

TOWN OF EAST BLOOMFIELD

February 24, 2021

Zoning Board of Appeals Members Present, Art Babcock, Mark Thorn, Tim Crocker, Rosemary Garlapow

Absent: Art Babcock, Sonja Torpey, Kim Rayburn (Secretary),

Others Present: James Kier (Building & Zoning) Adam Karlson (Applicant) Travis Brocklebank

Minutes written from notes taken at the meeting.

Thorn opened the meeting at 7:30 pm with the pledge of allegiance and the reading of the public hearing.

I. TNC1-21 Expansion of nonconforming structure Owner Adam & Allie Karlson property located 2310 Brace Rd tax map # 68.00-1-32.100. They propose an addition onto the rear of their SF home. They are not making the non-conformance any more non-conforming.

Thorn asked Karlson to explain his proposal. Karlson stated that he likes the neighborhood and is expanding his family and needs the space. The house is only a 1 bedroom currently. The Board reviewed the map provided. The addition will be approximately a 24 x 24. Thorn asked about the placement of the addition in comparison to the septic tank. Karlson walked around to each Board member and revised the map to show the placement of the addition. It will not interfere with the septic tank location as originally drawn. The Board asked about the placement of the well. Karlson stated its located behind the barn. They asked if the addition would be 1 or two story. Karlson stated it would be one with a basement. They asked if the addition would match the existing home. Karlson stated it would.

The Board asked if the addition would be seen from the street. Karlson stated it would not unless you were coming down the road and you could see it from the side. Brocklebank spoke as the neighbor and he stated he has no issues or concerns and has farmland all around the Karlson's home.

Garlapow motioned and Thorn seconded to close the public hearing. All Board members in attendance voted aye, vote was carried unanimously.

Crocker motioned and Garlapow seconded to declare SEQR a type II no further action. All Board members in attendance voted aye, vote was carried unanimously.

Crocker made a motion and Garlapow seconded to grant TNC1-21 Expansion of nonconforming structure Owner Adam & Allie Karlson property located 2310 Brace Rd tax map # 68.00-1-32.100. Addition onto the rear of their SF home.

Whereas:

- 1. Addition does not go any closer to the property line.**
- 2. Addition restricted to a single story with basement matching the plans presented to the Code Officer.**
- 3. The Addition will match the existing home and fits in with the character of the neighborhood.**
- 4. The expansion does not cover the existing septic system.**

Record of Vote:

Mark Thorn **Aye** Rosemary Garlapow **Aye** Tim Crocker **Aye**

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

The Board discussed the days and times of the Zoning Board meetings for 2021. All Board members present agreed to keep the meetings the 4th Wednesday of the month, but changed the time from 7:30 to 7:00 pm. The November meeting will be changed from November 24th to November 17th.

IV. Meeting Minutes

Minutes of October 28, 2020.

Crocker motioned and Garlapow seconded to approve the minutes from October, 2020.

All Board members present voted Aye. Vote was carried unanimously.

V. Meeting Adjourned

Garlapow made a motion and Crocker seconded to adjourn the meeting 7:51 pm. All Board members present voted aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn

Planning & Zoning Board Secretary