



# ZONING BOARD OF APPEALS TOWN OF CHAMPLAIN

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CHAMPLAIN, NEW YORK 12919

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## ZONING BOARD OF APPEALS MEETING

FEBRUARY 19, 2015

MEMBERS PRESENT: BRUCE SEGUIN  
GERALD ARNO  
BRUCE WALLETT  
JOE LEDUC  
ANDREW BLACK - ALTERNATE  
MICHAEL TETREAU - ZONING OFFICER

MEMBERS ABSENT: ATTORNEY THOMAS MURNANE  
JAY BOYEA

PUBLIC PRESENT: DEAN LASHWAY - SURVEYOR  
RICKY DUPREY

CHAIRPERSON BRUCE SEGUIN OPENED THE MEETING AT 5:30 P.M.

CHAIRPERSON BRUCE SEGUIN STATED WE HAVE TWO APPLICATIONS THIS EVENING APPLICATION #15001 FROM JOHN ZURLO JR. FOR AN AREA VARIANCE AND APPLICATION #15001 FROM RICKY DUPREY FOR SPECIAL USE APPROVAL.

CHAIRPERSON BRUCE SEGUIN STATED THE FIRST APPLICATION THIS EVENING IS A PUBLIC HEARING SO WE NEED A MOTION TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING ON APPLICATION #15001 FROM JOHN ZURLO JR.

A MOTION WAS MADE BY JOE LEDUC TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING ON APPLICATION #15001 FROM JOHN ZURLO JR. MOTION SECONDED BY GERALD ARNO.

ROLL CALL:	BRUCE WALLETT	AYE
	ANDY BLACK	AYE
	JOE LEDUC	AYE
	BRUCE SEGUIN	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

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CHAIRPERSON BRUCE SEGUIN STATED IN THE PAST WE HAVE APPROVED LARGER VARIANCES THAN THIS.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS ANY COMMENTS FROM THE PUBLIC?

IT WAS ASKED WHEN DID THEY START BUILDING THE RESIDENCE?

CODE OFFICER MICHAEL TETREAUULT STATED THEY STARTED BUILDING AROUND AUGUST OR SEPTEMBER BUT ADDED THE GARAGE ON LATER.

SURVEY DEAN LASHWAY STATED WHEN I DID THE SURVEY THAT IS WHEN I FOUND OUT A VARIANCE WAS NEEDED. THIS IS A FRONT YARD VARIANCE AND IT IS NOT AS NOTICABLE AS IF IT WAS A SIDE SETBACK.

CHAIRPERSON BRUCE SEGUIN STATED IF THERE ARE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO CLOSE THE PUBLIC HEARING.

A MOTION WAS MADE BY GERALD ARNO TO CLOSE THE PUBLIC HEARING ON APPLICATION #15001 FROM JOHN ZURLO JR. FOR AN AREA VARIANCE. MOTION SECONDED BY ANDY BLACK.

ROLL CALL:	BRUCE SEGUIN	AYE
	ANDY BLACK	AYE
	JOE LEDUC	AYE
	BRUCE WALLETT	NAY
	GERALD ARNO	AYE

MOTION CARRIED 4-1.

CHAIRPERSON BRUCE SEGUIN STATED IF THERE ARE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO EITHER APPROVE OR DISAPPROVE THE VARIANCE.

A MOTION WAS MADE BY JOE LEDUC TO APPROVE APPLICATION #15001 FROM JOHN ZURLO JR. FOR AN AREA VARIANCE AS PRESENTED. MOTION SECONDED BY GERALD ARNO.

ROLL CALL:	BRUCE SEGUIN	AYE
	ANDY BLACK	AYE
	JOE LEDUC	AYE



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BRUCE WALLETT            NAY  
GERALD ARNO            AYE

MOTION CARRIED 4-1.

CHAIRPERSON BRUCE SEGUIN STATED THE NEXT APPLICATION ON THE AGENDA IS APPLICATION #15001 FOR SPECIAL USE APPROVAL FROM RICKY DUPREY.

CHAIRPERSON BRUCE SEGUIN READ APPLICATION #15001 FROM RICKY DUPREY.

CHAIRPERSON BRUCE SEGUIN ASKED WHERE IS THIS PROPERTY LOCATED?

