

VILLAGE OF DELANSON

Zoning Board of Appeals

Minutes of Organization Meeting

October 25, 2023
Scheduled for 7:00 PM
at the Village Fire Hall

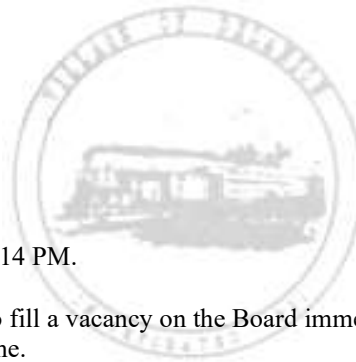
Board Members Present

Lawrence J. O'Connor, Chair
Daryl Risley, Member
George Martin, Member
Jill Mackie, Member - Excused

Casey LeClair, Member
(Appointed and sworn at the meeting)

Officials and Members of Public Present

Mayor Gayle Gifford
Chris Parslow, Building Inspector
Tom Malczyk, Resident
Al Zubal, Resident
Roy Compton, Resident



The Chair called the meeting to order at 7:14 PM.

Mayor Gifford appointed Casey LeClair to fill a vacancy on the Board immediately before the meeting. Mr. LeClair signed the oath of office registry at that time.

The Chair noted that with four of five members, a quorum was present. The Board has not had a reason to meet since 2019 hence the need for an organization meeting. The Board is called together in response to an application for an area variance from Mr. Tom Malczyk dated October 18, 2023 to convert a 24' x 24' wood frame garage into a residential dwelling at 180 West Shore Road in the Village.

The Board determined that the next regularly scheduled meeting of the ZBA will be held on November 22, 2023 at 7:00 PM in the Village Hall.

Mr. Malczyk was present at the meeting. The house at 180 West Shore Road sustained a structure fire on March 21, 2023. Different options for moving forward with construction were discussed with Mr. Malczyk. The Building Inspector stated that if Mr. Malczyk were to rebuild a house on the historic foot print no variance would be required. He could simply apply for a building permit per the rights (and restrictions) afforded by the grandfathering option. At the meeting, Mr. Malczyk stated that he no longer was seeking to convert the garage but that he would prefer to build a house at another location on the lot. Next steps were discussed with the Building Inspector.

Since Mr. Malczyk was no longer seeking to convert the garage the October 18, 2023 application for an area variance was determined to be moot.

The meeting was adjourned at 08:04 PM.

Respectfully submitted,

L. J. O'Connor
Chair, Delanson Board of Appeals