

**TOWN OF BARRE  
ZONING BOARD OF APPEALS  
JUNE 16, 2025**

**BOARD MEMBERS PRESENT**

Steve Coville                      David Allen  
Kelly Dudley                      Larry Gaylard  
Charles Swan

**BOARD MEMBERS ABSENT**

Brent Leddin Alternate

Others Present: John Nichols, Margaret Swan, and Kirk Mathes.

**CALL TO ORDER:** The board met at the Town Hall with the meeting called to order at 7:00 pm by chairperson Mr. Coville.

The Pledge to the Flag was recited.

**I.      APPROVAL OF MEETING MINUTES – October 21, 2024**

Mrs. Dudley made a motion to approve the meeting minutes of October 21<sup>st</sup> meeting and seconded by Mr. Swan and carried (5-0).

**II.     PUBLIC HEARING      John Nichols 4468 Mix Road      93.-1-36.2**

Mr. Coville opened the public hearing at 7:01 pm. Mr. Allan was asked to read the legal notice which was put in the Batavia Daily news. The notice was also posted at the town hall and a notice was mailed to the neighbors within 500 feet.

Mr. Nichols' application is asking for a front area variance pursuant to 350-22 E. Mr. Nichols said he would like to build a 40 x 40 garage to store his old cars in. Questions from the board were asked:

- Where on the property will the garage be located? At the end of the driveway with the doors facing the driveway
- It will be 43-47' from the center of the road
- The house trailer is 150' from the road
- The property is owned by Mr. Nichols. It was a mess when purchased and took eight months to clean and fix it up

**Resolution 1-2025**

**Introduced by: Charles Swan**  
**Seconded by: David Allan**

There being no further questions or comments, to close the public hearing at 7:06 pm.

**UPON ROLL CALL VOTE:**

Mr. Coville – Aye  
Mr. Allen – Aye  
Mrs. Dudley – Aye  
Mr. Gaylard – Aye  
Mr. Swan – Aye

The resolution passed.

The SEQRA was reviewed and discussed

**Resolution 2-2025**

**Introduced by: Larry Gaylard**  
**Seconded by: Charles Swan**

**TOWN OF BARRE ZONING BOARD OF APPEALS RESOLUTION THAT THE PROPOSED 31 FOOT AREA VARIANCE OF 4468 MIX ROAD (T.A. #93.-1-36.2) IS SUBJECT TO SEQRA AND CLASSIFYING CONSIDERATION OF THE PROPOSED ACTION AS AN UNLISTED ACTION**

**WHEREAS**, on or about May 23, 2025, John E. Nichols (the “Applicant”) submitted an application for area variance, located at 4468 Mix Road (the “Proposed Action”); and

**WHEREAS**, the Proposed Action involves building a 40’ x 40’ garage; and

**WHEREAS**, on May 23, 2025, the Applicant prepared a Short Environmental Assessment Form for the proposed Action; and

**WHEREAS**, the Proposed Action does not meet the requirements of either a Type I or Type II action under SEQRA; and

**NOW THEREFORE**, the Zoning Board of Appeals of the Town of Barre hereby declares itself lead agency for the purposes of SEQRA review.

**AND THEREFORE**, the Zoning Board of Appeals further resolves that the proposed action is classified as an Unlisted Action under SEQRA.

**UPON ROLL CALL VOTE:**

Mr. Coville – Aye

Mr. Allen – Aye  
Mrs. Dudley – Aye  
Mr. Gaylard – Aye  
Mr. Swan – Aye

**NOW THEREFORE**, the resolution passed.

**Resolution 3-2025**

**Introduced by: David Allan**  
**Seconded by: Larry Gaylard**

**TOWN OF BARRE ZONING BOARD OF APPEALS RESOLUTION ADOPTING A  
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE  
PROPOSED 31 FOOT AREA VARIANCE OF 4468 MIX ROAD (T.A. #93.-1-36.2)  
UNDER SEQRA**

**WHEREAS**, on or about May 23, 2025 John E. Nichols (the “Applicant”) submitted an application for area variance, located at 4468 Mix Road (the “Proposed Action”); and  
**WHEREAS**, the Proposed Action involves building a 40’ x 40’ garage; and

**WHEREAS**, the Applicant prepared a Short Environmental Assessment Form for the proposed Action which is attached hereto; and

**WHEREAS**, the Zoning Board of Appeals assumed lead agency status pursuant to 6 NYCRR 617.6(b)(1); and

**WHEREAS**, the Zoning Board of Appeals held a public hearing on the proposed action at the Barre Town Hall on June 16, 2025; and

**WHEREAS**, the Zoning Board of Appeals has considered the content of the application, the SEAF, and any relevant public input; and

**WHEREAS**, the Zoning Board of Appeals has thoroughly analyzed the relevant concerns discussed in the attached negative declaration of environmental significance, and has determined that no significant adverse environmental impacts will result from the proposed Subdivision, and

**NOW, THEREFORE**, the Zoning Board of Appeals hereby finds that this area variance will not have any significant adverse impacts on the environment.

**AND THEREFORE**, the Zoning Board of Appeals further resolves to adopt a negative declaration of environmental significance with respect to the 31’ front area variance

**AND THEREFORE**, the Zoning Board of Appeals hereby adopts the attached negative declaration of environmental significance and incorporates it herein.

**UPON ROLL CALL VOTE:**

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Mr. Coville – Aye  
Mr. Allen – Aye  
Mrs. Dudley – Aye  
Mr. Gaylard – Aye  
Mr. Swan – Aye

**NOW THEREFORE**, the resolution passed.

**Resolution 4-2025**

**Introduced by: Larry Gaylard**  
**Seconded by: Kelly Dudley**

**WHEREAS**, on or about May 23, 2025, John E. Nichols (the “Applicant”) submitted an application for an area variance, located at 4468 Mix Road (the “Proposed Action”); and

**WHEREAS**, the Zoning Board of Appeals has thoroughly analyzed the relevant concerns

**NOW, THEREFORE**, the Zoning Board of Appeals hereby approves the application of a 31-foot front area variance Approval made by John E. Nichols.

**UPON ROLL CALL VOTE:**

Mr. Coville – Aye  
Mr. Allen – Aye  
Mrs. Dudley – Aye  
Mr. Gaylard – Aye  
Mr. Swan – Aye

**NOW THEREFORE**, the resolution passed.

A training reminder was given. Mrs. Dudley asked if anyone had taken the training about the new SEQR form that will be coming out. Mrs. Preston had. She has been looking for the new forms, however, they are not available yet.

**III. OLD BUSINESS**

There was no old business to address at this time.

**IV. ADJORNMENT**

Mr. Swan made a motion to adjourn the meeting at 7:13 pm; seconded by Mr. Gaylard and carried (5-0).

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Lee A. Preston, Clerk

DRAFT