

Town of Johnsburg
Zoning Board of Appeals
Tannery Pond
April 03, 2023

Attendance: Jim Jones, Cathy Allen, Reisha Thissell, Allisa Blanchard, and Secretary Joann Morehouse

ABSENT: Kevin Bean

Applicants: Deb Morris

Guests: Geoff Konis, Frank Thissell, and Janet Konis

Public hearing: Meeting called to order 7:05pm by Cathy Allen
V-04-2023-Morris/Barkeaters-3235 State Rte 28, North Creek-Tax Map # 83.-2-53

Mrs. Morris was present to answer any questions about the application. The board asked Mrs. Morris how much relief she needed for the sign; she told them she needed 9 feet of relief.

At 7:18 Mr. Jones made a motion to close the public hearing, seconded by Ms. Blanchard all in favor.

Call Regular meeting to order: Ms. Allen called the regular meeting to order at 7:18pm

Approval of Minutes: Mr. Jones said that the September 2022 & February 2023 meeting minutes were not approved tonight because the whole board was not present.

Old Business:

V-01-2023- Scognamiglio –3196 State Route 28 - Tax Map # 83.-2-1

This application was tabled again until the next meeting May 1, 2023, the board stated that the applicant needs to come to that meeting they will not table the application again.

New Business:

V-04-2023-Morris/Barkeaters-3235 State Rte 28, North Creek-Tax Map # 83.-2-53

Mr. Jones made a motion to approve the request for 9 feet of relief in variance V-04-2023, seconded by Mrs. Allen all in favor.

Rationale:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance. – No
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance. - No
3. Whether the requested area variance is substantial. – No
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. – No
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance. The best way to understand the rules is to examine each in its turn, together with the court decisions that rely on them. – No

“Interpretation of Sign Area Measurement”

The ZEO sent a letter to the Board asking them to make a determination on how they expect the area of a sign to be measured. The Board stated that the whole area of a sign should be measured, not just the letters or symbols.

ZEO Report: In the board packet

Privilege of the Floor:

Geoff and Janet Konis were present to ask the Board about a permit they were discussing with the ZEO.

Ms. Allen made a motion to close meeting at 8:01pm, seconded by Ms. Thissell all in favor.

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled
for May 1, 2023 at the Tannery Pond**