

Town of Sullivan
Zoning Board of Adjustment
Public Hearing for Blanchard Variance
December 3, 2024, 7pm

Present: Aimee Fador, Laura Lewandowski, Stephen Parker, Brad Smith, Bob Switzer, BJ Wahl, Clerk

Public: Richard Blanchard Jr., Linda Blanchard

- The minutes of the last meeting were approved on a motion by Brad.
- Linda reiterated that they have 13 acres on Gilsum Road that they are subdividing so that their son Richard Jr. can build a house on 2 acres. There is an existing slab but it is 9 feet over the set back from the road right of way, so they require a variance.
- The Board considered the 5 questions relevant to a variance and agreed that all were fine.
- For clarification, it was noted that their next step is to go before the Planning Board for a subdivision, as Richard can't get a loan without him owning the land. The driveway permit has already been submitted. Todd Smith ascertained that there is 200 feet of visibility for people driving up the hill.
- A motion to approve the variance was made by Bob, seconded by Stephen, and the vote to approve was unanimous.
- The meeting was adjourned at 7:10 pm.

Submitted by:
BJ Wahl