TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

January 19, 2024

A regular meeting of the Granby Zoning Board of Appeals was held at the Granby Town Hall, 820 County Route 8, Fulton; and was called to order at 6:05 pm by Chairman Cheryl Anthony.

AGENDA: Beck Public Hearing

Parkhurst Public Hearing

MEMBERS: Cheryl Anthony, Acting Chairman Peter LeoGrande - absent Melanie Strong Mallori Stoia ALSO PRESENT: Jacob Parkhurst.

Jacob Parkhurst

A request for relief of Granby Zoning Ordinance Section V-G(7)(f): Minimum square footage for a residence on property located at 358 Stoney Robby Rd, Oswego, NY 13126; Tax Map # 218.00-02-02. Chairman Cheryl Anthony stated that the Public Hearing had been closed at the previous meeting and discussion of the five criteria had been completed with a decision that the benefit to the applicant outweighed any detriment to the community by granting the variance request. The members present at the meeting were still in agreement. <u>County 239 Review</u>

Chairman Anthony read aloud the Oswego County 239 Review Determination letter dated 1/17/24, which had been received after the Public Hearing meeting. The referral was triggered by proximity to farms located in the Agricultural District and to County Route 8. The County recommended *Approval* of the project because the variance requested is not drastically different from the regulation at 20%.

Discussion ensued between the members regarding the conditions to be added to motioned approval including vinyl siding, skirting and 12'x12' minimum sized shed; agreed to condition entirety of Subsection (7) (a through j). A motion was moved by Member Stoia to approve a variance of 190-feet to allow placement of 770 sq. foot home, condition to comply with all items listed in Subsection 7 of the Manufactured Homes Section of the Ordinance. The motion was seconded by Member Strong; all were in favor and the motion carried. *Resolution #2024-02*

BE IT RESOLVED, by the Zoning Board of Appeals for the Town of Granby, upon the facts presented and the determination made, that the Area Variance for relief of the Zoning Ordinance to allow 190 sq. feet of relief from the requirement of 960 sq. feet and allow the installation of a 17'x55' (770 sq. feet) manufactured home, as is submitted on site plan dated 12/17/23, on property located at 358 Stoney Robby Road, Oswego, NY 13126; Tax Map #218.00-02-02, is hereby **GRANTED with the following express conditions:**

1) Installation of the structure shall comply with all conditions of Ordinance Section V-G: Manufactured Homes: Subsection (7) (a through j).

A vote was taken:	
Cheryl Anthony, Chairman	Aye
Peter LeoGrande, Member	Absent
Mallori Stoia, Member	Aye
Melanie Strong, Member	Aye
3 AYES 0 NAYES 0 ABSTENTIONS – Application APPROVED	

ADJOURN

A **motion** was **moved** by Chairman Anthony to adjourn the meeting at 6:15 pm, and seconded by Member Strong, all were in favor and the **motion carried**.

Respectfully submitted by:

Lisa Somers, ZBA Clerk