

**TOWN OF DAY**  
**Zoning Board of Appeals**  
**REGULAR MEETING MINUTES – Approved**  
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**September 16, 2019**

**Members Present:**

Dave Davidson  
Steve Edwards  
Al Graham  
June Dixon  
Donald Poe

**Counsel:** Matt Fuller

**Other Attendees:**

John Shea

**Members Absent:**

Chairman Dave Davidson opened the meeting at 7:00PM

**Pledge**

**Motion** made by Al Graham, and seconded by Steve Edwards to approve the meeting minutes from the August 19, 2019 regular meeting of the Zoning Board of Appeals.

**Ayes:** Chairman Dave Davidson, June Dixon, Donald Poe, Al Graham and Steve Edwards.

**Carried 5-0**

**Old Business:** None

**New Business:** Application for a Zoning Variance

John & Christine Shea

Tax Section 33.18 Block 1 Lot 58 & 33.18-1-75

Chair Davidson noted that the Planning Board met with Mr. Shea at their board meeting on September 5, 2019 to review his application for a Boundary Line Adjustment. They sent Mr. Shea to us for a zoning variance because this is a property line adjustment case where the two lots are non-standard.

Chairman Davidson asked Mr. Shea to describe what he is planning doing, and he also explained to him that the Zoning Board will review the application that he submitted tonight to see if it is complete. If we find that the application is complete we would hold a public hearing at the next regular meeting of the Zoning Board which is on Monday, October 21, 2019.

Mr. Shea explained that he owns the two properties that are back to back, and he would like to build a bedroom off the back of the existing home and a carport so they are looking for a property line adjustment so that they will have the proper setbacks. He showed the Board Members two drawings that showed the existing structure and the proposed structure. Board Member Al Graham inquired about the two homes on each of the properties. Mr. Shea said that he owns both lots and that both of the lots are built out, and that one lot has a seasonal home.

Chairman Davidson noted that everything is accounted for as required in the application other than the survey map by a New York State licensed land surveyor. Mr. Shea explained he has scheduled the surveyor to come and that it will be done in advance of the public hearing. Chair Davidson asked that the survey be of both of the lots, and Mr. Shea confirmed it will be of both. It was also noted that Mr. Shea will need to notify all neighbors within 500 ft. of the properties via certified mail (as noted on the application) of the public hearing on October 21, 2019. Chair Davidson asked the Board Members if there were any issues with us having the public hearing contingent upon getting the survey plan. Board Member Steve Edwards said he saw no problem with that, and all Board Members were in agreement.

**Motion**, made by Board Member June Dixon to accept the application for a zoning variance as complete, contingent upon receiving the survey prior to a public hearing being scheduled, seconded Al Graham.

**Ayes:** Steve Edwards, Don Poe, Chair Davidson, June Dixon and Al Graham

**Carried: 5-0**

**Continuing Business:** None

**Correspondence:** None

**Secretary's Report:** None

**Motion**, made by Board Member June Dixon and seconded by Steve Edwards to **adjourn** this regular meeting of the Town of Day Zoning Board of Appeals was made at 7:14 PM.

**Ayes:** Al Graham, June Dixon, Chair Davidson, Steve Edwards, Don Poe

**Carried 5-0**

Respectfully Submitted,

Diana Edwards  
Clerk