

Regular Meeting
Town/Village of Lowville
Zoning Board of Appeals
Wednesday, August 23, 2023
6:30 P.M.

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BY: AWO.....

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:

Rachel Hillegas Selina Olmstead Linda Lawton
Absent: Carla Hellinger

Others present: Carl Finster, II, Applicant Representative; Dalton Finster, Applicant Representative; Steven Jackson, Applicant; Sharon Padden-Jackson, Applicant; Henry Avallone, Joint T/V Planning Board Member; Kathy Manning, Administrative Assistant

2. Reading and Approval of Minutes:
July 26, 2023 – A MOTION was made by Rachel to approve the minutes as written. The motion was seconded by Linda. All members present in favor. Motion carried.
3. Communications and reports.
Kathy commented that she received an email from Aimee Murphy regarding individuals in need of taking the mandatory Harassment and Discrimination training. Kathy did not believe anyone on this board was on the list. Rachel commented that she had not taken the training supplied by her employer to date, but would supply the information to Aimee when it is completed.
4. Unfinished business:
None
5. New Business:
The agenda was adjusted to review Application ZV2023-5 to accommodate the applicants present.

a. ~~b.~~ **Application ZV2023-5**, submitted by **Finster Construction on behalf of Sharon Padden-Jackson** requesting an area variance to allow construction of a wheelchair ramp a maximum of 14 feet from the front property line which does not comply with Village of Lowville Zoning Law, Chapter 201, required front yard setback of 35 feet in an R Zone. The parcel is owned by Sharon Padden-Jackson, located at 5576 Trinity Avenue, Village of Lowville, New York, tax parcel 212.08-05-02.000.

The board reviewed the contents of the application. There was discussion with Carl Finster, II regarding the ramp location and size options supplied to the board. Mr. Finster stated that another option is available describing the option. Mr. Finster will supply the new drawing to Kathy prior to the September meeting. Kathy indicated that the variance request is for a maximum of 14 feet from the edge of the road which will accommodate all of the proposed options for the ramp. Kathy will revise the resolution to indicate the distance is from the “edge of the street/road” rather than “front property line”. The board feels there is sufficient information to move forward with the application.

A MOTION was made by Rachel to deem Application ZV2023-5 complete scheduling the public hearing for September 27, 2023. The motion was seconded by Linda. All members present in favor. Motion carried. The motion is included with the original record.

b. a. **Application ZV2023-4**, submitted by **Lukas Farney on behalf of Chris Blauvelt** requesting an area variance to allow construction of a garage 6.3 feet from the east side property line which does not comply with Village of Lowville Zoning Law, Chapter 201, required side yard setback of 8 feet in an NC-1 Zone. The parcel is owned by Chris Blauvelt, located at 5448 Trinity Avenue, Village of Lowville, New York, tax parcel 212.07-06-12.000.

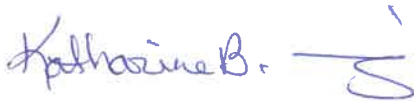
The board reviewed the application and its contents. Rachel questioned the depth of the garage as there were two different measurements included in the paperwork. Kathy was not certain of the depth however the depth will not impact the side yard setback or variance request. Rachel commented that she was concerned that the application may require a front yard variance if the 27 foot measurement is used. Kathy commented that if a front yard variance is necessary, the county code office will be responsible for the referral to this board. The board feels there is sufficient information to move forward with the application.

A MOTION was made by Rachel to deem Application ZV2023-4 complete scheduling the public hearing for September 27, 2023. The motion was seconded by Linda. All members present in favor. Motion carried. The motion is included with the original record.

6. Adjournment

A MOTION was made by Rachel to adjourn the meeting. The motion was seconded by Selina. All members present in favor. Motion carried. The meeting was adjourned at 6:53 p.m.

Submitted by,



Katharine B. Manning
August 24, 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.