

Area Variance Meeting Notes

Date 3/22/17 Appeal # AV1702 ^{Norton}

Minutes taken by Pam Sojda

Meeting called to order at: 7:32

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	<u>mmmmmm</u>	<input type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant	<u>mmmmmm</u>	<input type="checkbox"/>
Thomas Foss	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application No. AV1702

Date of Application 2/21/17

Date Notice Published 3/9/17

Others Present _____

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.

Date 3-22-17 Appeal # AV 1702

Opening Remarks From To
① 35-18 ft side yd (17) ft

Public Hearing Called to Order at: 7:33

Public Comments No public comments

Public Hearing closed at: 7:52

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	<u>_____</u>	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	<u>_____</u>	_____
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	<u>_____</u>	_____
Pam Sojda	_____	<input checked="" type="checkbox"/>
Vacant	<u>_____</u>	_____
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 AV 1701 - LAND MUST MUST BE MERGED WITH PARCEL FROM AV 1702

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>0</u>
Tabled	<u>5</u>

Motion Tally Carried 5 Denied 0

Motion to CLOSE meeting made by _____ Motion SECONDED by _____

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