

**Town of Greenwich  
Zoning Board of Appeals  
February 4, 2010**

The Town of Greenwich Zoning Board of Appeals held a meeting at the Town Office Building, 2 Academy Street, Greenwich, New York on Thursday February 4, 2010 at 7:10 pm.

MEMBERS PRESENT:

John Farndell	ZBA Chairman
Gregory Smith	ZBA Member

ABSENT:	Tammara Van Ryn	ZBA Member
	Dawn Sharts	ZBA Member
	Roland Mann	ZBA Member (Alternate)

OTHERS PRESENT: Amanda Willetts- Clerk, Town Supervisor Sara Idleman, David Roe, and Michael Hayes.

Clerk Amanda Willetts called roll.

ZBA Chairman John Farndell stated that there were only two Board members present, which is not a quorum, so no decisions could be made.

PUBLIC HEARING:

**Area Variance # 2010-01** – Submitted by Linda Roe, being represented by David and Jo Roe. Area variance request concerns property located at 743 County Route 77, Greenwich. Applicant had a car port erected on her property and it does not meet the required 50 ft front yard setback, the carport is only 42 ft from the front yard property line. Applicant is asking for an 8 ft area variance in order to keep the car port up year round. Parcel is located in a Rural Agricultural District. Parcel # 220.-2-35.

ZBA Chairman John Farndell opened the public hearing at 7:10 pm and asked if anyone had any comments. No one responded. ZBA Chairman John Farndell asked if Mr. Roe would like to say anything. Mr. Roe stated that the only reason they had the carport put up was to keep snow off of his sister's car. They are not planning on adding garage doors or even electricity to the structure. They just need it to keep snow off the car. ZBA Member Gregory Smith said that if Mr. Roe would like to add to the structure he could, the area variance is for the property not just for the structure. ZBA Chairman John Farndell asked again if anyone would like to be heard. No response. ZBA Chairman John Farndell closed the public hearing at 7:15 pm. John told Mr. Roe that the Board would need him to come to next month's meeting, on March 4 because they cannot make any decisions tonight. Mr. Roe asked if the building permit would be ok to be delay another month. ZBA Chairman John Farndell said that it would not affect the building permit process because the area variance must be approved before Mr. Roe could obtain the permit. Mr. Roe said he would have no problem attending the March meeting.

PUBLIC HEARING:

**Area Variance # 2010-02** – Submitted by Mike Hayes residing at 54 Robertson Road. Applicant would like to erect a garage that would be attached to the north side of his house. The Applicant would like to build the garage to use for storage of construction vehicles and equipment that he uses for his construction business. The proposed garage would be 30.8 ft from the property line. Applicant is asking for a 19.2 ft variance. Parcel is located in a Rural

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Agricultural District which requires 50 ft setbacks. Parcel # 213.-1-6.2.

ZBA Chairman John Farndell stated that the Board was waiting to receive the referral back from the County Planning Board on Area Variance # 2010-02. ZBA Chairman John Farndell asked Mr. Hayes if the garage was a residential garage. Mr. Hayes said that he wanted to build an oversized residential garage so if in the future he wanted to sell his property it would be a residential garage. Mr. Hayes said that he could build a big 5 door garage elsewhere on the property, but because there is a runoff from Mr. Hayes' neighbor's property that goes into the middle of his, Mr. Hayes would have to build up the ground and then have to restore it every year and it wouldn't look as good. ZBA Chairman John Farndell said that he would like to hear from the neighbors because of the substantial variance and suggested that the neighbors come to the meeting next month. Mr. Hayes said that the neighbors are unable to see the house because there are trees that are along the property line. Mr. Hayes asked if a letter from the neighbors would be sufficient. ZBA Chairman John Farndell said it would be fine. ZBA Chairman John Farndell opened the public hearing at 7:30 pm. John asked if anyone had any comments. There was no response. ZBA Chairman John Farndell stated that he was going to hold the public hearing open until next month's meeting on March 4, 2010.

Motion by ZBA Member Gregory Smith  
Seconded by ZBA Chairman John Farndell

and passed unanimously by said Board,

That the meeting be adjourned at 7:35 pm.

Respectfully Submitted,

Amanda Willetts,  
ZBA Clerk