

HAMMOND BOARD OF APPEALS

A meeting of the Hammond Board of Appeals was held at the Town Office Building, 21 South Main Street, Hammond, NY on the 6th day of June 2023.

PRESENT: Daniel Sweet -Chairmember
Tom Norstrom -Member
Dianna Shaver -Member

OTHERS PRESENT: Hammond Codes Officer Lisa Thompson and Pam Burton; Secretary.

PRESENT BY CONFERENCE PHONE: Resident Stephen Swallow

Chairperson Sweet opened the meeting at 6pm.

NEW BUSINESS

1. Code's Officer Thompson provided the Board of Appeals the Swallow application for 72 Heron Rd., tax ID #126.062-2-6.2, requesting a 3' side setback for a pole barn for boat storage. The Land Use Law requirement is a 10' setback.
 - a. Chair Sweet opened the Swallow Public Hearing, duly posted in the WDT on May 31, 2023, at 6:07pm. The Appeals Board asked Mr. Swallow clarifying questions such as, 1) area between pole barn and garage, 2) effects on drainage, 3) alternatives, 4) encroachment on neighbors.
Mr. Swallow stated he has had expert advice on correcting drainage away from neighbors and he does not have concerns with trailering the boat to fit storage area. He believes this is his best alternative.
No other public comment was made.
Chairperson Sweet closed the Public Hearing at 6:20pm
 - b. The Appeals Board discussed each of the five area variance tests:
 - 1) The Board agreed the request would not create an undesirable change to the neighborhood.
 - 2) The Board discussed feasibility and alternatives.
 - 3) The Board does not believe the area variance request is substantial.
 - 4) The Board does not believe it to create an adverse effect or impact on the environment.
 - 5) The Board agreed the difficulty is self-created.

Resolution #2 of 2023- Motion by Chair Sweet to approve application for a 3' setback from drip edge to property line and second by Member Norstrom. The motion carried 3 ayes- Chair Sweet, Member Norstrom, Member Shaver.

2. The Appeals Board questioned if the Land Use Law's 10' setback is practical.
3. The Appeals Board requested site plans included in future applications.

Chairmember Sweet closed the meeting at 7:15pm

Meeting minutes prepared and respectfully submitted by Pam Burton, Board of Appeals Secretary.