

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

April 4, 2023

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford

Jane Crego, Chairman

Rhonda Nipper

Lori Blackburn

Erin Palmitese

Carl Nysten, Vice Chairman

Tom Anthony

Lisa Somers, Clerk

Also Present: James Burke.

**BUSINESS**

James Burke

James Burke approached the Board and explained that he needed to modify the floor plan that was previously approved for Site Plan Review – Resolution # 2023-01. After reviewing the fire codes, it was determined that the door located on the north side of the building was unnecessary because he could use appropriately sized windows to satisfy the code for emergency egress. The interior spaces could then be changed to have the two bedrooms along the north wall, the exterior door on the front wall (east), the kitchen along the front wall and southeast corner, which leaves a large open space for the kitchen/dining and living area. Mr. Burke supplied copies to the members of the new floor plan with a summary page of the changes. Members commented that the changes made a nicer living space and layout for tenants. Mr. Burke also stated that a Town Fire Code Officer had walked through the property to advise him of what would be required per fire code and that the interior wall between the apartment and storage area would be constructed as a fire wall.

Chairman Jane Crego updated the members that she had spoken with Board Attorney Sutphen regarding the proposed changes and her advisement was that they were a codes issue and not requiring Planning Board approval because they did not impact the overall site plan of the exterior spaces and their usage. The members agreed and the applicant was instructed to supply his changes to the Codes Office for issuance of the building permit.

Taylor & Ethan Dashnau

Member Tom Anthony stated that he thought the Board should discuss the special permit and site plan approval given to the Dashnau's for homesteading their property. He had an issue with the condition that would not allow the proposed garage unless they return for modification approval. He explained that the garage is a common residential use that is not part of the homesteading covered by the special permit, and should be allowed provided that the zoning setbacks are met and a building permit is issued from the Codes Office. He added that going forward the Board should be cognizant of not making the applicants jump through hoops needlessly. Discussion ensued amongst the members with review of the Zoning Ordinance Section VII (C) for guidance. In accordance with VII (C)(2)(I)(1), which allows for minor modifications to previously approved permits and plans without a public hearing provided that the changes are not substantial and consistent with the broad terms of the prior approval. A motion was moved by Member Tom Anthony to Modify Approval Resolution #2023-02, and allow the construction of a residential use garage with issuance of a Town building permit. The motion was seconded by Member David Crockford, all were in favor without further discussion and the motion carried.

Resolution #2023-03

*BE IT RESOLVED, by the Planning Board for the Town of Granby, a determination was made to **MODIFY** the approval Resolution #2023-02 for a Special Use Permit with Site Plan Review to 'homestead' property owned by Ethan & Taylor Dashnau located at 1103 State Route 176, Fulton, NY 13069; Tax Map #269.00-03-17.0, and is hereby **GRANTED** as follows:*

- 1) Construction of a residential garage is allowed provided that it complies with zoning yard setbacks, NYS Building Codes and issuance of a Building Permit application by the Granby Codes Office.*

Roll call vote was taken:

Jane Crego, Chairman,

Aye

Carl Nylen, Member Aye  
David Crockford, Member Aye  
Rhonda Nipper, Member Aye  
Erin Palmitese, Member Aye  
Tom Anthony, Member Aye  
Lori Blackburn, Member Aye

**7 AYES 0 NAYES 0 ABSTENTIONS – APPROVED.**

#### **PRIVILEGE OF THE FLOOR**

~ The Clerk updated the members that *Hogan Engineering PC* would not be in attendance for this meeting and requests that discussion be tabled until a future meeting. The City of Fulton meets on April 10<sup>th</sup> for Public Hearing and determination, after that meeting, he would be returning to Granby. The Clerk questioned the availability of members to schedule a meeting on Thursday April 20<sup>th</sup> to speed up the process and eliminate further extension of the purchase offer and associated additional fees. A quorum of members could not be available therefore the next meeting will be May 2<sup>nd</sup>.

~ The Clerk updated members that *Pat Furlong* was unable to attend tonight because design plans for the expansion and the septic were not complete.

#### **MINUTES**

A **motion** to approve meeting minutes with minor corrections for March 7, 2023 was **moved** by David Crockford and seconded by Tom Anthony, all were in favor, and the **motion carried**.

#### **ADJOURN**

With no other business before the Board a **motion** to adjourn at 7:27 pm was **moved** by Carl Nylen and seconded by Tom Anthony, all were in favor, and the **motion carried**

Respectfully submitted by:



Lisa Somers

Planning Board Clerk

TOWN OF GRANBY  
PLANNING BOARD

IN THE MATTER OF THE APPLICATION OF  
Ethan & Taylor Dashnau  
FOR SUP/SITE PLAN MODIFICATION

RESOLUTION 2023-03

WHEREAS, the Planning Board elected to modify approval Resolution #2023-02 for a Special Use Permit with Site Plan Review to 'homestead' property with farm animals and crops on property located at 1103 State Route 176, Fulton, NY 13069; Tax Map #269.00-03-17.0, and,

WHEREAS, at a regular monthly meeting held on Tuesday April 4, 2023, and in accordance with Zoning Ordinance Section VII:(C)(2)(l)(1), that allows the Planning Board to grant minor modifications to previously approved Special Permits and Site Plans, and,

WHEREAS, a discussion ensued regarding the proposed 30'x30' building east of the house that was not approved, but has since been determined to be a common residential use garage and not part of the homesteading of the property, therefore the proposed future construction of a garage shall not be restricted as long as it complies with zoning yard setbacks, NYS Building Codes and a Building Permit is issued by the Granby Codes Office, and,

NOW THEREFORE, upon a motion duly made by Member Tom Anthony and seconded by Member David Crockford,

BE IT RESOLVED, by the Planning Board for the Town of Granby, a determination was made to MODIFY the approval Resolution #2023-02 for a Special Use Permit with Site Plan Review to 'homestead' property owned by Ethan & Taylor Dashnau located at 1103 State Route 176, Fulton, NY 13069; Tax Map #269.00-03-17.0, and is hereby GRANTED as follows:

- 1) *Construction of a residential garage is allowed provided that it complies with zoning yard setbacks, NYS Building Codes and issuance of a Building Permit application by the Granby Codes Office.*

Roll call vote was taken:

Jane Crego, Chairman,	Aye
Carl Nylén, Member	Aye
David Crockford, Member	Aye
Rhonda Nipper, Member	Aye
Erin Palmitese, Member	Aye
Tom Anthony, Member	Aye
Lori Blackburn, Member	Aye

7 AYES 0 NAYES 0 ABSTENTIONS – APPROVED.