

**TOWN OF DAY ZONING BOARD OF APPEALS
PUBLIC HEARING MEETING MINUTES
APRIL 15, 2024 DRAFT**

Chairman Dave Davidson opened the Meeting at 7:05pm

Roll Call

Members Present:

Dave Davidson
Rob Zeglen
Christina Siebert

Members Absent:

April Schmick
Steve Edwards

Old Business:

Motion, made by Rob Zeglen to accept the February 22, 2024 hearing minutes, 2nd by Christina Seibert.

Ayes: Dave Davidson, Rob Zeglen, Christina Seibert

Carried: 3-0

New Business:

PUBLIC HEARING – Request for AREA VARIANCE

Carl Thurnau – 1178 Kathan Road – map#- 33.11-2-7

TWO AREA VARIANCES

- 1- FRONT YARD SETBACK = PROVIDED 30 FOOT - 40 FOOT REQUIRED - ASKING 10 FOOT VARIANCE APPROVAL
- 2- LEFT SIDE SETBACK = PROVIDED 10 FOOT – 24 FOOT IS REQUIRED – ASKING 14 FOOT VARIANCE APPROVAL

Carl Thurnau stated he currently lives in Burnt Hills and Purchased this property around 1992, with intentions to rebuild for retirement. Carl explained a lot of revisions took place prior to the final plans. He feels it would have a minor impact on the neighborhood. Carl mentioned that he spoke with his neighbors on both sides of his property and that they had no objections and or problems.

Chairman Dave Davidson asked Carl if any modifications could be considered if needed. Carl said the only thing he could possibly do would be to decrease the size of the garage. Rob Zeglen asked if the neighbors had any issues on the rebuild? Carl had stated that there were no objections.

Open the Public Hearing:

John Fiordimondo asked about a triangle shaped piece of property and if that piece of property is buildable. Carl said it is not buildable.

Chairman Dave Davidson closed the Public Hearing at 7:33pm

Chairman Dave Davidson asked: Area Variance Criteria stated as:

1- Whether benefit can be achieved by other means feasible to applicant:

Dave Davidson – no

Rob Zeglen – no

Christina Seibert – yes

2- Undesirable change in neighborhood character or detriment to nearby properties:

Dave Davidson - yes

Rob Zeglen – no

Christina Seibert – no

3- **Whether request is substantial:**

Dave Davidson – yes
Rob Zeglen – yes
Christina Seibert – yes

4- **Whether request will have adverse physical or environmental effects:**

Dave Davidson – no
Rob Zeglen – no
Christina Seibert – no

5- **Whether alleged difficulty is self – created (which is relevant, but not determinative).**

Dave Davidson – no
Rob Zeglen – yes
Christina Seibert - yes

Motion, made by Rob Zeglen and 2nd by Christina Seibert to Grant the two Area Variances

Ayes: Dave Davidson, Rob Zeglen, Christina Seibert

Carried 3-0

Motion, made by Rob Zeglen, 2nd Christina Seibert to **Adjourn** the Public Hearing at 7:54pm.

AYES: Dave Davidson, Rob Zeglen, Christina Seibert

Carried – 3-0

PZ Clerk

Amanda Prescott