

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 8th day of January 2024.

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

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

Chairperson Sweet opened the meeting at 11:30am.

NEW BUSINESS

1. Chairman Sweet opened the Hershberger Application Public Hearing at 11:30am, which was duly advertised in the WDT on December 27, 2023, and certified mailings were sent to neighbors within 500' of applicant property. Chair Sweet reviewed Mr. Hershberger's variance application for 98 River Rd. that requests a 9ft variance for a building setback.

Public comments were as followed:

- >Andrew Bowden spoke against the variance saying the request doesn't meet any conditions.
- >Joshua Toland says for reasons of safety, and since it is on skids, the building should be moved back from the road.
- >Linda Hagen asked why the house was built before checked on by the codes officer.
- >Kim Davis says it is in-line with other houses.
- >William Eustis, the adjacent property owner, has no problem with the home as is.
- >Ted Elk says if the next door neighbor is fine, then the variance could be granted.
- >Peter Hershberger says he built in-line with the other homes. He said it was a mistake and he will abide by the Appeal Boards' decision.
- >Chairman Sweet read into the minutes the neighbor Chamber's comment of no contest.

Chairperson Sweet thanked the residents for their input and closed the Public Hearing at 11:47am.

2. 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. It is in-line with other houses, and the next door neighbor says the house looks better than what was there.
 - 2) The Board discussed feasibility and alternatives. They said the house could be moved but didn't believe it was worth the harm it would do to it.
 - 3) The Board does not believe the area variance request is substantial.
 - 4) The Board does not believe it would create an adverse effect or impact on the environment.

5) The Board does not believe the difficulty is self-created.

Resolution #1 of 2024- Motion by Member Norstrom to approve the Hershberger Variance Application for a 9ft variance. Seconded by Member Shaver. The motion carried 3 ayes- Chairman Sweet, Member Norstrom, Member Shaver.

Chairmember Sweet closed the meeting at 12:05pm.

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