

**MINUTES OF THE REGULAR MEETING
ZONING BOARD OF APPEALS
TOWN OF NEW HARTFORD MUNICIPAL BUILDING
OCTOBER 24, 2022**

The Regular Meeting was called to order by Chairman Randy Bogar at 6:00 P.M. Board Members present Byron Elias, Karen Stanislaus, Lenora Murad (late arrival), Fred Kiehm, and John Montrose. Board Member absent: Michele Mandia. Also in attendance were Town Attorney Herbert Cully, Councilman David Reynolds, Codes Officer Lary Gell, and Secretary Dory Shaw. Everyone in attendance recited the Pledge of Allegiance. Chairman Bogar introduced the Board Members and explained the procedures for tonight's meeting, in particular that we are down a couple of Board Members and it is up to the applicant whether to proceed.

The application of **Harrington Family LLC regarding 3387 Mohawk Street, Sauquoit, New York.** The applicant is proposing a 10 x 16 11'± tall shed in the front of the home. The structure will also be the third accessory structure on the parcel. The front edge will be 366± feet off the edge of the road and meets all other side and rear yard setbacks. Therefore, the applicant is seeking an Area Variance to allow an additional accessory structure and placement of the proposed shed into the front yard. Mr. Harrington appeared before the Board.

Mr. Harrington displayed pictures of his property and the equipment he would like to store in this building. He has quite a bit of property and he needs to store his truck, mower, etc. He keeps his property looking nice and doesn't think this additional building will obstruct anyone's view.

Chairman Bogar asked if there was anyone present to address this application – no response. However, a letter was received from Ms. Constance Wheelock at 3395 Mohawk Street who supports this application.

There being no further input, the meeting adjourned at approximately 6:15 P.M.

At this time, the Board Members reviewed the criteria for an Area Variance:

- An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variance – response: no, all in agreement;
- The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – response; no, all in agreement;
- The requested variance is substantial – response: no, all in agreement;
- The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – response: no, all in agreement;

- The alleged difficulty was self-created, which consideration shall be relevant to the decision, but shall not necessarily preclude granting the variance – response: no, all in agreement.

Motion was made by Board Member Byron Elias to **approve** the application as requested/submitted; Also, that a Building Permit be obtained within one year of approval date; seconded by Board Member John Montrose. Vote taken:

Chairman Randy Bogar – yes
Board Member Fred Kiehm - yes
Board Member Byron Elias - yes

Board Member John Montrose - yes
Board Member Karen Stanislaus – yes

Motion was **approved** by a vote of 5 – 0.

Board Member Murad was not in attendance to address this application.

Board Member Elias stated that he voted for this variance as Mr. Harrington owns quite a bit of property and this proposed shed sets on approximately 11 acres. He keeps his property neat and is considerate of his neighbors.

Draft minutes of the September 19, 2022 meeting were approved by Chairman Randy Bogar; seconded by Board Member John Montrose. All in favor.

There being no further business, the meeting adjourned at approximately 6:25 P.M.

Respectfully submitted,

Dolores Shaw, Secretary
Zoning Board of Appeals

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