

February 5, 2025
Zoning Board of Appeals Minutes
Regular Meeting and Public Hearing (uncorrected and unapproved)

The Zoning Board of Appeals held a regular meeting and Public Hearing on February 5, 2025 in the Town Hall of Greig, NY. The meeting was called to order by Chairman Mike Bush at 6:04 PM. Roll call: Present were Mike Bush, Aaron Hunziker, Justine Bauer, Jim Stratton, Gina Mallette. Aaron Moore was absent. The Zoning Officer was in attendance.

The minutes of the January 8, 2025 meeting had been read. Aaron Hunziker made a motion to accept the minutes as read and seconded by Justine Bauer. All in favor.

Open Public Hearing at 6:05 PM for ZBA 2-25 by Davis and Denise Adamsen for relief from Article IX, Section 935, Page 73 of the Town of Greig Zoning Law to construct an addition to an existing garage that will not meet setback requirements. The property is located at 5651 North Shore Road, Brantingham, NY 13312.

Comments from the applicant: Mr. Adamsen explained that he has met with Mr. Howard Lyndaker, Kovach Land Surveying to pursue lot line adjustment options as he owns the surrounding property. He intends to make a decision in the near future.

Comments from the public: Mr. Albert Dorrance, a neighbor, stated he had no objection.

Motion to close the Public Hearing at 6:07 PM was made by Justine Bauer and seconded by Jim Stratton. All in favor.

Discussion of criteria: Variance criteria was discussed and it was determined that the requested variance will not create an undesirable change in the character of the neighborhood as the addition is designed to blend in with the other buildings in the area, the benefits sought by the applicant can be achieved through a lot line adjustment, the variance is substantial but will resolve itself with a lot line adjustment, the proposed variance will not have an adverse effect or impact physical and environmental conditions of the neighborhood and that the alleged difficulty was self created as a lot line adjustment should have been pursued prior to the construction.

Motion to vote was made by Aaron Hunziker and seconded by Jim Stratton at 6:18 PM. Vote was as follows: Aaron Hunziker - approve, Justine Bauer - approve, Jim Stratton - approve, Mike Bush - approve, Aaron Moore - absent and considered deny. Therefore the variance for ZBA 2-25 has been granted with the following conditions :

The applicant will create a conforming lot of 3.2 acres or larger through lot line adjustment.

The applicant will submit to the ZBA a map/survey of the completed lot line adjustment within 6 months of the hearing date.

New Business:

Bob Johnson, Acting Zoning Officer, updated the Board on the status of the Intra-Municipal Agreement with Lewis County to provide Zoning Enforcement for the town.

Having no other business, a motion was made to close the meeting at 6:45 PM by Aaron Hunziker and seconded by Justine Bauer. All in favor.

The next regular meeting will be held on Wednesday, March 5, 2025 at 6:00 PM at the Greig Town Hall.

Respectfully submitted,

Regina Mallette
Secretary