



**Town of Hartland
Zoning Board Meeting Minutes**

Monday Nov 28, 2022

In attendance: Steve MacEvoy, Chad Hurtgam, Cliff Johnston, Margaret Zaepfel, and Cheryl Confer and Secretary Jennifer Mason

Public Attendance: Attorney Anthony Serianni

The meeting was called to order at 7:00 pm, by **Chairman Steve MacEvoy**

Chairman MacEvoy: Gives the board a quick update on the Shepherd Public Hearing from last month and provides the note from the property owner on the East side where they state they do not have a problem with the Variance request.

OWNER/ APPLICANT: Todd & Kim Shepherd

PROPERTY LOCATION: 7344 Gow Road. Tax Map # 40.00-3-1.12

APPLICATION: For a Variance of the provisions of the Code of the Town of Hartland to allow for the erection of a 20'X24' attached carport to garage on the East side of the house, within 8' of the North East Property Line, where the Zoning Code requires a minimum of 15' from the side lot line in said zone. All interested parties will be heard by the Town of Hartland Zoning Board of Appeals at said Public Hearing.

Chairman MacEvoy asks if anyone has any questions.

With no questions, **Chairman MacEvoy** closes the public hearing at 7:03pm and opens the regular meeting.

Zoning Board members review last month's meeting. Both board members in attendance of the last meeting agree the minutes are accurate.

Chairman MacEvoy asks if there is any other discussion regarding the area variance request.

With no further questions or discussion;

MOTION by **Cliff Johnston** to recognize as a type 2 action SEQR that no further review is necessary, seconded by **Margaret Zaepfel,**

Ayes 5 Nays 0



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Margaret Zaepfel reviews the area variance criteria

- The Board finds that granting the variance will not negatively impact the character of the neighborhood
- The Board finds that the requested variance is not substantial
- The board finds no opposition from adjoining property owners, and finds support from the owners directly to the East of the proposed variance.
- The board finds that the hardship to the property is self created but does not consider this to be grounds for denial in this instance.

MOTION by Margaret Zaepfel to grant Mr Shepherd the variance requested, seconded by Cheryl Confer.

Ayes 5 Nays 0

Zoning board business:

Chairman MacEvoy would like to remind everyone that within a year the 4 hour training must be taken. Board's decisions can be challenged if the board member is not trained.

Margaret Zaepfel requests that the board is notified differently.

Secretary Jennifer Mason agrees to notify board members by email, followed by a phone call and meeting packets and minutes will be mailed or hand delivered.

All board members agree to the suggested notification process.

With no further discussion or business to come before the board, a motion by **Cliff Johnston** to adjourn, seconded by **Chad Hurtgam**.

Ayes: 5 Nays: 0

Meeting adjourned at 7:10 pm.

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Zoning Board Secretary