

Town of Johnsburg  
Zoning Board of Appeals  
Tannery Pond  
June 05, 2023

**Attendance:** Jim Jones, Allisa Blanchard, Kevin Bean, and Secretary Joann Morehouse

**ABSENT:** Cathy Allen, Reisha Thissell

**Applicants:** - Patrick Scognamiglio, Scott Duggleby

**Guests:** Deana Wood

**Public hearing:** Meeting called to order 7:00 pm by Jim Jones

**V-06-2023-Duggleby-7 E Holcomb St, North Creek-Tax Map # 66.18-1-29**

Mr. Duggleby would like to add a porch on the front of his home for front egress.

Mr. Bean made a motion to close the public hearing, seconded by Ms. Blanchard all in favor.

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

Mr. Scognamiglio was present and told the board that he had measured the sign again measuring only the letters which brings the sign size down to 58 feet, so he would only be looking for 18 sq ft of relief not 136 sq ft. There was much heated discussion between the applicant and the board.

Mr. Bean made a motion to close the public hearing, seconded by Ms. Blanchard all in favor.

**Call Regular meeting to order:** Mr. Jones called the regular meeting to order.

**Approval of Minutes:** Ms. Blanchard made a motion to approve the minutes from May 2023, seconded by Mr. Bean all in favor.

**New Business:**

**V-06-2023-Duggleby-7 E Holcomb St, North Creek-Tax Map # 66.18-1-29**

Mr. Duggleby stated he was not looking to make any significant changes, but only to add an 8 x 12 covered porch as a means of front egress for safety.

Mr. Bean made a motion to approve the request for 10 relief from the front setback variance V-06-2023, seconded by Ms. Blanchard, 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

**Old Business:**

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

Mr. Bean made a motion to deny the request for 136sq ft relief from Zoning Law Section 715 Signs Allowable by Zoning Permit V-06-2023, seconded by Ms. Blanchard, 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. – Yes
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. – Yes

**ZEO Report:** In the board packet

**Privilege of the Floor:**

Mr. Bean made a motion to close meeting at 7:40pm, seconded by Ms. Blanchard all in favor.

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled  
for July 3, 2023 at the Tannery Pond**

DRAFT