

Town of Greenville
Zoning Board of Appeals
Town Hall, Pioneer Bldg.
PO Box 38,
Greenville, NY 12083

June 11, 2019

Attendees: Tom Vance, Sandy Garden, Frank Benedetto, Jean Thomas, and clerk: Hope Nugent.

Guests: Richard Poole, Mark & Mary Jacobs

Pledge of allegiance @ 7:00 pm

Motion to open meeting made by Sandy Garden at 7:00 pm.

Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, Motion carried.

Tom reviewed with the Board that they are here tonight for a Public Hearing for the application for a variance for Mr. Poole. Mr. Poole is looking for the variance for his carport which does not meet the required 50' setbacks. Mr. Poole's front set back is only 17' and his side setback is only 10'.

Motion to open Public Hearing at 7:01 made by Frank Benedetto. Seconded by: Sandy Garden. All in favor: 4, Opposed: 0, Motion carried.

Tom asked Mr. Poole to state what his project is and why he is requesting the variance. Mr. Poole stated that he is building a carport for his boat and travel trailer. He also stated that his property is small and does not have the room to place the carport in any other location which is why he is asking for a 40' side variance as well as a 33' front variance.

Tom asked if there was anyone in the audience that wanted to speak. Mr. & Mrs. Jacobs, who are neighbors, stated that they have concerns that Mr. Poole will be too close to the property line. They also stated that they had given Mr. Poole 0.4 acres in 2014 to increase the size of his lot since he was "encroaching" on the property line then. They feel the same thing is happening again and they are not happy.

Motion to closed Public Hearing at 7:09 made by Sandy Garden. Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, Motion carried.

Tom reviewed the Area Variance Criteria Balancing test with the Board. Each criteria question was answered and the only criteria that showed a concern was that of whether the request is substantial. The answer was yes, due to the applicant asking for a 33' front variance and a 40' side variance.

Motion to accept Variance made by Sandy Garden. Seconded by: Frank Benedetto. All in favor: 3, Opposed: 1(Tom Vance), Motion carried.

Old Business: *Motion to accept the minutes for May 14, 2019 made by Sandy Garden.*

Seconded by: Frank Benedetto. All in favor: 4, Opposed: 0, Motion carried.

Motion to close meeting made by Jean Thomas at 7:17 pm. Seconded by: Sandy Garden. All in favor: 4, Opposed: 0, Motion carried.