

B & B Consolidated, representing Theodore Everett
113 Lima Road
Tax Map Id. # 81.9-1-61
January 06, 2015; 4:45 p.m.

Present:
Carolyn Meisel, Chair
Marlene Hamilton
Robert Meyers
Thomas Wilson

Code Enforcement Officer:
Ronald Maxwell

Secretary:
Debra Lund

Absent:
Paul Schmied

Applicant:
Guy Brickwood, B & B Consolidated
Representing: Theodore Everett

Public Present:
None present

Chair C. Meisel opened the public hearing at 4:55 p.m. and the meeting that had begun at 4:30 p.m. continued. Board members were introduced. Proper notices were published and six (6) certified return receipt requested letters were sent to property owners within one hundred (100') feet of the property lines; five (5) green cards were returned. The applicant sought permission to build an addition that fails to meet the side yard setback of ten (10') feet per Bulk & Use Table 130-131 for an R-2 district of the Code of the Village of Geneseo; a seven foot six inch (7'6") variance was requested.

Chair C. Meisel invited the applicant to state his case. G. Brickwood stated his client would like to place an addition on the back of his home. It would be approximately twenty-eight (28') feet x twenty (20') feet and would replace a back shed and deck currently attached to the home as shown on the drawings.

R. Meyers asked if the new construction would follow the current house line. G. Brickwood stated it would. T. Everett said they do not use the deck or shed much anymore and would like to replace it with an addition. Although it is close to the lot line, there is a lot of space between his home and his neighbor on that side as a side yard and driveway separate the two homes.

T. Wilson noted the two foot six inch (2'6") distance seemed to be in keeping with the property line and the current house. G. Brickwood said the current house is actually closer to one foot seven inches (1'7") from the property line.

M. Hamilton thought the yard was bigger as there is a fenced area. G. Brickwood replied that was actually the neighbor's yard. T. Everett commented the neighbors fenced a portion of the yard as they have children.

T. Wilson asked if any letters had been received regarding the proposed addition. It was noted there were none. Chair C. Meisel stated there was no public in attendance.

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 X No _____. It is approximately 75% but is in keeping with the existing house's line and the neighboring home is not nearby.

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 _____

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

T. Wilson moved to grant B & B Consolidated, representing Theodore Everett, permission to erect an addition that fails to meet the side yard setback of ten (10') feet per Bulk & Use Table 130-131 for R-2 district of the Code of the Village of Geneseo; a seven foot six inch (7'6") variance is granted. R. Meyers seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; and T. Wilson, aye. The motion carried and the variance was granted.

T. Wilson moved to approve the November 5, 2014 I. B. Realty minutes as presented. M. Hamilton seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; and T. Wilson, aye. The motion carried.

T. Wilson moved to approve the November 5, 2014 A B Cole Real Estate Inc. minutes as presented. R. Meyers seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; and T. Wilson, aye. The motion carried.

M. Hamilton moved to close the public hearing and R. Meyers seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; and T. Wilson, aye. The motion carried and the public hearing closed at 5:14 p.m.

Discussion followed regarding upcoming projects and new businesses coming to the Village. R. Meyers moved to close the meeting at 5:24 p.m., T. Wilson seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; and T. Wilson, aye. The motion carried and the meeting closed.

Debra Lund
Secretary