

**TOWN OF BARRE
ZONING BOARD OF APPEALS
JULY 17, 2023**

CALL TO ORDER: The board met at the Town Hall with the meeting called to order at 7:00 pm by chair Mr. Coville.

BOARD MEMBERS PRESENT

Steve Coville David Allen
Kelly Dudley Larry Gaylard
Charles Swan

BOARD MEMBERS EXCUSED

Others Present: John Nichols and Sean Pogue

I. APPROVAL OF MEETING MINUTES – June 19, 2023

Mr. Swan made a motion to approve the meeting minutes of June 19th meeting and seconded by Mr. Gaylard and carried (5-0).

II. PUBLIC HEARING 12775 Hemlock Ridge Road 104-1-48.2

Mr. Coville stated that an application has been received from Mr. Nichols asking for a front area variance for the property of 12775 Hemlock Ridge. He then read the legal notice that was printed in the Batavia Daily News on July 7th.

Resolution 14-2023

**Introduced by: David Allen
Seconded by: Charles Swan**

To open the public hearing at 7:02 pm.

The resolution passed (5-0).

Comments made:

1. There are no plans in the future to change the building into a dwelling of room – it will be for storage of the car and lawn mowers
2. Can it be put elsewhere? – leach lines and septic are on the east side of the home
3. Has only lived there one winter and snow did not build up
4. Property drops off drastically behind the house
5. Drawing only has one overhead door, but would like to have two which would be facing the driveway and not the road
6. Man-door would be on the north side of the garage
7. Because it is a bad curve on a hill, there should be no parking along the road side

There were no additional comments made from the public or received in the drop box.

Resolution 15-2023

**Introduced by: Kelly Dudley
Seconded by: Larry Gaylard**

To close the public hearing at 7:07 pm.

The resolution passed.

III. NEW BUSINESS

The FEAF SEQR part 2 was discussed and questions were asked.

Resolution 16-2023

**Introduced by: Larry Gaylard
Seconded by: David Allen**

WHEREAS the Town of Barre Zoning Board of Appeals has reviewed Part 2 of the FEAF SEQR form for the application of John Nicholas for property at 12775 Hemlock Ridge Road (104-1-48.2) and

RESOLVED, that the proposed unattached garage will not result in any significant adverse environmental impacts, therefore declaring a negative SEQR

UPON ROLL CALL VOTE:

- Mr. Coville – Aye
- Mr. Allen – Aye
- Mrs. Dudley – Aye
- Mr. Gaylard – Aye
- Mr. Swan – Aye

The resolution passed.

Any possible conditions were discussed.

Resolution 17-2023

**Introduced by: Charles Swan
Seconded by: Larry Gaylard**

WHEREAS the Town of Barre Zoning Board of Appeals held a public hearing and discussion for the application of John Nicholas needing a front area variance for property at 12775 Hemlock Ridge Road (104-1-48.2)

RESOLVED, to grant a 64-foot front area variance with the conditions of
1. Garage will not become an apartment or dwelling in the future

2. No vehicles parked on the side of the road
3. Overhead garage doors (2) on the east side and man-door on the north side of the building

UPON ROLL CALL VOTE:

Mr. Coville – Aye
Mr. Allen – Aye
Mrs. Dudley – Aye
Mr. Gaylard – Aye
Mr. Swan – Aye

The resolution passed.

IV. OLD BUSINESS

Please remember to do your required training, including sexual harassment and workplace violence. Turn in your completed certificates to Mrs. Preston so it may be recorded and you are given credit.

V. ANNOUNCEMENTS

There was a possibility of a use variance for next month. However, the property is in the Ag/Res District and not the Res-1 District there may not be an application (we no longer have a Res-1 District).

VI. ADJORNMENT

Mrs. Dudley made a motion to adjourn the meeting at 7:13 pm; seconded by Mr. Swan and carried (5-0).

Lee A. Preston, Clerk