

## Zoning Board of Appeals Meeting

July 25, 2023

**The meeting of the Village of Pulaski Zoning Board of Appeals (ZBA) was held on July 25, 2023, at 7:00 P.M. at the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.**

**Zoning Board of Appeals Members Present:** Clayton Waite, Member; Michael Murphy, Member; and Mark Dobrzynski, Member.

**Absent:** None

**Village Officials and Staff:** Jen Gibbs, Deputy Clerk, Mayor Jan Tighe

**Guest(s):** Frank Lobello

### **Agenda Item #1: Call to Order & Public Comment**

The meeting was called to order by Acting Chairperson at 7:00 PM. There was no public comment.

### **Agenda Item #2: Review of Minutes**

Mike Murphy made the motion to accept the minutes of March 21, 2023, and Mark Dobrzynski seconded the motion. It passed 3-0.

### **Agenda Item #3: Area Variance Application for Sub-division of 17 Forest Drive**

Frank Lobello and Kathryn Mitchell submitted an application to sub-divide one parcel at 17 Forest Drive into two lots for the proposed sale of the property with the house on it. An area variance is required because after the sub-division both lots will be too small.

The Zoning Board of Appeals made the determination that:

- The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that the house is staying the same just different owners with a vacant lot next to it.
- The benefits sought by the applicant cannot be achieved by some other feasible method because the owner is selling the property.
- The requested variance is not substantial in that the house remains intact and an additional grass lot is added.
- The proposed variance will not have adverse effect or impact on the physical and environmental conditions of the neighborhood or district because there will be no physical change in the property.
- The alleged difficulty was self-created but will have no adverse effect.

The Zoning Board of Appeals completed Parts 2 & 3 of the SEQR and Mike Murphy made the resolution to determine a negative declaration on the SEQR assessment form and make the

Zoning Board of Appeals the Lead Agency. The motion was seconded by Mark Dobrzynski, and it passed with all in favor. Mike Murphy then made a motion to accept the above application as complete, approve the area variance and schedule a public hearing Tuesday August 15, 2023, at 7:00 PM. Mark Dobrzynski seconded the motion and it passed with all in favor.

**Agenda Item #4: Other**

There was no other business.

**Agenda Item #5: Adjournment**

Mike Murphy made a motion to adjourn the meeting at 7:18 PM. Mark Dobrzynski seconded the motion and it passed with all in favor.

The next meeting will be held August 15, 2023, at 7:00 PM.

**Presented & Approved**

**Jennifer Gibbs,**

**Deputy Clerk**