

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



Zoning Board of Appeals Meeting

Date: August 23, 2022

Time: 7:00 pm

Location: Town Hall

Meeting called by: LaFayette Zoning Board of Appeals

Chair: Christine Keenan

Secretary: Sue Marzo

Attendees: **Zoning board members: Christine Keenan, Anita Miner, Mike Stiner**

Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Jackie Roorda, Town Clerk, Applicants Michael Campbell and Richard Rowe

Minutes

Case # 1-2022-ZBA

Sketch Hearing for the Application submitted by Michael Campbell of 2668 LaFayette Road, LaFayette, NY for a side yard variance to place a 12'x 24' storage shed two feet from the property line. (Tax Map No. 009.-01-30.0)

Michael Campbell spoke about his project. He is having a shed made and set down next to his existing garage. He lives on a mountainous property set off the road which leads all the way to a creek. This plot is the only functional place for his shed.

Chairwoman Keenan asked the applicant if a survey exists. He only has the survey that was submitted to the Board. He has the location dug out and runner crush has been laid for the shed's arrival. Mr. Campbell stated he was unaware that a permit was required because technically he is not building anything but purchasing a shed. He was also unaware that he had to be 15' from the property line. The location is 2' off his neighbor's property line. He already has a \$1,000 investment in the project with another \$7,000 for the shed. His neighbor is the property that houses a rental tree house. He has not spoken to his neighbor about the variance request. There is a long roadway to the tree house. You cannot see it from the road.

Chairwoman Keenan asked for questions from the Board. No questions were posed. Chairwoman advised the applicant that a public hearing was required to approve the area variance and review the applicable criteria. September 27 is the date for the next meeting. Neighbors will be notified and have a chance to comment.

Applicant was informed of the 5 criteria questions to be reviewed at the public hearing:

Can the benefit be achieved by other means?

Will there be an undesirable change in neighborhood character or nearby properties?

Is the request substantial?

Will it have an adverse physical or environmental affect?

Is the alleged difficulty self-created?

Motion was made by Mike Stiner, second by Anita Minerd to set a public hearing for September 27 at 7:00 pm. All Board members present were in favor.

Case #2-2022-ZBA

Sketch Hearing for the Application submitted by Tami & Richard Rowe of 3324 US Route 11, LaFayette, NY 13084 for a side yard variance to accommodate a two-car carport attached to the existing one car garage, which would extend 24' leaving 1' 5" off the property lines. (Tax Map No. 025.-02-09.2)

Richard Rowe spoke to the project regarding installing a carport on the left side of their property. They are trying to make it easier for his handicapped mother to get to the car on a flat surface. They need a more level place to park while keeping with the house design.

Chairwoman Keenan asked if there was any other possible location to place it that would not require a variance. The applicant explained that the backside of the house is a steep hill. He has spoken to his neighbors, and they have no problem with the request because the homes are distant from his.

Chairwoman Keenan asked Board members if there were any questions. Mike Stiner stated the neighbors shouldn't have a problem with it because they won't be able to see it. Chairwoman Keenan stated that a public hearing is necessary to inform neighbors and review the applicable criteria.

Applicant was informed of the 5 criteria questions to be reviewed at the public hearing:

Can the benefit be achieved by other means?

Will there be an undesirable change in neighborhood character or nearby properties?

Is the request substantial?

Will it have an adverse physical or environmental affect?

Is the alleged difficulty self-created?

Attorney Brown asked Codes Officer Lamson if this was considered an accessory structure requiring a 15' side yard setback. He replied it was and that it will be 1', 5" from the property line.

Motion was made by Mike Stiner, second by Anita Minerd for a motion to set a public hearing for September 27 at 7:15 pm. All Board members present were in favor.

Motion was made to adjourn by Mike Stiner, second by Anita Minerd. All Board members present were in favor.

Meeting adjourned at 7:15 pm

Respectfully Submitted,

Sue Marzo
Zoning Board Secretary

