Area Variance Meeting Notes

Minutes taken by _Pam Sojda_

Date _3/22/17_ Appeal # _AV1705_   *Breckenridge*

Meeting called to order at: _____

Members

	Present	Absent
Janet Berkemeier	✓	
Nancy Burke	✓	
Mary Miller	✓	
Vacant		
Pam Sojda	✓	
Vacant		
Thomas Foss	✓	

Application No. _AV1705_

Date of Application _2/22/17_

Date Notice Published _3/9/17_

Others Present _Tim Embt_   _Tom Douglas_
Carl Hyde Jr.
Megan Gaffney (United Wind)
Barbara Hollands

Genesee County Planning Board Recommendations ~ **Review Date** _3-9-17_ **Approve** ✓ **Reject** ____

Modifications _____

_____

_____

Bethany Planning Board Recommendations ~ **Review Date** _3-2-17_ **Approve** _6_ **Reject** _0_

Modifications _____

_____

_____

State Environmental Quality Review (SEQR)   The status of this variance is...

Type I _____ Poses a significant environmental impact. Requires completion of a long Environmental Assessment

 Form (EAF) and coordinated review by all involved agencies.

Type II _____ Actions NOT subject to review under SEQR. Type II actions include interpretations, granting

area variances for one, two or three family dwellings and granting of individual setback and lot line variances.

Unlisted Actions _____ Actions are all those actions NOT considered Type I or Type II.

Use variances and conditional use permits are classified as Unlisted Actions and require completion of a short EAF.

Town will be doing SEQR

Opening Remarks _____

_____ **Public Hearing Called to Order at:** _____

Public Comments_____

_____

_____

_____

_____ **Public Hearing closed at:** __9:13__

Area Variance Points to Consider

A. Whether an **undesirable change will be produced** in the character of the neighborhood **or a detriment** to nearby properties will be created by the granting of the area variance

Discussion _____

_____

_____

Vote Point A	YES	NO
Janet Berkemeier		✓
Nancy Burke		✓
Mary Miller		✓
Vacant		
Pam Sojda		✓
Vacant		
Thomas Foss		✓

Yes, means you **DO** think an undesirable change will be produced.
> **No,** means you **DO NOT.**

B. Whether the **benefit sought** by the applicant **can be achieved by some method, feasible** for the applicant to pursue **other than the area variance**

Discussion _____

_____

_____

Vote Point B.	YES	NO
Janet Berkemeier		✓
Nancy Burke		✓
Mary Miller		✓
Vacant		
Pam Sojda		✓
Vacant		
Thomas Foss		✓

YES, means you **do think** the benefit **can be achieved** by another method.
NO, means you **DO NOT.**

C.   Whether the **requested area variance is substantial**

Discussion _____

_____

_____

Vote Point C.	YES	NO
Janet Berkemeier		✓
Nancy Burke		✓
Mary Miller		✓
Vacant		
Pam Sojda		✓
Vacant		
Thomas Foss		✓

YES means you think the area variance **IS substantial.**
NO, means you **DO NOT**.

D.   Whether the proposed variance **will have an adverse effect** or impact on the physical or environmental conditions in the neighborhood or district

Discussion _____

_____

_____

Vote Point D.	YES	NO
Janet Berkemeier		✓
Nancy Burke		✓
Mary Miller		✓
Vacant		
Pam Sojda		✓
Vacant		
Thomas Foss		✓

YES, means you think the variance WILL HAVE an adverse effect or impact.

NO, means you think IT WILL NOT

E.   Whether the alleged difficulty was self created.

Discussion _____

_____

Vote Point E.	YES	NO
Janet Berkemeier	✓	
Nancy Burke	✓	
Mary Miller		✓
Vacant		
Pam Sojda	✓	
Vacant		
Thomas Foss		✓

YES, means you think the difficulty WAS self-created.

NO, means you think it was NOT.

Motion to .. Approve_____ Reject_____ Made by _Pam_____ Seconded by _Janet_____

Conditions of Approval _The additional height is not substantial + should_
pose no problem

Motion Vote   Approve   Reject   Abstain

	Approve	Reject	Abstain
Janet Berkemeier	✓		
Nancy Burke	✓		
Mary Miller	✓		
Vacant			
Pam Sojda	✓		
Vacant			
Thomas Foss	✓		

Action Taken

Approved 5

Denied ___

Tabled ___

Motion Tally   Carried 5   Denied 0

Motion to CLOSE meeting made by _____ **Motion SECONDED by** _____

Motion Tally   In Favor _____   Opposed _____   **Chairman Adjourns Meeting at:** _____