

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084



Date: October 24, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

Zoning Board Meeting

Meeting called by: LaFayette Zoning Board

Facilitator: Christine Keenan

Note taker: Sue Marzo

Attendees: Zoning board members: Karl Field, Christine Keenan, Jerry Marzo, Anita Miner, *absent James Nash*

John Langey, Town Counsel, Sue Marzo, Secretary, Beverly Oliver, applicant

Minutes

Agenda item: Application of Beverly Oliver for variance approval for a building permit for a 16x24" detached garage to be built 38' from the front property line at 5353 Webster Road.

Discussion:

Meeting was called to order by committee chair, Christine Keenan at 7:00 pm

Introductions were made by all present.

Minutes of September 26th meeting were accepted as written. Jerry Marzo motioned acceptance and Christine Keenan 2nd.

Applicant Beverly Oliver is seeking an area variance for a detached garage. Ms. Keenan asked for a survey of the property. Ms. Oliver had provided a drawing of the garage, but it was not to scale. A scaled drawing is what we need showing dimensions of the garage as placed on the property. The document provided doesn't have a scale nor is it drawn to scale. The ordinance states it needs to be to scale. 12' variance is what is being requested. An area variance has four criteria that we judge by. Ms. Oliver was asked if it could be moved back. Her response was no as it would cover her well. She was then asked if there is any other place on your property where you would not need the variance. She wants it in the location selected as it will allow her to pull up my driveway and pull directly into the garage. She was asked if it would cause an undesirable issue to neighbors. Substantial variance cannot have adverse physical or environmental effects.

Ms. Oliver was asked if she had any further questions. She spoke of the structure and advised it is not going to be an eyesore, it's a nice garage. Where it is going to sit it will be right between my flowers and will shield my sunroom. When she applied for the permit this was not explained to her. It was designed so she could pull right in. Ms. Oliver was told that Page 2 of the application is the criteria. She needs to have it drawn to scale so we can make an accurate appraisal. Ms. Oliver is going to try to get a copy of the original survey then she can draw the garage on the survey and then we will have a good survey. If not, it needs to be drawn to scale. One box will equal a foot and you can draw it to scale. Very hard for us to see how this is going to look. Then County Planning slaps our hand and they will look at this too. John Langey advised this is a SEQR, type 2. There are no environmental issues with type 2. Next month we will have a public hearing and then we'll make a determination. It will help a lot of if you have a sketch to scale.

Motion to adjourn called by Christine Keenan, Jerry Marzo 2nd.

Respectfully submitted,

Sue Marzo

Zoning Board Secretary

