

Area Variance Meeting Notes

Buckensridge

Date 3/22/17 Appeal # AV1706

Minutes taken by Pam Sojda

Meeting called to order at: _____

Members

	Present	Absent
Janet Berkemeier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nancy Burke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mary Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>
Thomas Foss	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application No. AV1706

Date of Application 3/22/17

Date Notice Published 3/9/17

Others Present Tim Embt Tom Douglas
Carl Hyde Jr.
Megan Coffey (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 Reject
 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	_____	<input checked="" type="checkbox"/>
Nancy Burke	_____	<input checked="" type="checkbox"/>
Mary Miller	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Thomas Foss	_____	<input checked="" type="checkbox"/>

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	_____	<input checked="" type="checkbox"/>
Nancy Burke	_____	<input checked="" type="checkbox"/>
Mary Miller	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Thomas Foss	_____	<input checked="" type="checkbox"/>

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	_____	<input checked="" type="checkbox"/>
Nancy Burke	_____	<input checked="" type="checkbox"/>
Mary Miller	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Thomas Foss	_____	<input checked="" type="checkbox"/>

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	_____	<input checked="" type="checkbox"/>
Nancy Burke	_____	<input checked="" type="checkbox"/>
Mary Miller	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	_____	_____
Thomas Foss	_____	<input checked="" type="checkbox"/>

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	<input checked="" type="checkbox"/>	_____
Nancy Burke	<input checked="" type="checkbox"/>	_____
Mary Miller	<input checked="" type="checkbox"/>	_____
Vacant	_____	_____
Pam Sojda	<input checked="" type="checkbox"/>	_____
Vacant	_____	_____
Thomas Foss	_____	<input checked="" type="checkbox"/>

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

NO, means you think it was **NOT**.

Motion to .. Approve _____ Reject _____ Made by Janet Seconded by Nancy

Conditions of Approval because the proposed setback is negligible

Motion Vote Approve Reject Abstain

Motion Vote	Approve	Reject	Abstain
Janet Berkemeier	<u>✓</u>	<u> </u>	<u> </u>
Nancy Burke	<u>✓</u>	<u> </u>	<u> </u>
Mary Miller	<u>✓</u>	<u> </u>	<u> </u>
Vacant	<u> </u>	<u> </u>	<u> </u>
Pam Sojda	<u>✓</u>	<u> </u>	<u> </u>
Vacant	<u> </u>	<u> </u>	<u> </u>
Thomas Foss	<u>✓</u>	<u> </u>	<u> </u>

Action Taken	
Approved	<u>5</u>
Denied	<u> </u>
Tabled	<u> </u>

Motion Tally Carried 5 Denied 0

Motion to CLOSE meeting made by JANET Motion SECONDED by NANCY

Motion Tally In Favor 5 Opposed 0 Chairman Adjourns Meeting at: 9:30