

TOWN OF ALLEGANY ZONING BOARD OF APPEALS
Monday, July 6, 2015

Present:

John Jones, Chairman
Joe Chamberlain
Don Sue
Ron Kyser
Donna Stady, Secretary

Absent:

Carol Ozzella

Salute to flag at 7:01 p.m.

Chairman Jones opens the meeting with a request for a review of the minutes by Zoning Board members present. Joe Chamberlain made a motion to accept the minutes of the June 1, 2015 meeting as written, seconded by Don Sue. Don Sue-aye; Joe Chamberlain-aye; Ron Kyser-aye; John Jones-aye. Motion carried.

PUBLIC HEARING opened at 7:01 p.m

Timothy VanSkiver appears requesting an area variance of 15 feet permitting him to build a garage next to his home. Applicant states the garage will be 32 wide and 22 feet deep. Variance calls for 65 feet from middle of road to front of the garage they can only go 50 feet back if they go 65 feet back his home well would be inside his garage. At his current plan, his house well would then be five feet from his new garage construction. Of note, the garage construction could not be built on the south side of his home due to location of his septic and leach field. The current main driveway for his home is where his proposed garage would be constructed. The construction will be similar to a pole barn constructed with 6 x 6 posts being 48 inches into the ground, a new cement pad and T-111 on exterior with a roof and a double garage door big enough for two cars. There would be no impact on any neighboring properties. (Note: other than applicant and his wife, there is no one appearing from neighborhood).

Chairman Jones requests Mr. VanSkiver's sketch become part of the record. Board discusses having Mr. VanSkiver correct sketch to read 25 feet (from road) NOT 30 feet as per applicant's original sketch. Mr. VanSkiver corrects sketch. Board discusses concrete pad and driveway. Applicant advises he is pouring a new concrete pad. Peak will run east to west. Board states they have all questions answered verifying Mr. VanSkiver is requesting a 15 foot variance.

Motion to close Public Hearing was made at 7:14 p.m. by Don Sue and seconded by Ron Kyser. Don Sue-aye; Joe Chamberlain-aye; Ron Kyser-aye; Jones-aye. Motion carried.

Regular Meeting: Meeting was opened by Chairman John Jones at 7:15 p.m.

New Business: Timothy VanSkiver request for 15 foot area variance to construct a garage.

With Public Hearing just being held. Board decides it is now feasible to complete the Area Variance Findings and Decision forms.

Motion to grant variance of 15 feet for new garage construction to Timothy VanSkiver was made by Joe Chamberlain and seconded by Ron Kyser. Joe Chamberlain – aye; Ron Kyser-aye; Don Sue-aye; John Jones-aye. Motion granted at 7:29 p.m. This is a type 2 action and therefore no SEQR review is required.

Old Business: None

Ron Kyser made motion to close meeting at 7:40 p.m., seconded by Joseph Chamberlain. Don Sue-aye; Joe Chamberlain-aye; Ron Kyser-aye; John Jones-aye.
Meeting adjourned 7/6/2015.

Sincerely,

Donna G. Stady
Secretary/Recorder to Zoning Board for Town of Allegany