

Regular Meeting
Town/Village of Lowville
Zoning Board of Appeals
Wednesday, July 28, 2021
6:30 P.M.

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BY:

The meeting was called to order by the Chair Rachel Hillegas 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: Eric Quina, Joseph Zehr, Kyle Logan

Others present: Simon Gingerich, Applicant; Howard Lyndaker, Applicant Representative; Tim Widrick, Applicant; Kathy Manning, Administrative Assistant

2. Reading and Approval of Minutes:
June 23, 2021 – A MOTION was made by Linda to approve the minutes as written. The motion was seconded by Carla. All members present in favor. Motion carried.
3. Communications and reports.
Kathy commented that she will need to contact Joe regarding the workplace violence training.
4. Unfinished business:
None
5. New Business:
a. **Application ZV2021-4**, submitted by **Kovach Land Surveying, LLC on behalf of Simon Gingerich** requesting minor subdivision approval with side yard setback variances of 9' 2" and 23'3" which do not comply with Town of Lowville Zoning Law, Chapter 250, Schedule B, Dimensional Requirements for Residential Uses in an R-40 Zone. The parcel is owned by Simon Gingerich, located at 5071 W Martinsburg Road, Town of Lowville, New York and is tax parcel number 212.00-01-47.100.

The application and its contents were reviewed by the board. There was discussion regarding a possible right-of-way or easement to the garage with the canopy addition which is 9' 2" from the property line. Mr. Lyndaker indicated he would include a right-of-way to that structure and supply the plans to Kathy prior to the August meeting deadline.

A MOTION was made by Carla to deem Application ZV2021-4 complete, scheduling the public hearing for August 25, 2021. The motion was seconded by Linda. All members present in favor. Motion carried.

- b. **Application ZV2021-6**, submitted by **Timothy Widrick**, requesting an area variance to allow construction of a 950 square foot Accessory Dwelling Unit which does not comply with Village of Lowville Zoning Law Chapter 201-535. The parcel is owned