

October 5, 2023
7:00PM
Owego Town Hall
2354 State Route 434
Apalachin, NY 13732

MEETING OF THE TOWN OF OWEGO ZONING BOARD OF APPEALS

Present: Chairman Gary Phelps, Dan Myers, David Kresge, Jack Legg

Excused: Janet Brown, Irene Graven

Others Present: Planning & Zoning Administrator Joann Lindstrom

Chairman Phelps called the meeting to order at 7:00pm. The minutes from a special Zoning Board of Appeals Meeting held June 14, 2023 were considered. Mr. Myers made a motion to approve the minutes as written, seconded by Mr. Legg. All in favor. The minutes from the regular Zoning Board of Appeals Meeting held July 6, 2023 were considered. Mr. Legg made a motion to approve the minutes as written, seconded by Mr. Myers. All in favor.

Appeal No. 2135

The Board visited Appeal No. 2135, a request for an Area Variance for the construction of a garage at 57 Schneider Road, submitted by Todd Wallan.

Appearances: Todd Wallan & Kayla Murphy

Exhibits: Application for an Area Variance dated September 21, 2023

Mr. Phelps invited Mr. Wallan to describe the project. Mr. Wallan stated that he would like to place a single door 30' x 40' garage on his property at 57 Schneider Road, Owego for the storage of a boat, dirt bikes and equipment from his contracting business. Due to the location of a steep drop and swampy area in his yard approximately 65' from the center of the road, he cannot abide by the town's setback requirement without building on unstable land. To place the structure elsewhere on the property, he would need to add a large amount of fill. Mr. Wallan is requesting a 25' variance of the setback requirement.

Mr. Phelps asked Ms. Lindstrom and Ms. Burrell if any members of the public had contacted the office regarding the appeal. They stated no. Chairman Phelps closed the public portion of the meeting and opened the meeting to board members. Mr. Legg asked if Mr. Wallan had runoff on his property in the winter. Mr. Wallan stated yes. Mr. Myers asked what type of building Mr. Wallan intends to construct. Mr. Wallan stated it will be a pre-fabricated metal garage that meets all NYS building codes and is anchored and placed on millings. Ms. Murphy stated that they may run electric to the building in the spring.

Mr. Kresge made a motion to approve Appeal 2135, Mr. Myers seconded. All in favor.

Reference:

Appeal No. 2135 dated September 21, 2023

ACTION OF THE ZONING BOARD OF APPEALS of the Town of Owego, Owego Town Hall, 2354 State Route 434, Apalachin, New York:

To: Todd Wallan
57 Schneider Road
Owego, New York 13827

At a meeting of the Zoning Board of Appeals held the 5th day of October 2023, the above referenced appeal was considered and the Board by resolution GRANTED your request for an Area Variance pursuant to Chapter 125 of the Code of the Town of Owego.

The resolution adopted by the Board of Appeals follow, viz:

WHEREAS, a public hearing was held on the 5th day of October 2023, on notice according to the law, at which Todd Wallan appeared and gave testimony to questions put forth to him by this Board; and

WHEREAS, Mr. Wallan desires to construct a garage at 57 Schneider Road, Owego, NY; and

NOW, THEREFORE, be it

RESOLVED, that the Board makes the following findings based on the entire record:

1. Applicant requested an Area Variance to construct a garage;
2. Property is located at 57 Schneider Road;
3. Property is situated in a Agricultural (AG) zoning district;

And be it further

RESOLVED, the application for the Area Variance is hereby GRANTED.

Any and all other provisions of this Chapter not waived or modified by this decision are to be observed.

With there being no further business, the meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Brenda Burrell
Secretary, Zoning Board of Appeals