

# ZONING BOARD OF APPEALS

DD-7T

## TOWN OF CANADICE

Canadice Town Hall

October 14, 2015

Present: Linda Moorhouse, Chairperson

Diane Horning

Marty Gascon

Ed Bott

Bob Best, CEO

Guest: Roy Simmons

Elaine Janatte

Steve Engard

Board Member Karen Scheele absent.

### **New Business**

An application for an area variance was presented by Roy Simmons. The address for the area variance application is 5417 Rainbow Lane, Honeoye, NY. The application is for a 12ft. X 16ft. shed. The minimum setbacks from the property line is 10ft. South East corner has 5 ½ ft. and the South West corner has 6 ft.

Chairperson Linda Moorhouse called the meeting to order at 7:25 pm. She introduced the board members and asked Roy Simmons and Elaine Janatte to come and sit before the board.

L. Moorhouse - Mr. Simmons, you have a shed, what size is it?

R. Simmons - 12ft. X 16ft..

L. Moorhouse - Asked Mr. Simmons to show the board members where the shed was located on the map. You only have 5 ½ ft. on one corner and 6 ft. on the other corner, correct?

R. Simmons - It is farther away from the lot line than that. When Bob measured it, he used the fence. The fence is not the border. The fence was built 2 ½ ft. inside the property line. There should be an additional 2 ½ ft. added to the distance.

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L. Moorhouse - Bob, were you apprised of this.

B. Best - Yes, he showed me and I told him he needed to explain it at the meeting, that it was still under the 10 ft. and he still needed the variance.

R. Simmons - When I measured it, it was 8 ½ ft. on one end and the other was 8 ft.. It's pretty close.

B. Best - When I went out to measure, I couldn't find any pins to measure from.

D. Horning - With the new measurements, you are actually asking for less, which is good.

L. Moorhouse - So, we need to add the 2 ½ ft. to each end?

R. Simmons - Yes.

E. Bott - 8 ft. and 8 ½ ft. It's still inside, but it makes a difference because you aren't asking for as much.

R. Simmons - The closest property is like 65-70 ft.

E. Bott - You really need a survey with the building on it.

B. Best - He has the site plan that shows the building.

E. Bott - So everyone is in agreement that this is 8 ft. and 8 ½ ft. The board members agreed.

L. Moorhouse - Yes, but we still need the variance.

E. Bott - Are there any power lines, trees, etc. in the way?

R. Simmons - No.

E. Bott - Motioned to accept the application as complete, D. Horning seconded, all in favor.

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L. Moorhouse - We will hold a Public Hearing on November 11, 2015 at 7:30pm.

B. Best - Signs will go up on November 2, 2015.

E. Janatte - Does he actually have to be here. He is going to be out of town for work.

E. Bott - You could be here.

E. Janatte - I'm going with him. We won't get back home until the 11<sup>th</sup>.

E. Bott - We can delay the Public Hearing.

L. Moorhouse - I would prefer you be here for the Public Hearing.

E. Janatte - We would also.

E. Bott - Well we would have to adjourn the Public Hearing for another month.

L. Moorhouse - Yes, we would have to move it to December.

B. Best - December 9, 2015 and the signs would go up on December 2, 2015.

L. Moorhouse - Ok, we will hold the Public Hearing on December 9, 2015 at 7:30pm.

The preliminary hearing concluded at 7:45pm.

## **Old Business**

Minutes were read and approved for the June 10, 2015 Public Hearing. D. Horning made a motion to accept the minutes, seconded by M. Gascon, all in favor.

E. Bott made a motion to adjourn the meeting, seconded by D. Horning, all in favor.

Meeting adjourned at 7:45pm.

Respectfully,

Stephanie Seeley, Secretary