

**Area Variance Meeting Notes**

Date 10-11-18 Appeal # SA18006

Minutes taken by Pam Sojda

Meeting called to order at: 7:35

**Members**

	Present	Absent
Janet Berkemeier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nancy Burke	<input type="checkbox"/>	<input type="checkbox"/>
Mary Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joshua Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patti Famiglietti	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Larish	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application No. SA18006

Date of Application 7-16-2018

Date Notice Published 10-3-18

Others Present Oino + Lynn Maniace

Genesee County Planning Board Recommendations ~ Review Date 8-9-18 Approve  Reject

Modifications Approve Area Variance  
Reject Use Variance

Bethany Planning Board Recommendations ~ Review Date 8-2-18 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.

Opening Remarks \_\_\_\_\_

Public Hearing Called to Order at: 7:35  
8:35 PM

Public Comments \_\_\_\_\_

Public Hearing closed at: 8:40 PM

**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"/>
Joshua Wells	_____	<input checked="" type="checkbox"/>
Pam Sojda	_____	<input checked="" type="checkbox"/>
Patti Famigliette	_____	<input checked="" type="checkbox"/>
George Larish	_____	<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"/>
Joshua Wells	_____	<input checked="" type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	_____
Patti Famigliette	_____	<input checked="" type="checkbox"/>
George Larish	_____	<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 Art 3 Sec 301 SS.14 paragraph 1 Letter A no such stabling with in 500 ft of R-district (2 horses) not to exceed 1200 Lbs propose 8 ft

Vote Point C.

	YES	NO
Janet Berkemeier	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nancy Burke	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mary Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joshua Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patti Famigliette	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Larish	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Nancy Burke	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mary Miller	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joshua Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patti Famigliette	<input type="checkbox"/>	<input checked="" type="checkbox"/>
George Larish	<input type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
Nancy Burke	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mary Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joshua Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pam Sojda	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patti Famigliette	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Larish	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO, means you think it was NOT.

Motion to Approve  Reject  Made by Mary Miller Seconded by Janet Berkemeier

Conditions of Approval maximum of 2 horses not to exceed 1200 Lbs each, no closer to the not to include any other food animals, livestock, in the A/R district Stabling structure to be constructed completely within the A/R zone but not to infringe upon 100 ft from neighboring property line with a house. Storage of manure to reside in far south east corner to be removed as needed. In the event that the property is

divided or parceled out the area variance is Null  
+ VOID.

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>
Joshua Wells	<u>✓</u>	<u>  </u>	<u>  </u>
Pam Sojda	<u>✓</u>	<u>  </u>	<u>  </u>
Patti Famiglietti	<u>✓</u>	<u>  </u>	<u>  </u>
George Larish	<u>✓</u>	<u>  </u>	<u>  </u>

Action Taken	
Approved	<u>  6  </u>
Denied	<u>  </u>
Tabled	<u>  </u>

Motion Tally                      Carried   6   Denied   1  

Motion to CLOSE meeting made by Mary Miller Motion SECONDED by Pam Sojda

Motion Tally    In Favor   6      Opposed   —  

Chairman Adjourns Meeting at:   9:15 Pm