

VILLAGE OF DELANSON

Zoning Board of Appeals

Minutes of Meeting

December 16, 2019

7:00 PM

Delanson Village Hall

Board of Appeals Chair Lawrence O'Connor called the meeting to order at 7:00 PM.
Planning Board Chair Daniel Lindh was present.

Mr. Martin advised the Board earlier that day that he could not attend until 8:30 PM so the Chair adjourned the meeting until 8:30 PM.

The Board was called back into session at 8:30 PM

The following Board Members were present:

- Daryl Risley
- George Martin
- Lawrence O'Connor

Two Board Seats are vacant, however with three members present a quorum was declared.

This meeting was noticed on local bulletin boards and the Village website.

The following guests were present:

- None

Minutes of the September 30, 2019 meeting were read. Mr. Risley moved that the minutes be accepted as presented, approved by acclamation.

The Board set October 28, 2019 for the next meeting but it was postponed. The SEQR review required 30 days and the County Planning Board needed to do a Section 239 review. The Zoning Coordination Referral was sent back to the Village for action on November 7, 2019.

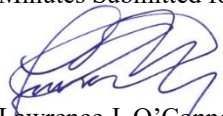
This meeting was called for the purpose of final action on the Area Variance request for the parcel at the corner of Railroad Avenue and Rose Street. The Chair noted that the SEQR declaration of Negative Impact was duly circulated and only the Town Highway Department replied. No comments in favor of or opposed to this action have been received.

The proposed area variance is needed due to the enactment of the 2005 Village Zoning Ordinance which made the lot unbuildable for any purpose. In addition, since that time, the need for 200 foot frontage has been diminished due to the fact that the Village now is served by sanitary sewers. Previously lots had to be sufficient in size to create a sanitary subsurface disposal field.

The proposed action, the granting of an area variance, is the only matter before The Board of Appeals. Site plan review, for any proposed use, is the purview of the Village Planning Board. A motion was made by Mr. Martin, seconded by Mr. Risley that Area Variance be granted. Motion passed - 3 ayes.

The date of the next meeting was not set. There are no other matters pending before this Board of Appeals. There being no other business the meeting was adjourned at 8:45 PM.

Minutes Submitted for Approval will be deemed approved 10 business days after circulation to the Board.



Lawrence J. O'Connor
Chair, Board of Appeals