

**THE ZONING BOARD OF APPEALS
MET ON OCTOBER 8, 2021 AT 6PM
AT BUTLER MEMORIAL HALL,
48 GENESEE ST., NEW HARTFORD, NY
REGARDING AN AREA VARIANCE
12" FROM THE PROPERTY LINE**

1. Chairman Jef Saunders opened the public hearing at 6pm.

ZONING BOARD MEMBERS PRESENT:

Chairman Jef Saunders
Member Richard Jordan
Member Jan Swartwout
Recording Secretary Janet Durr

APPLICANT: John Cunningham, 20 Sherman St.

2. Chairman Saunders administered the oath of office to Mr. Cunningham.
3. Mr. Cunningham is requesting an area variance to build a garage 12 inches from the property instead of the required 5 feet.
4. Chairman Saunders presented the following exhibitions for review:
 - a. An application for a building permit including a drawing.
 - b. Public notification in the OD
 - c/ Affidavit of mailing to neighbors.
 - d. Opinions of approval from the following public services: Department of Public Works, Fire Department, Codes Department and Police Department
 - e. SEQR (State Environmental Quality Review) submitted.
 - f. A letter of approval was received by effected neighbor, Julie Komenacky at 18 Sherman St.
5. Chairman Saunders stated the qualifications for an area variance:
 - A. Practical Difficulty
 - a. Effect on Governmental facilities
R: none
 - b. Effect on neighborhood
R: none

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RE:20 SHERMAN STREET

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- c. Alternatives to variance
R: None. There is no available land

- d. Interests of Justice:
R: No interference with Justice

6. Since there were no further questions or objections, Chairman Saunders called for a vote:

Mr. Swartwout made a motion to approve the application to build a garage 12 inches from the property line, Mr. Jordan seconded the motion:

A ROLL CALL VOTE WAS TAKEN:

Member Jordan	Yea
Member Swartwout	Yea
Chairman Saunders	Yea

The Area Variance was unanimously approved.

7. The Zoning Board approved the hearing be adjourned at 6:31pm.

Respectfully submitted,

Janet M. Durr
Recording Secretary