

# TOWN OF EAST BLOOMFIELD

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April 27, 2022

**Zoning Board of Appeals Members Present**, Sonja Torpey, Art Babcock, Mark Thorn, **Absent**: Tim Crocker, Rosemary Garlapow, Rayburn

**Others Present**: Joe Testa, (Agent, Groundwater is the Applicant)

Torpey opened the meeting at 7:00 pm. The Board opened the public hearing and waived the reading of the public notice.

**I. TV3-22 Area Variance** for property located at 6540 St Rts 5&20 Groundwater.

Owner wishes to tear down an accessory structure and erect a new one in its place that will be closer to the road and will require a front setback variance.

The Board reviewed the application and held a discussion on the placement of the structure, and the topography of the lot. The lot slopes down in the rear and it would be costly to the applicant to bring it up to a level where they could place the proposed structure. This would carry a degree of impact on the environment. They also discussed wanting to maintain the turn around space in the rear for trucks so delivery vehicles have room to turn around without disrupting the traffic on St Rtes. 5&20.

The Board would like them to maintain the vegetation screen to the East. The new structure will also allow them to remove unsightly temporary storage.

**Thorn motioned and Babcock seconded to grant the area variance TV3-22 Area Variance** for property located at 6540 St Rts 5&20 Groundwater. To tear down an accessory structure and erect a new one in its place that will be closer to the road and will require a front setback variance.

**Whereas:**

1. The Board considered all the criteria, and includes the discussion in the minutes above.
2. The new structure is no closer to the road than the old structure.
3. The screening between the new storage barn and the property to the east will remain and be maintained.
4. The alterations that would be required would add significantly to the cost of the project if it were to be at the required setback.
5. The proposal if not undesirable, not substantial and will have little to no impact on the environment.

**Record of Vote:**

Babcock **Aye** Thorn **Aye** Torpey **Aye**

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

**IV. Meeting Adjourned**

**Babcock motioned and Crocker seconded to adjourn at 9 pm. All Board Members present vote Aye. Vote was carried.**

Respectfully submitted,

Minutes taken from notes of the meeting. Kimberly Rayburn

DRAFT