

VILLAGE OF GENESEO
ZONING BOARD OF APPEALS PUBLIC HEARING FOR

Shelton Pitney III

7 Second St.

Tax Map ID# 80.12-1-7

June 03, 2008 at 4:30 P.M.

Application for permission to raise the roof height of the existing garage to eighteen (18') feet when unattached structures accessory to residential buildings which are not attached to a principal structure shall not be higher than fifteen (15') feet or one and one-half (1 ½) stories as per Section 130-17(1) of the Zoning Code of the Village of Geneseo.

Present:

Chair C. Meisel

G. Dorr

P. Schmied

T. Wilson

Code Enforcement Officer

Ron Maxwell

Secretary

Debra Lund

Absent:

M. Hamilton

Applicant:

Shelton Pitney III

Public:

None

Chair C. Meisel opened the public hearing at 4:30 p.m. and members of the board introduced themselves. Mr. S. Pitney introduced himself. It was noted proper notice was published and fourteen certified mailings were sent with twelve returned. Mr. Pitney remarked one of his neighbors was out of town and that accounted for one of the unreturned receipts.

C. Meisel asked S. Pitney to state his case. S. Pitney responded the old garage had become an eye-sore and in need of repair. His family is short of usable storage space and he would like to raise the roof to obtain more storage and improve the condition and looks of the building. The current garage does not have eaves, trim or any overhang. He would like to remove the asbestos and make the appearance of the garage more closely fit the architectural structure of the house. The remodeled garage should be appropriate to A.P.O. G. standards. The footprint of the garage will remain the same: twenty-two (22') feet by twenty-two (22') feet and he would like to add patio doors to the back in place of the current paneling.

C. Meisel asked how much head room would be gained. T. Wilson wondered what type of garage trusses would be used. S. Pitney replied he would use attic trusses which have a vertical center section height of about five and one-half (5 ½') to six (6') feet in the center.

C. Meisel noted the Carman garage has office space above it. Is S. Pitney planning something similar? S. Pitney said his garage will not be insulated and is to be used strictly for storage. He gave a brief history of the run-off water in his area of the

Village. There are no storm sewers on Second Street and water running down from above his property causes his sump pump to run all year round and the basement to be very damp. Consequently little can be stored there nor can the basement area be finished for use.

P. Schmied asked how the neighbors felt. The Board did not hear from any of them prior to the meeting and no public was in attendance. S. Pitney had not heard any objections either. He was asked about other garages in the neighborhood. S. Pitney noted the neighbor to the immediate north of his property (Jane McBride's rental property) has no garage; the Smiths on the corner lot have an attached garage; Walkers on the south side have a two-car garage in the middle of the lot similar in style to his, with a shallow roof line. One of the neighbors across the street had a storage barn, and Palottis, also across the street, have a ramshackle shed.

C. Meisel asked Code Enforcement Officer R. Maxwell for his opinion. R. Maxwell noted if the garage were attached to the house there would be no need for a variance. He did not see the few feet of addition height being an issue.

P. Schmied asked how far the garage sets from the house. S. Pitney stated it's about fifteen (15') to twenty (20') feet from the house. C. Meisel asked if the garage could be attached to the house. S. Pitney noted there are windows on all sides of the house. The house sits lengthwise to the lot frontage so there is not a lot of space. He noted he is within eight (8") inches of the property line on the Walker side do to a past subdivision of property. Miskells and Walkers share a driveway.

With no further discussion, the Board reviewed the five area variance questions:

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? Yes ___ No X
Explain: It will be a more attractive appearance.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? Yes ___ No X
Explain: It is a small lot with a wet basement.
3. Is the requested variance substantial? Yes ___ No X
Explain: It is a 20% variance but there is not another feasible way to accomplish the purpose (three (3') feet over the fifteen (15') feet allowed).
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Yes ___ No X
Explain: None
5. Is the alleged difficulty self-created? Yes X No ___
Explain: The garage could be rebuilt as exactly as it is.

G. Dorr moved to grant S. Pitney III permission to raise the roof height of the existing garage to eighteen (18') feet when unattached structures accessory to residential buildings which are not attached to a principal structure shall not be higher than fifteen (15') feet or one and one-half (1 ½) stories as per Section 130-17 (1) of the Zoning Code

of the Village of Geneseo on property located at 7 Second Street, tax map id. # 80.12-1-7. T. Wilson seconded the motion. The vote was as follows: Chair C. Meisel – aye; G. Dorr – aye; P. Schmied – aye; and T. Wilson – aye. The motion passed. S. Pitney thanked the Board and hopes to complete the garage renovation by the end of the summer.

P. Schmied moved to close the public hearing and the meeting at 4:50 p.m. G. Dorr seconded the motion. The vote was as follows: Chair C. Meisel – aye; G. Dorr – aye; P. Schmied – aye; and T. Wilson – aye. The motion carried. The public hearing closed.

Minutes of the Ali Yapicioglu hearing were presented for review. It was noted D. Lund had done commendable job on them with two minor changes. G. Dorr motioned to accept the minutes as amended. P. Schmied seconded the motion. The vote was as follows: Chair C. Meisel – aye; G. Dorr – aye; P. Schmied – aye; and T. Wilson – aye. The motion carried.

P. Schmied moved to close the meeting at 4:55 p.m. G. Dorr seconded the motion. All were in favor and the meeting adjourned.

Debra L. Lund
Secretary