

TOWN OF NEW BALTIMORE ZONING BOARD OF APPEALS
Regular Monthly Meeting
August 7, 2024 – Page 1

The meeting was called to order at 7:05 p.m. followed by the Pledge of Allegiance. Present were ZBA Chair Bill Boehlke, Craig Albano and Jean Horn. Board Members Sam Anderson and Brad Jourdin were absent. Also present was applicant, Brian Lynch.

OLD BUSINESS

Brian & Mary Lynch – Area Variance Application

Public Hearing for this application was continued and completed just before the start of this meeting. With no further Board discussion needed, Part 2 of the Short Environmental Assessment Form was gone through with all questions answered “no”. [The Complete Short EAF is part of the ZBA Lynch Area Variance Permanent File.] The Chair completed, Part 3, the Determination of Significance.

It was moved by Albano and seconded by Boehlke that the proposed project, for purposes of SEQR, would not have an adverse impact on the environment.

Ayes: Boehlke, Albano, Horn
Nays: None
Abstained: None
Absent: Jourdin, Anderson

WHEREAS, Brian and Mary Lynch wishing to construct a garage on Parcel bearing Tax Map #7.12-1-19 at 64 Madison Avenue, West, New Baltimore submitted a Building Permit Application to the Building Department for placement of garage less than 15 feet from rear boundary; and

WHEREAS, application was denied by Code Enforcement Officer Jourdin and applicant referred to Zoning Board of Appeals, since pursuant to Chapter Section 112-10, Dimensional Table, Article 5, Dimensional Regulations of the Code of the Town of New Baltimore, minimum set back from rear property boundary in the Town Hamlet Residential Zone is 15 feet; and

WHEREAS, Brian Lynch submitted required Variance Application at the June 5, 2024, Zoning Board of Appeals meeting seeking relief from the 15-foot rear boundary requirement to allow for continued reasonable access to his back yard; and

WHEREAS, Public Hearing, having been duly published in THE TIMES UNION, was held on said application at the New Baltimore Town Hall on July 3, 2024, with one member of the public offering comment and then recessed to a later date due to a Public Hearing notification deficiency; and

WHEREAS, Public Hearing was continued on August 7, 2024, with copies of Post Office certified mail notification slips having been received and accepted by the Board; and

WHEREAS, after further discussion by the members of the Town of New Baltimore Zoning Board of Appeals at its August 7, 2024, Regular Monthly Meeting, it was

RESOLVED, that this action be granted a negative declaration for the purpose of SEQRA; and be it further

RESOLVED, that the Variance be approved with no conditions.

Ayes: Boehlke, Albano, Horn
Nays: None Abstained: None
Absent: Jourdin and Anderson

ADJOURNMENT

With no further business to come before the Board, at 7:17 P.M., it was moved and seconded to adjourn the meeting.

AYES: 3 NAYS: 0 ABSTAINED: 0 ABSENT: 2

Respectfully Submitted
Marjorie Bronk Loux
ZBA Clerk