RICKY DUPREY STATED IT IS ABOUT 2 ½ MILES UP FROM HONEY MOOERS CORNERS ON THE RIGHT SIDE OF THE ROAD.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS GOING TO BE ANY JUNK CARS?

RICKY DUPREY STATED THERE WILL BE NO JUNK CARS.

JOE LEDUC ASKED WHAT WILL YOU DO WITH ANY SCRAP?

RICKY DUPREY STATED IF THERE IS ANY SCRAP I WILL BRING IT TO CAYEA'S JUNK YARD.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS GOING TO BE AN OFFICE?

RICKY DUPREY STATED FOR RIGHT NOW I WILL JUST HAVE AN OFFICE SET UP IN MY EXISTING GARAGE.

CODE OFFICER MICHAEL TETREULT STATED THIS APPLICATION WAS REVIEWED BY THE PLANNING BOARD AND THEY DID NOT HAVE AN ISSUE ON IT. THE ONLY CONCERN THEY HAD IS IT SHOULD ALLOW DUMP TRAILERS AND FLATBED TRAILERS JUST IN CASE.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS GOING TO BE ANY LIGHTENING INSTALLED?

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RICKY DUPREY STATED I HAVE A LIGHT POLE NOW ON MY PROPERTY AND I WILL NOT ADD ANYTHING ELSE.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS ENOUGH ROOM TO PARK THE VEHICLES.

RICKY DUPREY STATED I HAVE PLENTY OF ROOM TO PARK AND IT IS ALL ON GRAVEL.

JOE LEDUC ASKED IF A PERMIT WAS NEEDED BY THE STATE TO SELL THE CARS?

RICKY DUPREY STATED YES I NEED TO GET A PERMIT FROM THE STATE.

CODE OFFICER MICHAEL TETREAUULT STATED RICKY NEEDS THE APPROVAL FROM THIS BOARD FIRST BEFORE HE CAN APPLY FOR THE PERMIT WITH THE STATE.

CHAIRPERSON BRUCE SEGUIN STATED IF THERE ARE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO SEND THE APPLICATION TO THE COUNTY AND TO SCHEDULE A PUBLIC HEARING.

A MOTION WAS MADE BY JOE LEDUC TO SEND APPLICATION #15001 FROM RICKY DUPREY FOR AN AREA VARIANCE TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR THE MARCH 19<sup>TH</sup> MEETING. MOTION SECONDED BY GERALD ARNO.

ROLL CALL:	BRUCE SEGUIN	AYE
	ANDY BLACK	AYE
	JOE LEDUC	AYE
	BRUCE WALLET	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON BRUCE SEGUIN STATED A MOTION IS NEEDED TO APPROVE THE MINUTES FROM JANUARY 15<sup>TH</sup>.

A MOTION WAS MADE BY GERALD ARNO TO APPROVE THE MINUTES OF JANUARY 15<sup>TH</sup> AS PRESENTED. MOTION SECONDED BY JOE LEDUC.

ROLL CALL:	BRUCE SEGUIN	AYE
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ANDY BLACK	AYE
JOE LEDUC	AYE
BRUCE WALLETT	AYE
GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON BRUCE SEGUIN STATED I RECEIVED SOME INFORMATION REGARDING A CONFERENCE IN BOLTON LANDING IN APRIL WHICH I WOULD LIKE TO ATTEND.

THERE WAS DISCUSSION REGARDING THE CONFERENCE AND IT WAS STATED TO GIVE CHAIRPERSON BRUCE SEGUIN AND BRUCE WALLETT PERMISSION TO ASK THE TOWN BOARD TO ATTEND THE CONFERENCE.

CHAIRPERSON BRUCE SEGUIN ASKED IF THERE WAS ANYTHING ELSE TO BE BROUGHT BEFORE THE BOARD AND IF NOT THEN A MOTION IS NEEDED TO ADJOURN THE MEETING.

A MOTION WAS MADE BY BRUCE WALLETT TO ADJOURN THE MEETING.  
MOTION SECONDED BY JOE LEDUC.

ROLL CALL:	BRUCE SEGUIN	AYE
	ANDY BLACK	AYE
	JOE LEDUC	AYE
	BRUCE WALLETT	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

MEETING ADJOURNED AT 5:50 P.M.