

**Town of Geneseo
Zoning Board of Appeals
Thomas Alderson
5059 West Lake Rd.
Tuesday November 13, 2012**

Appeal by **Thomas Alderson**, appellant, from a decision of the Code Enforcement Officer and application for permission to construct an addition to a single family residence which fails to meet the side-yard setback of 15 feet on the southern property boundary as required by Schedule II of the Town of Geneseo Zoning Code on property located at 5059 West Lake Road in the Town of Geneseo.

Board Members Present: **Chairman John Maxwell, Greg Foust, Peter Palermo, Steven Haigh.**

Public Present: **Ron Maxwell**, Code Enforcement Officer, **Thomas and Terri Alderson**, applicants, 5059 West Lake Road,

Chairman John Maxwell opened the meeting at 7:35 and requested the green cards (certified return receipts from adjacent properties to the applicant). 15 were sent out and 13 were returned.

A letter from the Livingston County Planning Board was read. They had reviewed this application and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs, and activities. Therefore, approval or disapproval of this application is a matter of local option.

Three letters from the surrounding neighbors were all in favor of the project.

At this time the Board members invited **Thomas and Terri Alderson** to the table. Three Board members had visited the site.

Thomas Alderson explained there is wall work to be done on the front of the house so they decided to expand their home at the same time, to extend the kitchen and bathroom.

Greg Foust asked if this just continued the current line of the house? Yes

Chairman John Maxwell commented that they are not going beyond the structure. Correct

Peter Palermo wondered if this would be enough room.

Thomas Alderson It would be nicer to have 10 feet. He then showed pictures of the existing property.

Steven Haigh asked if the covered porch would remain? Yes

Ron Maxwell--They have 48 sq. ft. left for green space.

Chairman John Maxwell,--There are no comments from the audience, as there is no audience.

He restated that this will be a 13' side lot variance.

The **Board** then went through the 5 questions necessary for an area variance:

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by granting the variance? **NO**
2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance? **NO**
3. Is the requested variance substantial? **YES the percentage of the variance is large.**
4. Will proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? **NO**
5. Is the alleged difficulty self created? **YES**

Steven Haigh moved granting a 13' side yard setback variance on the southwest corner of property located at 5059 West Lake Road to construct a 5' x 13' addition. **Peter Palermo** seconded. Carried.

Chairman John Maxwell asked for approval of the **Gray 10- 23, 2012 minutes.** **Greg Foust** moved and **Peter Palermo** seconded. **Carried.**

Steven Haigh moved that the hearing be closed and **Greg Foust** seconded. Motion carried.

Meeting adjourned at 8 P.M. Respectfully submitted by Carolyn C. Meisel, Secretary, Geneseo Town Zoning Board of Appeals.