

VILLAGE OF DELANSON

Zoning Board of Appeals

Minutes of Special Meeting

July 13, 2024
6:00 PM
at the Village Fire Hall

Board Members Present

Lawrence J. O'Connor, Chair
Casey LeClair, Member - Excused
Daryl Risley, Member
George Martin, Member

The Chair called the meeting to order at 6:02 PM. This Special Meeting was called to address a July 12, 2024 referral from the Building Inspector in the matter of reconstruction of a house at 180 West Shore Road,

The referral package includes:

- Notice of Determination – July 9, 2024
- SEQR Short EAF Part 1 – Project Information (Type II Action) – July 11, 2024
- Building Plans (from manufacturer's catalog)
- Proposed Site Plan dated July 11, 2024 – ABD Engineers & Surveyors

The Notice of Determination identifies that variances are required to allow construction of a new house to replace the house that was destroyed by fire in March 2023. An area variance to resume the non-conforming use is required.

The pre-fire non-conforming use of the property with respect to the current Zoning Law GR-1 has several aspects:

- The lot is 9,191 S.F. – the minimum lot size is 43,560 S.F.
- The lot is 72' wide – the minimum width is 100'
- The lot is 127.3' – 129.0' deep – the minimum is 150'

Proposed house on footprint of original house:

- The proposed house is 684 S.F. – the minimum house size is 1,200 SF
- The front yard dimension is 7.4' – the minimum is 25'

With respect to the Garage/Shed accessory structure:

- The side yard dimensions to the garage are 6.8' – 7.3' – the minimum side yard is 10'
- The rear yard dimension from the garage is 12.7' – the minimum rear yard is 30'.

The resident simply petitions the Board of Appeals to resume the pre-fire non-conforming use of the lot. No new non-conformity is being requested.

The Chair noted that the SEQR Form has been received and the action contemplated is a Type II action. No circulation of the EAF is required. The Chair asked for a motion to designate the Board of Appeals as Lead Agent for the SEQR matter. Daryl Risley made the motion, George Martin seconded, the motion carried.

The primary purpose of this Special Meeting was to establish a date for a Public Hearing on the matter. The Chair proposed Tuesday, July 30, 2024 at 7:00 PM at the Village Fire Hall and the Board of Appeals concurred.

The meeting was adjourned at 06:12 PM.

Respectfully submitted,

L. J. O'Connor
Chair, Delanson Board of Appeals

Note: Because the Board of Appeals in not meeting on a regular schedule, these minutes will be considered approved hearing no corrections or amendments within the next 10 calendar days.