

**TOWN OF CAMPBELL
ZONING BOARD OF APPEALS
PUBLIC HEARING AND MINUTES OF OCTOBER 5, 2021**

PRESENT: Board Members: Chairman David Swan; Jo Sue Nash, David Morse, David Smith; ***Secretary to the Board***, Michelle Seeley, ***Code Enforcement Officer***, Thomas Hargrave

ABSENT: Treavor Good

GUESTS: Benjamin Vetter

Call to Order.

At 6:00 p.m., Chairman Swan called the meeting to order at the meeting room of the Campbell Town Hall, 8529 Main Street, Campbell, New York.

Prior Minutes.

The minutes of the prior meeting of May 5, 2021 were approved and accepted by motion of David Morse seconded by Josue Nash. The motion passed by unanimous vote.

Benjamin Vetter Appeal #2 of 2022.

Appeal #2 of 2021 is an application from Benjamin Vetter for an area variance to allow a reduction in road frontage on three of the lots, to 176, 150, and 152 respectively where the requirement is a 250' road frontage at 5419 King Hill Road per the Density Control Schedule of the Town of Campbell.

Public Hearing Notices had been sent by the Town Clerk to owners of 8 neighboring properties.

Chairman Swan declared the public hearing open at 6:03 p.m. with the following persons speaking: Benjamin Vetter. Mr. Vetter discussed the lay out of the property and the need to reduce the road frontage due to the lay out of the properties.

Mr. Vetter stated that he is sub-dividing the property now to prepare for the future. At this time there are no plans other than to have the property prepared in the event something should happen to him or his sister.

There was no other public comment and the public hearing was declared closed at 6:06 p.m.

Discussion was had among the Board. Dave Morse stated that the overall square footage of the lot is there, the reduction will not affect that.

Dave Smith sees no issue with the reduction.

David Swan drove by the proposed subdivision site and sees no issues. David Swan then explained the difference between a use and area variance.

FINDINGS:

The Board discussed the evidence received and made the following findings with unanimous agreement:

1. **Change Character of the Neighborhood.** It does not create a detriment to nearby properties; the reduction in size of frontage should not be a problem.
2. **Other Feasible Methods.** It appears that there are other feasible methods, but no other feasible ways to accomplish applicant's current objectives without considerable expense.
3. **Is the Request Substantial?** The Board agreed that it is not a substantial request.
4. **Effect on Physical or Environmental Conditions.** The Board agreed unanimously on the following: There is nothing to indicate an undesirable effect on the physical or environmental conditions in the neighborhood or district. There appears to be no health or safety issues.
5. **Self-created Issue.** This is relevant to the decision but doesn't necessarily preclude the granting of the variance. The Board said it was self-created. But the cost to build a stick built home would be excessive to the applicant.

DECISION:

Based on these findings documented in the record, the Zoning Board of Appeals, decides as follows:

A motion was made by Dave Morse, seconded by David Smith, that the Board hereby grants the variance as requested by Benjamin Vetter by Appeal #2-2022 for an area variance to allow a reduction in road frontage on three of the lots, to 176, 150, and 152 respectively where the

requirement is a 250' road frontage at 5419 King Hill Road per the Density Control Schedule of the Town of Campbell. The motion passed with unanimous vote.

Adjournment.

There being no further business before the Board, the meeting was adjourned at 6:21 p.m., by motion of Dave Smith and seconded by Dave Morse.

Respectfully submitted,

Michelle Seeley, Secretary to
Town of Campbell Zoning Board of Appeals

Dated: October 7, 2021