

Middlefield Zoning Board of Appeals

October 16, 2019

Eric W. Pierce:

case no. 10-16-19-01

Lot no. 146.00-3-19.00

The meeting was called to order by Chairperson Dorothy Rathbun at 7:07 p.m.. Zoning Board of Appeals (ZBA) members present were: Dorothy Rathbun, Lorna Wilhelm, Brennan Hoag and William Gibson. All persons present signed a register to be filed with these minutes.

No one representing neighbors attended the hearing. On the west side of County Highway 33 the property is surrounded entirely by land owned by Cooperstown Holstein Corporation. On the opposite side of the road three properties were identified in the application.

Discussion: The application proposed building a two car garage attached to the existing residence. The proposal would place the back corner within seven feet of the southern side yard boundary. It would replace a previously demolished detached garage that had been positioned two feet from that same side yard boundary. That portion of the Cooperstown Holstein Corp. property is subject to a perpetual Wetland Reserve Program conservation easement held by the USDA- Natural Resources and Conservation Service preventing any future construction on that adjoining property near the proposed building site for the garage.

Determination: After discussion and questions establishing fuller understanding by the Board of alternatives that had been considered by the applicants and limitations of the property, a motion was put forth by Lorna Wilhelm that the variance be approved as presented permitting a garage to be constructed no closer to the boundary than the seven proposed. It was agreed that the request was reasonable for the neighborhood; it would not change its character as there were other similarly positioned buildings near boundaries. It was agreed that the limitation was not self-created, and that the property afforded no other viable alternatives. The motion was seconded by Brennan Hoag. All four ZBA members present voted in favor of approving the variance

Adjournment: The meeting was adjourned at 7:40p.m.

Respectfully submitted,



William Gibson, acting secretary