

## **ZONING BOARD OF APPEALS TOWN OF CANADICE**

Canadice Town Hall

December 9, 2020

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

Guest: Gerrett Geartz- Zoom  
Burch Craig-Zoom  
Kris Singer

### **PUBLIC HEARING – Honeoye Valley Properties/Gerrett Geartz**

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.

- 1 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.
- 1 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.
- 1 Whether the requested area variance is substantial.
- 1 Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- 1 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 - Asked Mr. Geartz to explain his request for a variance.

G. Geartz - Basically, it is to put four lots on the corner of East Lake and Lakeview, you have the map there. I'm sorry, East Park and Lakeview.

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

E. Bott - I am all set, all the details I needed were there in the last meeting.

L. Moorhouse - Do we have any questions from the public?

K. Singer - Burch, Steve, do you have anything to say?

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B. Craig - What is the variance is for?

S. Smith - It's a 5 ft. variance from the private road, for the four lots. That's the area variance Gerry is applying for. It's supposed to be 20 ft. from the private road and I believe the way he has them set on there, there is only 15 ft. He is looking for a 5 ft. variance for the four different lots.

E. Bott - That's 25%.

L. Moorhouse - The board members have no other questions, so I will close the public portion of the meeting at 7:38 p.m. Do the board members have a questions or want to discuss the application before we vote?

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 Mr. Geartz.

L. Moorhouse - Now we will vote on the variance.

Roll Call Vote to accept or deny:

L. Moorhouse **YES**, E. Bott, **YES**, D. Horning, **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**

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

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

G. Geartz - Thank you very much. What is the next step that I have too take? Do I go back to the Code Enforcement or the Planning Board?

L. Moorhouse - I don't know about the Planning Board.

K. Singer - Code Enforcement for the permits, that's all.

L. Moorhouse - Steve, do you agree?

S. Smith - The building permits for the homes that are going in there and that's it.

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G. Geartz - That will be a little while. We aren't quite ready.

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

**Old Business**

E. Bott made a motion to approve the minutes from the November 11, 2020 meeting, R. Boone seconded, all in favor.

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

Meeting adjourned at 7:46 p.m.

Respectfully,

Stephanie Seeley, Secretary