

ZONING BOARD OF APPEALS TOWN OF CANADICE

Canadice Town Hall

May 10, 2023

Present: Ed Bott, Chairman
Linda Moorhouse, Vice Chairperson
Diane Horning
Jesse Hallett
Kris Singer

Guest: Wayne Blackmer
Tony Porter

PUBLIC HEARING – Wayne Blackmer

Chairman, Ed Bott called the meeting to order at 7:30 p.m.

The criteria, which the Zoning Board of Appeals uses to make decisions regarding an area variance are as follows:

- 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 asked the CEO to explain the request for a variance.

J. Miller - Mr. Blackmer came in and asked for a permit to build a lean-to off the side of his barn, which would be 2ft. from the property line.

Mr. Blackmer approached the board with pictures of the existing property and where the proposed lean-to would be placed.

There was discussion about the pictures and placement of the lean-to on the property.

Tony Porter, Mr. Blackmer's neighbor stated that he did not have a problem with the request for the variance.

There was discussion about the water run off going on to the neighbor's property. Mr. Blackmer

stated that he would put gutters on the lean-to that will run into a drain that is already there.

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

L. Moorhouse made a motion to accept the application, seconded by K. Singer, all in favor.

Roll Call Vote to accept or deny:

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

K. Singer - 1. No, 2. No, 3. No, 4. No, 5. Yes - **YES**

The Zoning Board of Appeals approved this variance under the following conditions:

1. Gutters to be installed on the lean-to and run to an existing drain.

Public Hearing concluded at 7:45 p.m.

Old Business

The board discussed the two applicants for the alternate board member position.

D. Horning made a motion to accept the application of Carol Joki, seconded by K. Singer, all in favor

E. Bott made a motion to approve the minutes from the April 12, 2023 meeting, seconded L. Moorhouse, all in favor.

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

Meeting adjourned at 8:00 p.m.

Respectfully,

Stephanie Seeley, Secretary

