

**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

May 11, 2022

Present: Linda Moorhouse, Chairperson
Diane Horning, Vice Chairperson
Ed Bott
Jesse Hallett
Steve Smith, CEO

Guest: Gabriel Costanzo

PUBLIC HEARING – Gabriel & Alycia Costanzo

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 - Read the permitted action of the board of appeals.

L. Moorhouse - Tonight we have one Public Hearing. Steve, we have a report from you.

S. Smith - Nothing has changed since the last meeting.

L. Moorhouse - Mr. Costanzo, you want to divide your property. You purchased additional property and you want to add a part of that to your original parcel and you want to sell off the front portion?

G. Costanzo - That is correct, yes. The front 3 acres.

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

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J. Hallett - So, you are saying, that the road frontage, the variance is why we are here? You have 225 ft. of road frontage and you need 250 ft., that's the reason for the variance?

G. Costanzo - Yes. Remember, if you are looking at the maps, the two pages go side by side.

L. Moorhouse - Yes.

E. Bott - Yes, I remember that last time, because something wasn't making any sense. So, parcel A is the one being sold.

G. Costanzo - I don't know why it has parcel A and B, because it all one parcel now. I think this is an older map. It's all one and it's shaped like an L. Whatever the 3 acres will be after the survey is what we are selling.

There was discussion of the map and the front 3 acres.

E. Bott - So, you are going to have this back lot.

G. Costanzo - That is the next part of our procedure, is to join the two lots. We live here, so it won't be landlocked.

S. Smith - I live right around the corner, I know the property.

L. Moorhouse - Well, do we have any other questions?

No further questions from the board.

E. Bott - Made a motion to accept the application as it stands, seconded by D. Horning, all in favor.

Roll Call Vote to accept or deny:

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

J. Hallett - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

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

The Public Hearing concluded at 7:50 p.m.

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Old Business

L. Moorhouse made a motion to approve the minutes from the April 13, 2022 meeting,
E. Bott, seconded, all in favor.

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

Meeting adjourned at 8:00 p.m.

Respectfully,

Stephanie Seeley, Secretary