

**Town of Geneseo Zoning Board of Appeals
Continued Hearing for Chris Headley
4856 Groveland Road
Tax Map #81.-2-9
7:30 PM Thursday June 9, 2016**

An Appeal by **Chris Headley** appellant, 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 4856 Groveland Road, in the Town of Geneseo.

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

Public Present: **Ron Maxwell**, Code Enforcement Officer; **Chris Headley** appellant.

Chairman John Maxwell reconvened the adjourned meeting of May 24 at 7:30 p.m. and noted that all should have received the County Health Department's septic drawings.

Chris Headley was invited to the table. He had nothing to present to the Board. (*By the Monday before our return, drawings will be submitted to the Board showing every detail Chris Headley wants to be considered: trees, leach lines, exact measurements, etc.*) He decided to drop the pool variance request and is seeking a deck variance. He shared a hand-drawn sketch of the house and deck that he prepared today with Ron's help. The deck would attach to the house with the pool behind the house. The deck would wrap around the corner 5' toward the street. The variance he would need would be 20'. The stairs to the deck would not count.

The Board discussed the need for the deck to wrap around the house. The deck could be expanded along the back of the house instead.

Chris Headley said there is a large silver maple behind the house that would be in the way of the deck going any further along the house.

Steven Haigh asked where is the drawing showing all trees and where exactly is this tree. None of the board members remembered seeing a large tree near the house as indicated by the x Chris placed on the map.

Chairman John Maxwell pointed out that the tree roots will be into the leach field and probably should be removed.

Ken Book asked the width of the house 24'? Is the sketch drawn to scale.

Chris Headley **YES, pretty close.**

Ken Book following this grid, the house is 18' wide. This drawing may not be accurate.

Steven Haigh -to attach the deck to the house is logical and a 15' variance would be needed. The additional 5' variance to wrap the deck around the corner is not logical. There is no door there.

Chris Headley-- a 15' variance is acceptable.

At this time, **Chairman John Maxwell** directed the board to go through the 5 questions necessary for an area variance. The questions pertain to the deck variance as the pool variance request has been withdrawn.

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-the deck will not extend any closer to the road than the house does
Mike Dabramo, Steven Haigh, John Maxwell, Ken Book.

2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance? **No**-the deck connects the house to the pool and the setback request matches the existing back of the house. **John Maxwell, Ken Book, Steven Haigh, Mike Dabramo.**

3. Is the requested variance substantial? **No** 15'/70'-**Mike Dabramo, John Maxwell, Steven Haigh, 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 a 15' front yard setback variance for the proposed deck for property located at 4856 Groveland Road. **Ken Book** seconded. **Carried.**

Steven Haigh moved to close the hearing at 7:48. **Mike Dabramo** seconded. **Carried.**

Chris Headley will move the pool from the front yard but has a year to comply so he doesn't have to disrupt the swim season for his children.

General discussion of possible hearings in the future followed.

Steven Haigh moved to close the meeting at 8:15. **Mike Dabramo** seconded. **Carried.**

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