

**Town of Geneseo
Zoning Board of Appeals
Mark and LuAnn Argenta
4222 Reservoir Road
Tax Map #81.-2-29
7:30 PM Tuesday May 24, 2016**

An Appeal by **Mark and LuAnn Argenta**, appellants, from a decision of the Code Enforcement Officer and application for permission to construct an addition that fails to meet front yard setback of 70 feet as per Schedule II of the Town of Geneseo Zoning Code on property located at 4222 Reservoir Road, in the Town of Geneseo.

Board Members Present: **Chairman John Maxwell, Ken Book, Mike Dabramo, Greg Foust and Steven Haigh.**

Public Present: **Ron Maxwell**, Code Enforcement Officer; **Mark Argenta**, appellant.

Chairman John Maxwell opened the meeting at 7:30 p.m. and noted that the County Planning Department 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.

Chairman John Maxwell stated that since the proposed action has been considered under SEQRA and has met the requirements for a Type II action, the proposed action is not environmentally significant.

The board members had visited the site. A total of 21 green cards went out and 21 were returned.

Mark Argenta was invited to the table. He explained they want to build a single story addition with foundation to the house they built a few years ago, The addition would be 18 x 16 on the right side. They had been granted a 36' front yard setback variance when the house was built.

Ken Book What variance is the needed today?

Ron Maxwell, Code Enforcement Officer They need a 10' (+/-) front yard setback variance.

Chairman John Maxwell There have been no phone calls, no public is present. No view is being blocked. It seems all are in favor of granting this variance.

At this time, **Chairman John Maxwell** directed the board to go 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-it is only a minor variance **Mike Dabramo**; **No**-consistent with neighboring properties **Steven Haigh and Greg Foust**; **No**-same as other houses **John Maxwell**; **No**- **Ken Book**

2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance? **Yes**-build on back of house **John Maxwell, Ken Book**;

Yes-start 70' off road or in back of house **Steven Haigh**; **Yes**-can move proposed addition to comply with setback policy **Mike Dabramo**; **Yes**-could shift further away from road or rear of building **Greg Foust**.

3. Is the requested variance substantial? **No** 11/70 **Greg Foust**; **No** **Mike Dabramo, John Maxwell**; **No**-110' of 70' **Steven Haigh**; **No**-in keeping with other variances **Ken Book**.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? **All responded NO**.

5. Is the alleged difficulty self-created? **All responded YES**. Applicant wanted an addition.

Steven Haigh moved to grant an 11' front yard setback variance to construct the proposed 18' x 16' addition at 4222 Reservoir Road.

Greg Foust seconded the motion. Carried unanimously.

Greg Foust moved the hearing be closed at 7:45 p.m. **Mike Dabramo** seconded. Carried.

As there is another hearing to follow this one, the meeting was not closed.

Respectfully submitted by Carolyn C. Meisel, Secretary, Geneseo Town Zoning Board of Appeals.