

**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

June 9, 2021

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

Guest: Daniel Lauffer
Deanna Duffy

PUBLIC HEARING – Daniel Lauffer

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.

E. Bott - What is the reason for the variance?

S. Smith - They are two non-conforming lots.

E. Bott - So, they are pre-existing, non-conforming lots? They are grandfathered and you want to create two new non-conforming lots?

L. Moorhouse - They are decreasing one lot and adding to the other lot.

E. Bott - That's creating two new lots. How big are the lots now?

S. Smith - There is a site plan there.

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The board discussed the map and the size of each lot.

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

There were no questions.

D. Horning made a motion to close the public portion of the meeting, E. Bott seconded, all in favor.

E. Bott explained the two step process of accepting the application as it stands and then voting on the variance.

L. Moorhouse made a motion to accept the application, D. Horning seconded, all in favor.

Roll Call Vote to accept or deny:

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

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

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

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

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

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

D. Duffy and D. Lauffer - Thank you very much.

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

Old Business

D. Horning made a motion to approve the minutes from the May 12, 2021 meeting,

L. Moorhouse seconded, all in favor.

L. Moorhouse made a motion to adjourn the meeting, D. Horning seconded, all in favor.

Meeting adjourned at 8:20 p.m.

Respectfully,

Stephanie Seeley, Secretary