

Zoning Board of Appeals

Town of Chazy

Hearing Minutes

June 14, 2016

Chazy Town Hall, 7:00 PM

CALL TO ORDER: 7:02 PM by J. Green

MEMBERS PRESENT: Jeff Green, Bruce LaDue, Steve Stone, Fred Gemmill, Code Officer Michael Tetreault

OTHERS PRESENT: H. Giuliano, R. Davenport

OLD BUSINESS:

NEW BUSINESS:

Appeal No. 2016-002: Area Variance request by Robert Davenport for a 100% variance on side-yard setback to install storage unit, Clinton County Tax Map #136.2-1-23, located at 44 Academy Rd, West Chazy, NY.

***** Please note that R. Davenport contacted Code Officer Mike Tetreault on June 16, 2016 to verbally withdraw his application. He decided to comply with zoning and shift the unit to the eastern side of property to have the required 20 foot setback on the western property line. *****

Discussion:

J. Green opened the public comment portion of the meeting.

There was no public comment.

The Board determined that:

1. Did not apply
2. The benefit could be achieved by either of two alternatives: A second layout was proposed by the manufacturer which would allow a road along the fence on the property line (smaller variance required), or the layout as proposed could be shifted toward the east side fence (little to no variance required).
3. The request is substantial at a 100% setback
4. There is potential for an adverse impact on environmental or physical conditions, such as runoff from the roof of storage building onto neighboring property, no room on R. Davenport property to conduct maintenance on buildings, which could create conflict in

the future if neighbors would not allow R. Davenport onto their land to conduct maintenance or inspections.

5. The alleged difficulty was self-created

Motion: A motion was made by S. Stone, seconded by B. LaDue, to table the application until copies of a land survey and the alternate proposal from manufacturer are received by members of The Board.

Vote: J. Green, yes. B. LaDue, yes, S. Stone, yes, F. Gemmill, yes

MEMBER ISSUES:

ADJOURNMENT OF MEETING: Motion by S. Stone to adjourn the hearing, seconded by F. Gemmill. TIME: 7:55 PM.