peter LeoGrande and seconded by Member Sam Trepasso , all were in favor, **motion carried**.

Respectfully submitted by:

Lisa Somers, ZBA secretary

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Printed On February 15, 2022