

**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

November 11, 2020

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

Guest: John O'Connor
Gerrett Geartz

We all stood and said the Pledge of Allegiance.

PUBLIC HEARING – O'Connor

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 - Asked Mr. O'Connor to explain his request for a variance.

J. O'Connor - I am looking to build a shed type addition onto the south side of my existing garage. I want to get my equipment under cover. I am having Ward's Construction from Honeoye build it. I want to have something that looks nice and matches the existing garage. I want to get my vehicles under cover, so it doesn't look like a junkyard. I can't build on the 3 other sides. To the west is a steep drop off and to the north is too close to my house and to the east, it faces the road and it's all driveway.

L. Moorhouse - I only have one question. The neighbor to the south, there is no problem?

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J. O'Connor - No.

L. Moorhouse - Anyone else have any questions?

E. Bott - No, the drawings are very good.

M. Gascon - No, you had everything down that we needed.

E. Bott - Made a motion to close the public hearing, D. Horning seconded, all in favor.

L. Moorhouse - The public portion of the meeting is now closed.

E. Bott - Explained the 2 step process of accepting the application and voting on the variance to Mr. O'Connor.

E. Bott - Made a motion to accept the application, L. Moorhouse seconded, all in favor.

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**, M. Gascon, **YES**, R. Boone, **YES**.

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

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

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

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

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

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

J. O'Connor - Ok, thank you.

The Public Hearing concluded at 7:35 p.m.

PRELIMINARY HEARING - Honeoye Valley Properties, Inc. - Gerrett Geartz

The board members discussed the variance request while they waited for Mr. Geartz to arrive at the meeting.

E. Bott - Well, why we were waiting, we got all our questions answered. We were going over the layout and what the variance was for.

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G. Geartz - That's great.

L. Moorhouse - Do any of the board members have any questions regarding the variance. You did a good job with the paperwork.

G. Geartz - Thank you.

D. Horning - Is the power going to be buried all the way down through, or are you going to have poles set?

G. Geartz - It will be buried and probably come up to one pedestal, where the meters will be installed.

S. Smith - You're going to have 4 separate meters on 1 station.

G. Geartz - Yes, on 1 pedestal.

D. Horning - At least you don't have wells and all that stuff down there.

L. Moorhouse - Each one has its own sewer?

G. Geartz - We are hoping to be hooked up to the water system by the end of the month.

L. Moorhouse - But, I meant the sewer?

G. Geartz - Yes, they will each be hooked up to the sewer.

L. Moorhouse - Ok.

S. Smith - Is the County going to do that?

G. Geartz - I don't know, we haven't looked into that yet.

S. Smith - How do you go about assigning addresses down there? I don't know if that is my job.

E. Bott - I think that is the Post Office.

S. Smith - Any new home in Canadice, I assign the addresses. Then, I send it to the county 911 addressing system, which is part of the Planning Board. I make the address, I send it to the county and that is the official address.

D. Horning - So, you have 4 on one lot.

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S. Smith - No, they will be separate lots. This lot is yours, but it doesn't have to be subdivided, does it?

G. Geartz - I'm not sure, that's why I am going through this process.

L. Moorhouse - What about the rest of the park? People don't own the land. You own the land.

G. Geartz - Yes, and they own the home.

S. Smith - So, it doesn't have to be subdivided.

L. Moorhouse - No.

E. Bott - Not unless you are selling individual lots.

G. Geartz - No.

S. Smith - That answers that question.

G. Geartz - I am assuming the addresses will be East Park.

S. Smith - That is the road they will be on, so it will be an East Park address.

The board discussed the roads in the park and how they connect.

L. Moorhouse - This is going to stay like this, it's only going to have 4 units?

G. Geartz - Yes.

L. Moorhouse - I have no more questions. Do any of the board members have any questions?

E. Bott - I'm all set.

No other questions were presented.

L. Moorhouse - Mr. Geartz, we will have a public hearing on December 9th at 7:30 p.m. Steve will post signs on West Lake Road and on the lot showing that this is under review. Do you have any questions for us?

G. Geartz - If I can't be at the public hearing, is it ok if I send a representative?

L. Moorhouse - That would be a good idea. I think we are all set, so we will see you on December 9th at 7:30. Or, a representative for you.

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Old Business

The board members filled out their vouchers for the year.

E. Bott made a motion to approve the minutes from the October 14, 2020 meeting, R. Boone seconded, all in favor.

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

Meeting adjourned at 7:58 p.m.

Respectfully,

Stephanie Seeley, Secretary