

DRAFT

**TOWN OF CAMPBELL
ZONING BOARD OF APPEALS
PUBLIC HEARING AND MINUTES OF
SPECIAL MEETING OF August 6, 2018**

PRESENT: Board Members: Chairman David Swan; Albert Johnson II, Joe-Sue Nash, Darwin "Fritz" Mettler, Calum Lewis; and Secretary to the ZBA: Michelle L. Seeley.

ABSENT: None

GUESTS: Joseph Snyder, Thomas Austin, Wayne Crozier

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 October 23, 2017, were approved and accepted by motion of Albert Johnson II seconded by Calum Lewis. The motion passed by unanimous vote.

Jeffery Snyder —Appeal #1 of 2018.

Appeal #1 of 2018 is an application from Jeffery Snyder, for an area variance to allow a front yard setback of 60 ft., where the requirement is a 75 ft. front yard setback at 5516 Savona Campbell Road per the Density Control Schedule of the Town of Campbell Zoning Law.

Public Hearing Notices had been sent by the Town Clerk to owners of 2 neighboring properties.

Chairman Swan declared the public hearing open at 6:04 p.m. with the following persons speaking: Jeffery Snyder

Mr. Snyder thanked the Board for pushing the meeting forward to tonight instead of waiting until the 27th of August. He is on a

schedule and appreciates the Board meeting on such short notice to help him maintain the time frame that he had laid out for this project.

Mr. Snyder explained the reason for his request and closed his comments.

There was no other public comment and the public hearing was declared closed at 6:6:05 p.m.

Discussion was had among the Board.

Also noted, is the Planning Board waiver. However, the Board mentioned that the Planning Board had recommended that the variance be granted.

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 appearance should not be a problem, and in fact should improve the appearance of the property.
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 cost and time added to the project.
3. **Is the Request Substantial?** The Board agreed that it is a substantial request but it was justifiable.
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.

DECISION:

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

A motion was made by Darwin "Fritz" Mettler, seconded by Albert Johnson II, that the Board hereby grants the variance as requested by Jeffery Snyder by Appeal #1 of 2018 for an area variance to allow a front yard setback of 60 ft., where the requirement is a 75 ft. front yard setback at 5516 Savona Campbell Road. The motion passed with unanimous vote.

Adjournment.

There being no further business before the Board, the meeting was adjourned at 6:13 p.m., by motion of Calum Lewis and seconded by Darwin "Fritz" Mettler.

Respectfully submitted,

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

Dated: August 7, 2018.