

**Regular Meeting**  
**Town/Village of Lowville**  
**Zoning Board of Appeals**  
Wednesday, April 24, 2024  
6:30 P.M.

**RECEIVED**  
APR 25 2024

BY: *Am*.....

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                      Carla Hellinger                      Peter Cecconi  
Absent: Linda Lawton, Selina Olmstead

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

2. Reading and Approval of Minutes:  
September 27, 2023 – No quorum of members present at the September 27, 2023 meeting was available.
3. Communications and reports.  
The annual training requirements memo that was mailed to all board members was briefly discussed.
4. Unfinished business:  
None
5. New Business:
  - a. **Application ZV2024-1**, submitted by **Kurt Turck on behalf of Michael Brooks** requesting an area variance to allow construction of a garage 2.2 feet from the rear property line which does not comply with Village of Lowville Zoning Law, Chapter 201, Schedule B, Dimensional Requirements of 30 feet in a R Zone. The parcel is owned by Michael Brooks, located at 5457 Trinity Avenue, Village of Lowville, New York, tax parcel 212.07-05-33.000.

The board reviewed the application and its contents. Mr. Turck described the purpose for the variance request including the property owners desire to increase the size of the garage to accommodate two vehicles rather than the single stall garage currently on site. Mr. Turck indicated the rear of the garage or the side yard setback will remain the same. There was discussion regarding the potential roof pitch and the desire of this board to alleviate any runoff and snow dropping onto the neighboring property to the north (Matteson). There was discussion regarding the significance of the 30 foot rear yard setback as opposed to the ten yard setback for an accessory structure and the eight foot setback for side yard structures if there was a change in the address from Trinity Avenue to Park Avenue. The board discussed building code requirements for fire suppression. The board feels there is sufficient information to move forward with the application.

A MOTION was made by Pete to deem Application ZV2024-1 complete scheduling the public hearing for May 22, 2024. The motion was seconded by Carla. 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 Pete. All members present in favor. Motion carried. The meeting was adjourned at 6:48 p.m.

Submitted by,

A handwritten signature in blue ink, appearing to read "Katharine B." followed by a stylized flourish.

Katharine B. Manning

April 25, 2024

***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.***