

ZONING BOARD OF APPEALS TOWN OF CANADICE

Canadice Town Hall

June 11, 2014

Present: Linda Moorhouse, Chairperson
Diane Horning
Marty Gascon
Karen Scheele
Ed Bott
Bob Best, CEO

Guest: Kathryn Crowley
Robert Dunphrey
Steve Engard

PUBLIC HEARING - CROWLEY & DUNPHREY

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.

Chairperson, Linda Moorhouse then read permitted action for the Zoning Board of Appeals.

L. Moorhouse - Mr. Dunphrey, would you like to go over your request for the variance?

R. Dunphrey - Basically what we want to do, is remove a shed that is too small and also contains our well head. The size and set backs have already been discussed. We are looking for a variance to go closer to our lot line.

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L. Moorhouse - So, we are looking at two variances tonight. One, for the side set back which would be 8.7ft. instead of the required 10ft. And the other variance is the front set back which should be 20ft. and you only have 15ft.

R. Dunphrey - That is correct.

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

E. Bott - Just one, was the original shed 8.2ft. by 22.3ft.

R. Dunphrey - Yes.

L. Moorhouse - Are there any other questions?

E. Bott made a motion to close the open forum of the Public Hearing, seconded by D. Horning, all in favor.

E. Bott made a motion to accept the application as complete, M. Gascon seconded, all in favor.

Roll Call Vote to accept or deny:

Chairperson, L. Moorhouse, **YES**, E. Bott, **YES**, D. Horning, **YES**, M. Gascon, **YES**, K. Scheele, **YES**

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

Ed Bott – 1. No, 2. No, 3. No, 4. No, 5. Yes – **YES**

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

Marty Gascon – 1. No, 2. No, 3. No, 4. No, 5. Yes – **YES**

Karen Scheele – 1. No, 2. No, 3. No, 4. No, 5. Yes – **YES**

The variance was approved with a quorum of 5 ayes. Notification will be sent by letter to the applicant and the Code Enforcement Officer, Bob Best.

Old Business

D. Horning made a motion to approve the minutes from the May 14, 2014 meeting with the noted corrections, seconded by K. Scheele, all in favor.

E. Bott made a motion to adjourn the meeting, seconded by M. Gascon. All in favor and adjourned at 7:50 p.m.

Respectfully,
Stephanie Seeley, Secretary