

**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

August 14, 2019

Present: Linda Moorhouse, Chairperson
Diane Horning
Ed Bott
Marty Gascon
Renee Boone
Steve Smith, CEO

Guest: James Freeman
Burch Craig

Chairperson, Linda Moorhouse called the meeting to order at 7:30 p.m.

L. Moorhouse introduced the Board Members and invited James Freeman to come and sit before the board.

L. Moorhouse - Ok, you have an existing shed and you want to remove that and put a new one in?

J. Freeman - Yes.

L. Moorhouse - Have you taken the old one down?

J. Freeman - Yes, it was terrible.

L. Moorhouse - Now, in these photos, is that the shed there?

J. Freeman - Yes, that trailer is also gone. That was the eyesore of the lake.

E. Bott - I doubt that.

L. Moorhouse - Do you live there year-round?

J. Freeman - No.

The Board Members discussed the drawings that J. Freeman and S. Smith presented to them.

L. Moorhouse - How far from the side is he supposed to be?

J. Freeman - 10 ft.

E. Bott - What I don't see on any of these drawings, is the distance to the lines.

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J. Freeman - The old one was 0 inches from the line. I was going to move it over 1 ft., so I'm not intruding on her property.

There was more discussion of the photos and the drawings.

S. Smith - There is a foundation there already.

J. Freeman - I started to build it and decided I better call Steve and he said no, you better get a variance. So, that's why I'm here. I wanted to have it up 3 to 4 weeks ago.

E. Bott - So, this is the driveway now?

J. Freeman - Yes.

S. Smith - Before, there wasn't a driveway there.

J. Freeman - That was the problem, I couldn't get in or out with my vehicles, if it rained, you were stuck.

E. Bott - So, the existing shed was 8 X 8? It was right on the line?

J. Freeman - It was right on the line.

E. Bott - Now, you want to move it a foot away?

J. Freeman - Yes.

L. Moorhouse - The new shed is 12 X 12 and you are going to move it over 1 foot?

J. Freeman - Yes, I'm about 23-25 ft. from the roadway.

E. Bott - You really can't go over any farther, you would be in the driveway.

S. Smith - It's supposed to be 20 ft.

E. Bott - You have 25 ft.

J. Freeman - 23-25 ft.

E. Bott - What other variances are we looking at?

J. Freeman - Just the 10 ft.

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S. Smith - Just the side variance to the North.

E. Bott - Explained the process of the Preliminary Hearing and the Public Hearing to Mr. Freeman.

E. Bott - Is there any electric lines in the area?

J. Freeman - There are lines in the air, you can see them in the pictures.

E. Bott - So, the lines were going over the other shed and this wouldn't be any different.

L. Moorhouse - Are there any other questions from the board members.

S. Smith - I have a question. Have you been in contact with your neighbor to the North?

J. Freeman - She was there a couple weeks ago, she borrowed my lawn mower, I filled it with gas. The deck was there and she didn't question it.

L. Moorhouse - If there are no other questions, we will set the date for the Public Hearing.

S. Smith - As you can see, on the property record, the lot is 50 ft. wide by 115 ft. long. On the Honeoye Lake shore district this is an unbuildable lot, non-conforming. It would have to be 150 ft. depth. Just to let you know, he wouldn't be able to put a home or a cottage on the lot.

E. Bott - So, all you have down there is the accessory building.

J. Freeman - I've got the water, electric and sewer down there. I pull my motorhome in and pull it out when I leave. I just want something that I can put my picnic table and lawnmower in.

L. Moorhouse - A Public Hearing will be held here on September 11, 2019 at 7:30 here. Steve will be putting signs up on the road and your property regarding the Public Hearing.

S. Smith - Yes, two weeks before.

L. Moorhouse - We will see you in a month at 7:30.

J. Freeman - Thank you.

Preliminary concluded at 7:50 p.m.

OLD BUSINESS

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The Board Members filled out registration forms for training in September.

E. Bott made a motion to approve the minutes from the July 10, 2019 meeting, R. Boone seconded, all in favor.

E. Bott made a motion to adjourn, M. Gascon seconded, all in favor.

The meeting adjourned at 8:10 p.m.

Respectfully,

Stephanie Seeley, Secretary