

## Minutes of the Preble Zoning Board Mtg. 3/2/17

**Members Present:** Chairman Dan O'Shea, Bob Lieber, Jay Currie, Nancy Dalley, Amy Bertini

**Also present:** Town Attorney Don Armstrong, applicant Ted McBride and builder Mike Parks

Chairman Dan O'Shea opened the Public Hearing at 7:30.

Ted McBride has applied for a variance from the required yard setback for the purpose of constructing an extension to his existing garage. The proposed addition would result in only a 5.5 foot setback from the lot line. No members of the public appeared to comment, but Mr. McBride brought two letters written by neighbors who stated they had no objections to the project.

Amy Bertini made a **MOTION** to close the Public Hearing. Jay Currie seconded, all in favor, the MOTION passed. The Chairman closed the Public Hearing at 7:34.

The regular meeting opened at 7:35.

Dan explained that the Cortland Co. Planning Dept. reviewed the application and determined the request is technically accurate and has no state or county wide impact. It was therefore returned to the Preble ZBA. The board proceeded to complete Part 2, being the Impact Assessment. It was determined that there would be no significant adverse environmental impacts. Amy made the **MOTION** to check the box stating there would be no adverse environmental impacts as a result of this project. Jay seconded, all in favor, the MOTION passed.

Next the board addressed the benefit to the applicant if the variance is granted, addressing the five factors and finding: (1)Whereas no significant adverse effects will be created based on input provided in writing by neighbors, and(2) Whereas there does not appear to be an alternate location suitable for the garage expansion, and (3) Whereas the variance may seem substantial, the overall effect is not.(20' is required, actual setback will be 5.5 ' for a very short section of the property line) . The proposed project has been discussed with the neighbors and they have approved it. (4) Whereas there does not appear to be any resulting environmental issues, and(5) whereas based on the required location for a two car garage the issue is not self-created. The board agreed to grant the variation. Therefore it was **RESOLVED** that an area variance be granted to Ted McBride. Amy made the **MOTION** to grant the variance. Jay seconded, all in favor the motion carried.

Next order of business was to review the minutes from last meeting. Bob made the **MOTION** to accept the minutes as written. Jay seconded and the Motion carried. The next meeting is scheduled for Thursday, April 6. The meeting was adjourned at 7:55.

Respectfully Submitted,

Deborah Putman

Recording Secretary

