



BY:

Regular Meeting
Town/Village of Lowville
Zoning Board of Appeals
Wednesday, September 9, 2020
6:30 P.M.

The meeting was called to order by the Vice Chair Linda Lawton at 6:30 p.m.

1. The Town/Village of Lowville Zoning Board of Appeals met on this date and a roll call showed the following members present:

Linda Lawton

Rachel Hillegas

Carla Hellinger

Absent: Brian Bush; Joseph Zehr; Kyle Logan

Others present: Loren Rowsam, Applicant; Kathy Manning, Administrative Assistant

2. Reading and Approval of Minutes:
August 26, 2020 –A MOTION was made by Carla to approve the minutes as written. The motion was seconded by Rachel. All members present in favor. Motion carried.
3. Communications and reports.
 - a. Kathy provided the members present with Town codebook updates.
4. Unfinished business:
 - a. The public hearing is for **Application ZV2020-2**, submitted by **Loren Rowsam**, requesting an area variance to add a 24 foot addition to a garage to be no closer than 35 feet to the rear property line which does not comply with Town of Lowville Zoning, Chapter 250, Dimensional Requirements in a CB Zone. The property is owned by Loren Rowsam, located at 5247 Clinton Street, Town of Lowville, New York and is tax parcel number 212.00-01-20.00.

The public hearing was opened at 6:32 pm.

It was noted there were no members of the public present other than the applicant.

The board reviewed the five part test and completed the portion of the resolution with their justification.

The public hearing was closed at 6:36 pm.

A MOTION was made by Linda to approve Resolution ZV2020-2. The motion was seconded by Carla. All members present in favor. Motion carried. A copy of the resolution is included with these minutes and the original record.

5. New Business
None
6. Adjournment
A MOTION was made by Rachel to adjourn the meeting. The motion was seconded by Carla. All members present in favor. Motion carried. The meeting was adjourned at 6:38 p.m.

Submitted by,

A handwritten signature in blue ink, appearing to read "Katharine B. Manning".

Katharine B. Manning
September 10, 2020

Note: These minutes have been transcribed from a recording. The minutes are not a verbatim, quoted version they are rather a documentation of the meeting with motions and resolutions included.

**Town and Village of Lowville
Zoning Board of Appeals**

5533 Bostwick Street
Lowville, New York 13367
(315) 376-8070 ext. 6

COPY

RESOLUTION

ZV2020-2

212.00-01-20.000

At a regular meeting of the Town/Village Zoning Board of Appeals of the Town/Village of Lowville, Lewis County, New York, held at the Town Offices, in said Town, on the 9th day of September, 2020. The meeting was called to order by Linda and upon roll being called, the following were:

PRESENT:

~~Brian Bush~~

Carla Hellinger

Rachel Hillegas

Linda Lawton

~~Joseph Zehr~~

ABSENT:

Brian Bush; Joe Zehr; Kyle Logan

The following resolution was offered by Board Member Linda, who moved its adoption, seconded by Board Member Carla, to wit:

WHEREAS, the Zoning Board of Appeals of the Town of Lowville has received an application from Loren Rowsam for approval of an area variance to permit construct a 24' x 24' addition to the rear of an existing garage no more than 35' to the rear property line

and

WHEREAS, in connection with such application, the Zoning Board of Appeals has received and reviewed an application (and Environmental Assessment Form, if required), held a public hearing and received comments thereat, and

WHEREAS, after review the Zoning Board of Appeals has weighed the affects the requested application on health, safety and welfare of the neighborhood and community, and made the following findings:

A. The requested variance (will/will not) create an undesirable change in the character of the neighborhood or detriment to nearby properties in that: _____

The garage addition will be located at the rear of the property and will be screened from neighboring houses by existing vegetation

B. The benefits sought by the applicant (can/cannot) be achieved by any

other feasible method because: The roof line of the current garage will not easily allow an addition to the east or west; access to an existing barn prevents building an addition towards the house (to the south) and the slope of the ground would further limit construction to the west.

C. The requested variance (is/is not) substantial in that: It still provides 35 feet to the property line. Of note, 35 feet is greater than the required minimum rear yard setback for the Village and the property is located adjacent to properties that are within the Village

D. The proposed variance (will/will not) have an adverse effect of impact on the physical and environmental conditions of the neighborhood or district because: The addition will not be highly noticeable from the road, it will be screened from neighboring structures by existing vegetation and it will not be out of character with the neighboring properties.

and

E. The alleged difficulty (was/was not) self-created because It is possible to create additional storage on the property by building a separate structure or by reducing the size of the addition. However, the requested variance is not unreasonable nor is it significant and the addition will result in a less noticeable change to the property than if a separate structure were to be built.

NOW, THEREFORE, BE IT RESOLVED that application ZV2020-2 submitted by
Loren Rowsam for approval of an area variance in the
Town/Village of Lowville is hereby (GRANTED/DENIED/GRANTED WITH CONDITIONS)
for the reasons stated above. Conditions placed will be provided below.

The question of the foregoing resolution was duly put to a vote as follows:

Brian Bush	Y	N	R	(A)	Rachel Hillegas	(Y)	N	R	A
Linda Lawton	(Y)	N	R	A	Joe Zehr	Y	N	R	(A)
Carla Hellinger	(Y)	N	R	A	Kyle Logan, Alt	Y	N	R	(A)

Y – Yes; N – No; R – Recusal; A - Absent

Date: 9 September, 2020
Lowville, New York

BY ORDER OF THE ZONING BOARD
OF APPEALS OF THE TOWN OF
LOWVILLE

Linda M. Lawton
Signature

Conditions:
