

## **TOWN OF HOUNSFIELD ZONING BOARD OF APPEALS**

**September 7, 2016**

A Public Hearing for an area variance request was called to order by Chairperson Christine Eggleston at 6:30 p.m. at the Town Hall, County Rt. 66, for review of the application by Neil Freeman and Kim Allen, Parcel Number: 82.14-1-15. It is in the Multi-Use District and within the Arterial Corridor Overlay District. This property is on NYS Route 3, sits adjacent to a Certified Ag District, and is less than 500' from Watertown township line.

Members of the Board, Christine Eggleston, Ed McWayne, Barbara Boulton, and Tim Queior were in attendance. Marianne Malatino was absent.

Christine Eggleston explained the process to the applicant and did a document review. The documents are complete. Chairperson Eggleston read the summary, the description of property and the request. Chairperson Eggleston also summarized the roles and responsibilities of the Zoning Board, and explained conflicts of interest and recusals. No recusals were asked for, and no conflicts of interest were stated.

The applicants are seeking exemptions for the lot size and the rear lot line. In the Multi Use District a residential lot must be a minimum of one acre; commercial uses require a minimum two-acre lot. The minimum required rear line setback is 75'. According to the Town of Hounsfield Zoning Laws this lot needs 2 acres, 75' on the rear line, 25' on each side and 100' from the middle of the state road. This lot has 1.67 acres and 14' between the structure and the rear lot line. The parcel meets the road frontage requirement, as well as side and front setbacks.

The existing mobile home will be removed from the property along with the septic system for the mobile home. The water lines to the trailer will be taken out. The property has municipal water run to it. The shed that is on the property will also be removed.

Mr. Allen stated that he runs a financial services business and would like to relocate part of this business to this location. He stated that he believes in this community and would like to make this property into a nice office building. Mr. Allen and Mr. Freeman had purchased this property as of August 12, 2016. Mr. Allen explained the maps and also shared his plans to redo the building on the structure. He shared that this could possibly have room for growth with more offices being opened in this building.

It was shared with the Board that there is plenty of room on this property for a new leach field and other changes. Questions were raised about water lines. Main water lines will not be covered by blacktop. The driveway and parking spaces were brought up. The driveway would be a circle drive. Mr. Allen stated that there would not be a lot of cars there at any one time.

The question was asked if land could be purchased to increase the acreage and meet the rear lot line to be in compliance. Mr. Allen stated that he did speak with the property owners and they were not willing to sell any of the land.

Mr. Renzi, the Town Attorney stated that there are no legal issues that are relevant to this request.

Mr. Queior questioned the process of the Board. He felt like he didn't have access to all of the maps and information needed in a timely manner and asked if this could be rectified in the future.

Town Councilman Corey Lawler, a member of the audience, stated the whole process in his opinion, is taking way too long. He gave a time-line that he believed to be accurate for how long each step has taken.

Marlene Lennox, Town Zoning Officer, gave the time-line that she was aware of. She stated that the Zoning Board of Appeals and Zoning Officer are well within an acceptable time line.

The SEQRA was gone over by the Board.

The Board completed the Simplified Variance Form.

Barb Boulton made the motion to approve the variance; Tim Queior seconded the request.

Roll call was taken and all approved.

Chairperson Eggleston informed the applicant that he would receive a letter from the Board upon final approval from the County Planning Board, as this case falls under the County's Review jurisdiction because of proximity to a NYS Route, A NYS AG District, and another township's boundary line.

The meeting adjourned at 7:11 p.m.

Respectfully submitted by Sheryl Crandall