

**Village of Bloomfield  
Zoning Board of Appeals Minutes October 26, 2023**

**Zoning Board of Appeals Members: Kimberly Gebo, Chair, Byran Bricco, Brad Hall, Mark Wollschleger, Don Bowe**

**Others Present:** Kimberly Rayburn (Building & Zoning), Christel Daggett (Secretary) Nicholas George (Applicant)

**Gebo opened the meeting at 7:00 pm, the reading of the public hearing was waived.**

**I. BV1-23, BV2-23 Area Variance**, property located at 28 Page Place, in the Village of Bloomfield Owner Nicholas George tax # 67.19-1-77.200 is applying for an Area Variance to erect a 24 x 40 Personal Storage Pole barn in front of his SF home and a side setback Area Variance, barn will sit 8ft. at the closest point where 10 ft. is required.

George stated he is asking for 2 variances, one to place a structure in front of his Single-Family home and one for the side. George would like to build a Pole Barn on the North side of his property to use for storage. George stated that the property is wet on the side where he wants to place the barn but, the other side is his lawn and directly in front of his house so, this is the best location for the pole barn.

Gebo stated it looks pretty straight forwarded. Bowe asked if we had received a letter from Sullivan. Rayburn stated Sullivan provided a letter before leaving for Florida stating he had no issues with the placement of the barn. Gebo asked the Board for any further comments, there were none.

**Gebo motioned to close the public hearing, Bricco Seconded, all Board members present voted aye.**

The Board then started their review of the State mandated five (5) criteria tests.

1. **Undesirable change to the neighborhood:** They find that this proposal will not be an undesirable change.
2. **Alternative method:** This is the best location for the applicant, and it does not cause any issues or concerns.
3. **Substantiality:** The Board feels that this proposal is not considered substantial.
4. **Impact on the environment:** none
5. **Self-creation:** Yes

**Gebo motioned to declare SEQR a type II, no further action required.**

**Bowe made a motion Wollschleger seconded to approve**, to grant the 2 ft. area BV1-23, BV2-23 Area Variance, property located at 28 Page Place to erect a 24 x 40 Personal Storage Pole barn in front of his SF home and a side setback Area Variance, barn will sit 8ft. at the closest point where 10 ft. is required.

**Roll call vote: Gebo Aye Bricco Aye Hall Aye Bowe Aye Wollschleger Aye  
All Board members present voted aye, Vote was carried unanimously.**

**II. Motions on minutes:**

**Minutes of January 26, 2023.**

**Gebo made a motion and Bricco seconded the motion to approve the minutes from 1/26/2023.  
All Board members present voted Aye,**

**III. Meeting Adjourned:**

**Wollschleger** motioned **Gebo** seconded to adjourn @ 7:15 pm

Respectfully submitted,

*Christel Daggett*

Village of Bloomfield Planning Board Secretary  
Zoning Board of Appeals Secretary &  
Code Enforcement Administrative Assistant