



**Town of Hartland  
Zoning Board Meeting Minutes**

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**Monday Jun 26, 2023**

In attendance: Steve MacEvoy, Chad Hurtgam, Cliff Johnston, and Cheryl Confer Secretary Jennifer Mason, Attorney David Haylett and Code Enforcement Officer Michael Hartman  
Public Attendance: Jeffrey McCaa

The meeting was called to order at 7:10 pm, by **Cliff Johnston**

**Attorney Haylett** reads the Public Notice

**OWNER/ APPLICANT: Jeffrey P. McCaa**

**PROPERTY LOCATION: 2936 Drum Rd. Tax ID # 57.00-1-33**

**APPLICATION:**

To consider variance of the Town Code to allow for the construction of a porch and mudroom at the property's principal structure, resulting in 47 feet of front yard setback space, where the Zoning Code requires a minimum of 60 feet of front yard setback space in the Agricultural District.

All interested parties will be heard by the Town of Hartland Zoning Board of Appeals at said Public Hearing.

**Johnston** asks Owner/Applicant Jeffrey McCaa to explain what he would like to do.

**Jeffrey McCaa** explains that he would like to remove the existing porch down and build a mudroom, enclose it and make it part of the house. The porch comes out 9 feet from the house and I would like to add an additional 3 feet for a total of 12 feet.

**Hurtgam:** What kind of foundation?

**McCaa:** I have someone drawing up blueprints now. I would like to make it a regular deck with plywood and insulate the floor.

**Attorney Haylett:** Going out the additional feet won't interfere with any of the utilities will it?

**Code Enforcement Officer Michael Hartman:** No, it will not interfere.

**Johnston** asks if the public or the board have any questions.

With no further questions,

**Johnston** makes a motion to close the public hearing, seconded by **Cheryl Confer**.  
Ayes 4 Nays 0

**Johnston** closes the public hearing at 7:15 pm and opens the regular meeting.

**Zoning board business:**

No new Zoning Board business or applications to discuss

With no further questions or discussion;

**MOTION** by **Cheryl Confer** to recognize as a type 2 action SEQR that no further review is necessary, seconded by **Chad Hurtgam**.  
Ayes 4 Nays 0



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**Motion** made by **Cheryl Confer** to grant the variance requested by Jeffrey McCaa to construct a porch and mudroom at the property's principal structure, resulting in 47 feet of front yard setback space, where the Zoning Code requires a minimum of 60 feet of front yard setback space in the Agricultural District. I move this after:

- The board has found that should the variance be granted, it would not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties. One nearby property is closer to the road than this will be.
- The board does not find that the benefit sought by the applicant could not have been achieved by other methods.
- The board finds that the variance is not substantial.
- The board finds that granting this variance would not have an adverse effect or impact on the environment.
- The board does find that the alleged difficulty is self-created.
- The board then duly weighed the benefits of granting the variance pursuant to the above findings and determined that granting a variance was appropriate.

Seconded by **Clifford Johnston**  
Ayes 4 Nays 0

**Chairman MacEvoy** questions Peggy's status on the board.

**Attorney Haylett** A board member for zoning and planning, remains on the board until they resign or are replaced. In order to remove a member without replacing them the board would have to hold a public hearing.

The board discusses a change to the start time for the meetings. The board agrees on a **7pm** start time.

**Hartman** asks the board if the board would like to review any of the businesses that he renews every year?

**Chairman MacEvoy** what would be the purpose of that?

**Hartman** They are special use permits. You could make suggested changes.

**Chairman MacEvoy** We don't issue them. If we had the responsibility given back to us we would be more than happy to.

With no further discussion or business to come before the board,

Motion made by **Chad Hurtgam** to adjourn, seconded by **Cheryl Confer**.  
Ayes: 4 Nays: 0

Meeting adjourned at 7:30 pm.

Respectfully submitted,

*Jennifer Mason*

Jennifer Mason  
Zoning Board Secretary