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

August 27, 2013 Minutes

Attendees: Tom Briggs, Mary Carney, Sandy Garden, Art Marini and Joan Smith
Guests: Paul Macko (Town Supervisor), George W. Rauf

Pledge of allegiance

Motion to open the meeting made by Art Marini at 6:30pm
Seconded by: Joan Smith
All in favor: 4, Opposed: 0, Motion carried.

Motion to accept the minutes for April 16, 2013 made by Sandy Garden
Seconded by: Joan Smith
All in favor: 4, Opposed: 0, Motion carried.

Rauf – Area Variance
Applicant, George W. Rauf, presented his application for an Area Variance for his property located at 361 Spring Valley Road, Hannacroix (Tax Map Number 14.00-1-17), which is zoned as Rural Residential. Mr. Rauf explained that the lot is currently 3.67 acres, and has two homes with separate wells and sewers. He intends to annex 2 acres and one of the homes into the surrounding 54 acre lot, which he also owns. This would leave lot 14.00-1-17 with 1.67acres. On the remaining 1.67 acres there would be the existing house, sewer and well. The resulting lot will have 400ft of road frontage and will be 160 feet deep. Mr. Rauf noted that the project will have no physical or environmental effects, as both homes already exist.

Mr. Rauf initially submitted an altered lot line application to the Planning Board, but the Board denied the application as the lot size of the resulting parcel would be substandard; the lot size would be 1.67 acres and the minimum in this zoning district is 5 acres. This denial letter is included in his variance application.

Motion to set a Public Hearing for Thursday, September 12, 2013 at 6pm made by Art Marini
Seconded by: Sandy Garden
All in favor: 4, Opposed: 0, Motion carried.
The secretary will provide Mr. Rauf with the abutters list and public notice letters, which he is to send to all abutters via certified USPS.
Publication of the notice and the letters to abutters should go out ten days prior to the meeting.

Motion to close the meeting made by Art Marini
Seconded by: Sandy Garden
All in favor: 4, Opposed: 0, Motion carried.