

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

September 12, 2013 Minutes

Public Hearing

Attendees: Tom Briggs, Sandy Garden, Art Marini, Tom Vance, Joan Smith, Ralph Ambrosio, Esq., and Mary Carney,

Guests: George W. Rauf

Motion to open the meeting made by Tom Briggs at 5:57pm

Seconded by: Sandy Garden

All in favor: 5, Opposed: 0, Motion carried.

Pledge of allegiance

Motion to open the Public Hearing made by Joan Smith

Seconded by: Art Marini

All in favor: 5, Opposed: 0, Motion carried.

Rauf – Area Variance

Application for Area Variance: Tax Map Number 14.00-1-17, 3.67 acres zoned Rural Residential
Application for: 3.33 acre variance

Applicant would like to annex 2 acres and one of the homes into the surrounding 54 acre lot, leaving lot 14.00-1-17 with 1.67acres.

Applicant, George W. Rauf, presented his application for an Area Variance for his property located at 361 Spring Valley Road, Hannacroix (Tax Map Number 14.00-1-17), which is zoned as Rural Residential. Mr. Rauf explained that the lot is currently 3.67 acres, and has two homes with separate wells and sewers. He intends to annex 2 acres and one of the homes into the surrounding 54 acre lot, which he also owns. This would leave lot 14.00-1-17 with 1.67acres. On the remaining 1.67 acres there would be the existing house, sewer and well. The resulting lot will have 400ft of road frontage and will be 160 feet deep. Mr. Rauf noted that the project will have no physical or environmental effects, as both homes already exist. As required, Mr. Rauf notified his surrounding neighbors of the Public Hearing; the return receipts were provided and filed.

Chairman Tom Briggs asked if any members of the public wanted to comment on the variance application. No comments were offered or submitted in writing.

The Board then reviewed the five criteria for an area variance. Their determinations in relation to the criteria are outlined in the proceeding.

(i) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

- No

(ii) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance

- No

(iii) Whether the requested area variance is substantial

- Yes. However, there is no objection as very little will change because the buildings and septic systems already exist, and the lot is undersized to begin with and has two residences on it.

(iv) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district

- No

(v) Whether the alleged difficulty was self-created

- No

Motion to close the Public Hearing made by Joan Smith.

Seconded by: Sandy Garden

All in favor: 5, Opposed: 0, Motion carried.

Commencement of General Meeting

Motion to approve the area variance made by Art Marini.

Seconded: by Sandy Garden

All in favor: 5, Opposed: 0, Motion carried.

The variance notice was completed and signed by Chairman Tom Briggs.

Motion to accept the minutes for August 27, 2013 made by Joan Smith.

Seconded by: Sandy Garden

All in favor: 5, Opposed: 0, Motion carried.

Motion to close the meeting made by Art Marini.

Seconded by: Sandy Garden

All in favor: 4, Opposed: 0, Motion carried.