

**ZONING BOARD OF APPEALS  
TOWN OF CANADICE**

Canadice Town Hall

March 10, 2021

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

Guest: Catherine Crane  
Stanley Proctor

**PUBLIC HEARING – Catherine Crane**

Chairperson, Linda Moorhouse called the meeting to order at 7:30 p.m.  
Chairperson, Linda Moorhouse introduced the Zoning Board of Appeals members and stated that a quorum was present to hear the application. The criteria, which the Zoning Board of Appeals uses to make decisions regarding an area variance were reviewed.

- 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.
- Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance.
- Whether the requested area variance is substantial.
- Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- Whether the alleged difficulty was self-created, in which consideration shall be relevant to the decision to the Board of Appeals but shall not necessarily preclude the granting of the area variance.

L. Moorhouse - Steve, would you give us your input on the application?

S. Smith - The last time I talked to Cathy, the driveway was not going to be circular anymore. It was just going to be in and out.

C. Crane - They don't want us to have two spots from the road. They just want one entrance from the road. They would not allow a horseshoe driveway.

E. Bott - They, meaning the county?

C. Crane - Yes.

S. Smith - The driveway you have here now, goes right down the middle of the right of way, according to this.

L. Moorhouse - Could you show us what the difference would be?

C. Crane - They just wanted one entry off the road, that was their concern.

E. Bott - So, you have a good place to turn around?

R. Boone - So, you are still maintaining the circular part of the driveway, but there is only one entrance from the road?

C. Crane - Yes ma'am, thank you.

E. Bott - I was going to say the horseshoe thing is safer.

L. Moorhouse - It looks like there is only one now.

C. Crane - Yes, there is only one, you are right.

E. Bott - He's talking about the right of way, because the right of way goes so far back in. Part of that is in the right of way. The right of way is like 70 ft.

L. Moorhouse - Do any of the board members have any questions for Cathy?

D. Horning - I don't have any questions.

There were no questions.

E. Bott - Made a motion to accept the application, R. Boone seconded, all in favor.

E. Bott - Explained the 2 step process of accepting the application and voting on the variance to Catherine Crane.

L. Moorhouse - Since there are no changes, we can now vote on the variance.

Roll Call Vote to accept or deny:

L. Moorhouse **YES**, E. Bott, **YES**, D. Horning, **YES**, M. Gascon, **YES**, R. Boone, **YES**.

L. Moorhouse - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

E. Bott - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

D. Horning - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

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M. Gascon - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

R. Boone - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

L. Moorhouse - Your request for a variance has been approved.

C. Crane - Thank you so much.

The Public Hearing concluded at 7:45 p.m.

**Old Business**

E. Bott made a motion to approve the minutes from the February 10, 2020 meeting, M. Gascon seconded, all in favor.

E. Bott made a motion to adjourn the meeting, R. Boone seconded, all in favor.

Meeting adjourned at 7:48 p.m.

Respectfully,

Stephanie Seeley, Secretary