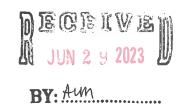
Regular Meeting Town/Village of Lowville Zoning Board of Appeals

Wednesday, June 28, 2023 6:30 P.M.



The meeting was called to order by 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:

Carla Hellinger

Linda Lawton

Rachel Hillegas

Selina Olmstead Absent: Joseph Zehr

Others present: George Russell, Applicant; Kevin Houppert, Applicant Representative; Henry Avallone, Joint T/V Planning Board Member; Kathy Manning, Administrative Assistant; Richard Murphy, Planning Board Applicant Representative; Jeff Rioux, Planning Board Applicant Representative

- 2. Reading and Approval of Minutes:

 May 24, 2023 A MOTION was made by Carla to approve the minutes as written. The motion was seconded by Linda. All members present in favor. Motion carried.
- Communications and reports.
 Kathy commented that Joe Zehr has submitted his resignation from the board. It will be effective in July.
- 4. Unfinished business:
- 5. New Business:
 - a. **Application ZV2023-3**, submitted by **George Russell** requesting an area variance to allow construction of a garage/carport 3 feet from the rear property line and 2 feet, 2 inches from the east property line on a non-conforming lot per 201-1220 which does not comply with Village of Lowville Zoning Law, Chapter 201, side and rear yard setbacks of 63". The parcel is owned by George Russell, located at 5371 Waters Terrace, Village of Lowville, New York, tax parcel 212.07-08-13.000.

Kathy requested clarification from Mr. Russell and Mr. Houppert regarding the structure. She questioned if the structure is proposed to be a garage or carport. Kathy also questioned if the request reflects the roof overhang as zoning is three-dimensional. Clarification was obtained to reflect that the structure will be a carport with the west side proposed to have steel siding to provide privacy with the other three sides open. The variance request will be revised to reflect a 12-inch roof overhang; the revised request will now be for 24 inches from the rear property line and 14 inches from the side property line.

Mr. Russell explained that a garage was previously in this location but had been demolished due to the condition of the structure.

The board discussed concerns if the distances to the property lines will allow maintenance of the structure without trespassing on neighboring properties. Mr. Houppert indicated he does not believe maintenance will be an issue as the structure is open on three sides with the west side containing steel that will be maintained from the interior. There was discussion regarding potential fire concerns with the distance to the garage at the rear of the property reflecting Rick Allen as the current property owner. It was determined that since the carport will be open, there is little concern of fire extending to the neighboring garage. Kathy commented that New York State Fire Prevention and Building Code addresses any necessity for fire preventative measures when structures are within a certain distance of property lines and other structures.

The board reviewed the application checklist and discussed whether they felt they had sufficient information to make an educated decision and schedule the public hearing. All members present felt they could move forward with the application.

A MOTION was made by Rachel to deem the application complete and schedule the public hearing for July 26, 2023. The motion was seconded by Carla. All members present, in favor. Motion carried.

6. Adjournment

A MOTION was made by Rachel to adjourn the meeting. The motion was seconded by Linda. All members present in favor. Motion carried. The meeting was adjourned at 6:46 p.m.

Submitted by,

Katharine B. Manning

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June 29, 2023

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.