

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

March 9, 2021

Attendees: Tom Vance, John Ingalls, Sandy Garden, Tom Briggs, Attorney: Tal Rappleyea and clerk: Hope Nugent all by phone.

Guests: Mark Overbaugh ZEO, Quinn Kelly, Stephen Woods, Janet Clayton and 2 audience members by phone

Open Meeting @ 7:00 pm

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

Seconded by: Tom Briggs. All in favor: 4, Opposed: 0, Motion carried.

Tom stated that the Board was present tonight for 2 public hearings for area variances. The 1st is for Stephen Woods and Janet Clayton for a garage.

Stephen Woods & Janet Clayton 36.01-1-1

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

Seconded by: Tom Briggs. All in favor: 4, Opposed: 0, Motion carried.

Tom reviewed the application of Stephen Woods and Janet Clayton to make sure it was changed from a use variance to an area variance. Tom asked Mr. Woods if he would like to speak. Mr. Wood stated that they have a 500' uphill driveway that is difficult in the winter, which is why they would like to put up a garage at the bottom of the hill. They are asking for the variance because there is a 2' culvert on the property which will not allow them to place the garage back any further due to the natural drain. John asked if abutter letters had been sent out with call in number and access code. This had been done according to clerk Hope Nugent. Sandy asked if any abutters to this property had called in. No one responded. Tom asked Mark Overbaugh, ZEO, if setback was for the whole side of the building or just a piece. Mr. Overbaugh stated that the variance was for the whole side of the building that would face the garage.

Motion to close public hearing at 7:04 pm made by John Ingalls .

Seconded by: Sandy Garden. All in favor: 4, Opposed: 0, Motion carried.

Motion to accept Variance made by Sandy Garden. Seconded by: John Ingalls. All in favor: 4, Opposed: 0, Motion carried

Tom reviewed the Summary of Area Variance Criteria with the Board and stated that variance passed all criteria was approved.

Kelly's Pharmacy 12.04-3-16

Motion to open public hearing at 7:08 pm made by Tom Briggs .

Seconded by: Sandy Garden. All in favor: 4, Opposed: 0, Motion carried.

Tom Vance asked Mr. Kelly to review the reason for the variance. Quinn Kelly stated that they are asking for a variance for the temporary COVID building they put up, which sits on the last 2 parking spaces of Tom Vance's property. Tom asked if any members had questions. Tom Briggs asked if there were any abutters on the call. There was no response. John asked if all letters were sent with the numbers and access code. Mr. Kelly stated that all letters had been sent and had reviewed the abutter list for the Board.

Motion to close public hearing at 7:12 pm made by John Ingalls.

Seconded by: Tom Briggs. All in favor: 4, Opposed: 0, Motion carried.

Tom stated that he could not vote as it involves his property so he will recues himself from the vote but will still run the meeting.

Motion to accept Variance made by Sandy Garden. Seconded by: Tom Briggs. All in favor: 3, Opposed: 0, Sustained: 1(Tom Vance), Motion carried

Tom reviewed the Summary of Area Variance Criteria with the Board and stated that variance passed all criteria was approved.

Old Business: *Motion to accept the minutes from February 9, 2021 made by Sandy Garden.*

Seconded by: John Ingalls. All in favor: 4, Opposed: 0, Motion carried.

New Business: Tom stated that the Board has lost a member; Jean Thomas has resigned, so they will now be looking for a new member to fill her spot.

Mark Overbaugh ZEO thanked the Board for making the variance process go smoothly for the applicants.

Motion to close meeting made by Tom Briggs at 7:16 pm. Seconded by: Sandy Garden. All in favor: 4, Opposed: 0, Motion carried.