

Village of Geneseo
Zoning Board of Appeals
Public Hearing for:
Christopher Lynch
Address: 24 Temple Hill Acres
Tax Map Id.#: 81.17-3-36
April 05, 2011; 4:30 p.m.

Present:

Carolyn Meisel, Chair
Marlene Hamilton
Paul Schmied
Thomas Wilson

Code Enforcement Officer:

Ronald Maxwell

Secretary:

Debra Lund

Applicant:

Christopher Lynch

Public Present:

Courtney Pampalone

Chair C. Meisel opened the meeting and public hearing at 4:30 p.m. Minutes of the January 01, 2011 Geneseo Hospitality public hearing were reviewed. M. Hamilton moved to approve the minutes as corrected. T. Wilson seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried.

The Board members were introduced. C. Meisel stated the reason for the hearing was application for an addition to the main structure which fails to meet side yard set back of fifteen (15') feet per the 130-130 Bulk and Use Table, R-1 Residential District of the Code of the Village of Geneseo, an approximate eight (8') foot variance is being sought. Proper notice was published and eight (8) certified letters were sent and eight (8) receipts were returned.

Chair C. Meisel asked C. Lynch to state his case. He stated the Board has the map with the application and he brought along a sketch to share as well. C. Meisel noted the requested addition is in alignment with the rest of the home. C. Lynch said he is bumping the back out six (6') feet to even out the back line of the house. The bedroom addition will go from a bump out to the side of the house. He has a low spot near the projected area and hopes to improve the drainage with the addition.

T. Wilson said his concern would be the neighbors' opinion of the addition. Chair C. Meisel noted no neighbors were present at the public hearing nor had any of them sent letters expressing an opinion. C. Lynch stated he had spoken to the neighbors on either side. In the past, it was expected that one would do that. One neighbor was concerned he might remove shrubbery on the property line but she is on the garage side and so will not be affected by the addition. The other neighbor was in hopes he would remove some pine trees but C. Lynch said he only intended to trim some branches back. Mrs. Reynolds was also concerned as to where the property line ran.

M. Hamilton noted it is a pre-existing condition as the house has been there since before the changes in the zoning code. She wondered when the house was built. C. Lynch said he believed it had been erected around 1960 or 1961. He has been there since 1964.

P. Schmied asked if the neighbors to the back had been contacted. C. Lynch said St. Mary's Cemetery backs to his property and he had not heard anything from them.

With no further discussion, the questions were reviewed:

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
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? Yes _____ No X
3. Is the requested variance substantial? Yes _____ No X
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
5. Is the alleged difficulty self-created? Yes X No _____

M. Hamilton moved to grant the request for approval of an addition to the main structure which fails to meet side yard set back of fifteen (15') feet per the 130-130 Bulk and Use Table, R-1 Residential District of the Code of the Village of Geneseo and an approximate eight (8') foot variance for property located at 24 Temple Hill Acres, Tax Map Id.# 81.17-3-36. P. Schmied seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried.

Chair C. Meisel noted that the proposed action had been considered under SEQR and had met the requirements for a Type II action: the proposed action is not environmentally significant. This is an area variance and a type two action that does not require a SEQR.

C. Meisel informed the Board she had received a letter from Planning Board Chair M. Griffo stating the Planning Board would like to be Lead Agency for the Wadsworth Homestead Project. She asked the Board's pleasure and all agreed that was fine with them. A letter will be sent to the Planning Board advising them of the Board's decision.

P. Schmied moved to adjourn the meeting and close the public hearing. T. Wilson seconded the motion. All were in favor and the public hearing closed and the meeting adjourned at 4:45 p.m.

Debra L. Lund
Secretary