

**Regular Meeting**  
**Town/Village of Lowville**  
**Zoning Board of Appeals**  
Wednesday, June 22, 2022  
6:30 P.M.

**RECEIVED**  
JUN 23 2022

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: Joseph Zehr, Kyle Logan

**Others present:** Cheyenne Steria, Applicant; Henry Avallone, Joint T/V Planning Board Member; Kathy Manning, Administrative Assistant

2. Reading and Approval of Minutes:  
May 25, 2022 – A MOTION was made by Rachel to approve the minutes as written. The motion was seconded by Carla. All members present in favor. Motion carried.
3. Communications and reports.
  - a. Comprehensive Plan: Kathy thanked everyone who supplied comments to the comprehensive plan.
4. Unfinished business:
  - a. The public hearing is **Application ZV2022-3**, submitted by **Jacob & Cheyenne Steria**, requesting an area variance to construct a 17' x 40' garage three feet from the northern property line which does not comply with Village of Lowville Zoning, Chapter 201, Schedule B, Dimensional Requirements of five feet (non-conforming lot, 201-1220) in an R Zone. The property is owned by Jacob & Cheyenne Steria, located at 7661 Sharp Street, Village of Lowville, New York and is tax parcel number 212.08-06-05.000.

The public hearing was opened at 6:32 p.m.  
Rachel asked if anyone from the public had any comments. No one spoke to indicate they would like to comment on this application. Rachel reviewed her suggestions for page 2 of the Resolution. The board members present agreed with her suggested content. The public hearing was closed at 6:36 p.m.

A MOTION was made by Rachel to approve Resolution ZV2022-3 with the condition that the variance approval applies only to the addition specified in this application. The motion was seconded by Carla. All members present in favor. Motion carried. The resolution is included with the original record with a copy included with these minutes.

5. New Business  
None
6. Adjournment  
A MOTION was made by Linda to adjourn the meeting. The motion was seconded by Carla. All members present in favor. Motion carried. The meeting was adjourned at 6:37 p.m.

Submitted by,

A handwritten signature in blue ink that reads "Katharine B. Manning". The signature is written in a cursive style with a large, stylized initial "K".

Katharine B. Manning

June 23, 2022

***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**  
**ZV2022-3**  
**212.08-06-05.000**

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 22<sup>nd</sup> day of June, 2022. The meeting was called to order by

Rachel Hillegas and upon roll being called, the following were:

PRESENT:

Linda Lawton                  Rachel Hillegas                  ~~Joseph Zehr~~                  Carla Hellinger  
~~Kyle Logan, Alt~~

ABSENT:

Joseph Zehr  
Kyle Logan

The following resolution was offered by Board Member Rachel, 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 Jacob & Cheyenne Steria for approval of an area variance to permit construction of a 17' x 40' garage no closer than three (3) feet to the northern 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:

11 900  
A. The requested variance (will/will not) create an undesirable change in the character of the neighborhood or detriment to nearby properties in that: Based on the plans provided with the application, the proposed garage will be set back from the road far enough that it shouldn't stand out from the other houses and garages in the neighborhood, and it is unlikely to be out of character with the neighborhood.

B. The benefits sought by the applicant (can/cannot) be achieved by any other feasible method because: The planned garage could be slightly narrower and/or it could be placed a few feet closer to the house.

C. The requested variance (is/is not) substantial in that: It is not expected to significantly impact the adjacent properties or the character of the neighborhood.

D. The proposed variance (will/will not) have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: It is not expected to be out of character with the other properties in the neighborhood. The owner plans to install gutters on the side of the garage towards the neighbors, which may actually improve an existing drainage issue between the two lots.

and

E. The alleged difficulty (was/was not) self-created because It appears to be possible to build a garage and still stay within the required setback, simply by making the garage a little narrower or closer to the house. However, the proposed location may be the most beneficial to all concerned: it is set back far enough from the property line to allow for maintenance of the garage without impacting the adjacent property, while providing the Sterias with more room between the house and garage for access and use of their back yard.

NOW, THEREFORE, BE IT RESOLVED that application ZV2022-2 submitted by Jacob & Cheyenne Steria 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:

<u>Linda Lawton</u>	<u>(Y)</u>	<u>N</u>	<u>R</u>	<u>A</u>	<u>Joe Zehr</u>	<u>Y</u>	<u>N</u>	<u>R</u>	<u>(A)</u>
<u>Rachel Hillegas</u>	<u>(Y)</u>	<u>N</u>	<u>R</u>	<u>A</u>	<u>Kyle Logan, Alt</u>	<u>Y</u>	<u>N</u>	<u>R</u>	<u>(A)</u>
<u>Carla Hellinger</u>	<u>(Y)</u>	<u>N</u>	<u>R</u>	<u>A</u>					

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

Date: June 22, 2022  
Lowville, New York

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

Rachel A. Hillegas  
Signature

Conditions:

1. This variance applies only to this structure. Any subsequent structures including an  
addition to or replacement of this structure will require additional approval.

