

## TOWN OF HOUNSFIELD ZONING BOARD OF APPEALS

**May 9, 2018**

A Public Hearing for an area variance request was called to order by Chairperson Christine Eggleston at 6:00 p.m. at the Town Hall, County Rt. 66.

Members of the Board, Christine Eggleston, Marianne Malatino, Barbara Boulton, and Beth Arthur were in attendance. Tim Queior was absent.

The meeting was called to review of the application by Timothy Perry, Parcel Number: 81.18-1-223.217. The parcel is located at 14365 Theriault Road, Sackets Harbor, NY.

Mr. Perry is requesting an area variance to site a pre-constructed shed for lawn and garden equipment storage. The siting is proposed at 230' from the right of way, 80' from the rear lot and 135' from the right lot line. The Applicant is requesting a 9' exemption on the left lot line making the structure 16' off the property line and situated in the rear left corner of the lot. The normal setback is 25'. There will be a ramp on the new structure.

Christine Eggleston explained the process to the applicant and did a document review. The documents are complete. Chairperson Eggleston read the summary, the description of property and the request. Chairperson Eggleston asked for questions from the Petitioner and Board Members. There were no public comments.

Mr. Perry explained that he has been on this property for two years. A letter from neighbors who would be affected has been received. They had no problems with the placement of the shed.

It was brought up that there seemed to be enough room on the property that there would not be a problem putting the shed on without requesting a variance.

Mr. Perry stated that he doesn't want to infringe on the neighbors, but he also doesn't want to see the shed every time he looks out. If he stays within the usual setbacks it would be in the middle of his yard and would ruin the view that he has.

Chairperson Eggleston suggested that Mr. Perry move the requested position of the shed so that it would only need a variance of 5' instead of the 9' requested. She stated that the Board is required to give a minimum variance and this would be meeting him half-way. The Board is trying to preserve the margin down the property line.

Mr. Perry respectfully questioned the reasoning behind the proposal.

The Board was polled and agreed that a minimum variance should be given.

The Board completed the Simplified Variance Form.

The SEQRA was gone over by the Board.

Marianne Malatino made the motion to approve a 5' variance; Barb Boulton seconded the request.

Roll call was taken and all approved.

Chairperson Eggleston informed the applicant that he would receive a letter from the Board.

A motion to adjourn was made by Christine Eggleston and seconded by Marianne Malatino.

The meeting adjourned at 6:16 p.m.

Respectfully submitted by Sheryl Crandall