

ZONING BOARD

APRIL 28, 2021

MEMBERS PRESENT: Margaret Zaepfel

Cliff Johnston

Cheryl Confer

Attorney: David Haylett

Anthony Serianni

Zoning Officer: Michael Hartman

The meeting was called to order at 6:05 pm, by Acting Chairman, Peggy Zaepfel, who read the published notice.

OWNER/ APPLICANT: Rick and Deborah Putz

PROPERTY LOCATION: 7803 Ridge Road Tax Map No. 69.00-1-3

APPLICATION: For a Variance of the provisions of the Code of the Town of Hartland to allow for the construction of an attached 2-car garage to the existing house on the property, leaving 12 feet, 6 inches from the side property line in the Residential Use District, where the Zoning Code requires minimum of 15 feet of the side yard space in said zone.

Code Enforcement Officer, Michael Hartman, requested that the application be amended to read "leaving 9 feet, 6 inches" not 12 feet 6 inches. The setback is 9.5 feet from the rear and 12 feet in the front. Attorney Serianni noted the correction.

Hartman represented the applicant, as they were unable to attend. He explained that the application was for an attached 2 car garage, 24' X 24'. The homeowners had been residents of the town for about 6 months.

PUBLIC PARTICIPATION

Victor Buchalski, 7805 Ridge Road, neighbor, stated that he is not in objection to the variance. He submitted a letter of consent for the building.

Acting Chairman, Peggy Zaepfel, asked if there were any other comments. With no other comments or objections, the public hearing was closed at 6:11 pm.

The variance is for a type 2 application, no SEQR is required, no further review is necessary.

MOTION

Motion by Cliff Johnston, seconded by Cheryl Confer to approve the variance, with all in favor.

Ayes- 3, Nays- 0 Carried

Variance approved to construct an attached 2 car garage to the existing house on the property , 9 feet 6 inches from the side property line in the Residential Use District.

Meeting adjourned at 6:15 pm.

Respectfully submitted.

Cynthia Boyler

Zoning Secretary