

Town of Johnsburg  
Zoning Board of Appeals  
Tannery Pond  
July 11, 2022

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

**ABSENT:** Cathy Allen

**Applicants:** Frank and Riesha Thissell

**Guests:** Harriet Reiff, Gretchen Millington, Sheila Osterhout, Steve Osterhout, Frank Thissell, Marvin O'Dell, and Brian Farrell

**Public hearing:** Meeting called to order 7:05pm by Jim Jones

**V-02-2022-Thissell –5 Back to Sodom Rd - Tax Map # 117.-1-13**

Mr. & Mrs. Thissell were present to answer questions regarding their application. Mr. Jones asked if anyone had any questions or comments about the application before the board. Mrs. Reiff a neighboring property owner spoke about concerns that she has regarding campers being the area. Mr. Thissell addressed her concerns explaining that he has a camera system in place and plans on giving all the neighbors his contact information in case there is ever a need to reach him.

7:26 pm Mr. Bean made a motion to close the public hearing seconded by Ms. Blanchard all in favor

**Call Regular meeting to order:** Meeting called to order at 7:26pm

**Approval of Minutes:** Mr. Bean made a motion to approve the June 2022 meeting minutes, seconded by Mrs. Thissell all in favor

**V-02-2022-Thissell –5 Back to Sodom Rd - Tax Map # 117.-1-13**

Mr. Thissell is asking for an area variance because Town Zoning requires 10 acres and he owns .83 acres; his plan is to have 4 campsites 2 for recreational vehicles and 2 for tents for use during the summer and fall months. Per Town Zoning:

- A. No recreational vehicle that is not located in a recreational vehicle park may be connected to water, sewer, or electrical utilities except for a temporary thirty (30) day period.

- B. A recreational vehicle may only be stored on property owned by said recreational vehicle's owner provided that:
  - 1. There is an existing dwelling on the lot, and;
  - 2. Such vehicle is stored either in an enclosed garage, or out-of-doors no closer to the property line than is specified by the minimum front yard, rear yard and side yard requirements of schedule B.
- C. No permanent structural addition, such as a porch, shall be added onto any recreational vehicle.

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 area variance. – Mr. Thissell and many neighbors believe the project will be a definite improvement to the property.
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. - There is no other way to accomplish the desired business.
3. Whether the requested area variance is substantial. – The variance is not substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. – The variance would be a vast improvement on the look and character of the neighborhood.
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. – It is the opinion of the applicant and many in the community that this hardship was not self-created, no one realized the zoning for Johnsburg did not allow for recreational vehicles to be connected to utilities.

Mr. Bean made a motion to approve variance # V-02-2022 for 4 camping sites 2 for RV's and 2 for tents, seconded by Ms. Blanchard. Mrs. Thissell stated she was recusing herself from the vote as she was part of the application, Mr. Jones voted aye and Mrs. Allen was absent. Motion was approved by a majority present.

**ZEO Report:** none

Mr. Bean made a motion to close meeting at 7:50 pm, seconded by Mrs. Thissell all in favor.

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled  
for August 1, 2022 at the Tannery Pond**