

Town of Richfield ZBA
Meeting Minutes
August 8th, 2017

Call to order

Larry Frigault called to order the regular meeting of the Zoning Board of Appeal at 8:00 pm at the Richfield Town Hall.

Note: Initially the attending Board members did not have a key to open the Town Hall causing the meeting to begin later than scheduled.

Roll call

Marje Walters conducted a roll call. The following persons were present: Tom Richvalsky, Larry Frigault, Marje Walters.

Approval of minutes from last meeting

June 13, 2017 minutes were not available prior to the meeting and as such the decision was made to delay acceptance of June 13 minutes until the September 12 Meeting.

July 11th, 2017 meeting was not held.

Motion by Larry Frigault, Second by Tom Richvalsky, to delay acceptance of the June 13, 2017 Minutes. All present voted in favor.

Open issues

- None.

- **New business**
 - No Applications for variances were received from the Land Use Officer.
 - No Appeals were received from the Land Use Officer.
 - The ZBA was made aware of an application for an area variance being applied for by Gary Teachout of 2279 County Highway 22, Richfield, NY 13439. The Land Use and Building Management Permit and Application for Variance was submitted during the meeting. The Use and Building Management Permit was unsigned by the The Land Use Officer. A site sketch, photos, and proposed

building blueprint was submitted at the same time. As an accomation to the applicant we decided to gather information about the project even though prior notice was insufficient. Several neighbors of the proposed project also were in attendance and left written letters highlighting their concerns. The project involves a "non-conforming" lot of .17 Acres and the applicant is looking to remove a smaller size garage which is showing advanced deterioration and replace it with a much large 1.5 story structure which will eventually include additional living space. We asked Mr. Teachout numerous questions about the proposal and what his timeline was. He willingly cooperated and indicated his most likely timeline at this point would be constructing in the Spring 2018. The project as described will involve a side setback variance, front setback variance, and area variance. The footprint will change from 288 sq./ft. to 792 sq./ft. Members present did not feel comfortable enough with the proposed request to schedule a Public Hearing for next months meeting. We indicated at least some of the members would coordinate with Mr. Teachout and visit the property to gain the best understanding for what is being requested and to understand balancing this request with the concerns of the neighboring property owners. Mr. Teachout told us that this was allowed several years back for a property owned by Kathryn Faber. This will be researched however it was made clear that each variance stands on it's merit. This will be on the September 12, 2017 Agenda for further discussion and action.

- Public comment and discussion was allowed by Lance Allusio, Susan Rosengrant, and Elaine Conklin. We explained the process for attaining an area variance to all present should one be granted including the need for a Public Hearing before the ZBA could approve such a variance.

- **Adjournment**

Adjourned the meeting at 9:00pm.

Minutes submitted by: Marjorie Walter-Secretary



Minutes approved by: Approved with corrections at the Sept 12,2017 Meeting.