Zoning Board of Appeals

EAST GRANBY, CONNECTICUT

Thursday, January 23, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. Call to Order: 7:01 pm, Members present when Chairman John Corcoran called to order: Mike Malloy, Betty Ann Hayden, Art Reardon, Jim McPherson & Alternate Bob Ravens-Seger. Absent were alternates: Katie Hastings & Josette Lumbruno

2. Public Hearings:
   Chairman Corcoran opened the public hearing and read the legal notice into record for:
   ZBA #24-03, John & Cheryl Kornegay, for a 12' variance to add a garage that reduces the setback from the required 25', as required in Section IV.A.6, to a 13' setback area on property located at 5 North Road, East Granby.
   John Kornegay spoke on behalf of his application. They would like to place a 24' garage on their property on North Road, just beyond the paved driveway which would cause the issue with the setback requirements.
   Commission members questioned abutters' understanding and letters were provided from all surrounding property owners in unity to allow setback variance. Suggestions were made for reducing the size of the garage, the placement of it &/or the placement of the ramp to allow for less of a variance.
   Commission members asked if the applicant lived at this address and Mr. Kornegay stated they do not, a friend does, it is an investment property.
   Chairman John Corcoran asked if anyone else was in favor, Cheryl Kornegay co-owner is present, in favor. Any opposition? No one from the public was in attendance, and no one on ZOOM was opposed.
   Closed public hearing at 7:14 pm - no further comments.

3. Minutes: 04.25.2024 Meeting minutes, Art Reardon made a motion to approve these minutes, Betty Ann Hayden seconded the motion. Votes in favor were all but Mike Malloy who abstained as he was not on the board at that time, motion carried.

4. Old Business: None

5. New Business:

   A. Public Hearing - ZBA #24-03, John & Cheryl Kornegay, for a 12' variance to add a garage that reduces the setback from the required 25', as required in Section IV.A.6, to a 13' setback area on property located at 5 North Road, East Granby.
      Jim McPherson made a motion to approve ZBA#24-03 stating the septic under the driveway could be an issue going forward, Mike Malloy seconded the motion.

Art Reardon expressed that there was no hardship if changing the size or moving the structure was feasible.
Bob Ravens-Seger expressed several options to reduce the footprint: closer to the driveway will save 4' and reducing size of garage to 22' will save 2' additional (Total 6') on variance.
Jim McPherson made an amended motion to approve ZBA#24-03 with a change to 15' setback to allow a 10' variance rather than the requested 12' variance. Mike Malloy seconded that motion. Votes in favor were unanimous with changes, motion carried.

B. Approve meeting dates for 2025, Art Reardon made a motion to approve as written, Mike Malloy seconded the motion. Votes in favor were unanimous, motion carried.

C. Elect Officers: Mike Malloy made a motion to elect **John Corcoran as Chairman**, Art Reardon seconded the motion. Votes in favor were unanimous, motion carried.

Jim McPherson made a motion to elect **Mike Malloy as Vice Chairman**, Betty Ann Hayden seconded the motion. Votes in favor were unanimous, motion carried.

Mike Malloy made a motion to elect **Betty Ann Hayden as Secretary**, Art Reardon seconded the motion. Votes in favor were unanimous, motion carried.

D. Betty Ann Hayden requested that each member receives a copy of current updated Zoning Regulations and the fact sheet about Roles & Responsibilities of CT Land Use Officials: Zoning Board of Appeals. Michele Leadbeater will make copies for board members.
Also, would be helpful on applications in the future to show locations of septic and well, as that may play a role in determining hardships.

6. Adjournment: 7:37 pm, Mike Malloy made a motion to adjourn the meeting, Art Reardon seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant