

## Massena Town Zoning Board of Appeals

Meeting date: 12/1/20

### Minutes

**Meeting called to order:** 17:00

**Present:**

1. Ben Murtagh – Board Member
2. Rob Rufa – Board Member
3. Bob Witkop – Board Member
4. John LePage – Board Member
5. David Yelle – Applicant
6. Cheryl Yelle – Applicant
7. Walter Bean – Codes

**Reason for meeting:**

Mr. and Mrs. Yelle requested an area variance number VZ-2020-02 to subdivide a property with a lot width of 100 feet where code requires 150 feet of road frontage.

**Material Provided:** See Attached

**Questions and Comments:**

Discussed reason for needing an area variance.

- Dividing property for sale of home.
- It appears that the property in the past was 100 feet of road frontage before combining 2 properties.

Discussed neighbor impact

- It appears that neighboring property 171 Carey Rd is currently 100 feet of road frontage.
- It is the Boards opinion that the area variance requested would have no impact on neighboring properties.

**Motion to vote:**

Motion made to vote by Ben Murtagh

Seconded by Rob Rufa

Agreed by Bob Witkop & John LePage

**Vote outcome:**

Motion to approve by Ben Murtagh  
Seconded by Rob Rufa  
Agreed by Bob Witkop & John LePage

**Motion to Adjourn:**

Motion to Adjourn at 17:38 by Ben Murtagh  
Seconded by Rob Rufa  
Agreed by Bob Witkop & John LePage

Respectfully submitted,



Ben Murtagh