

ZONING BOARD OF APPEALS TOWN OF CANADICE

Canadice Town Hall

October 11, 2017

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

Guest: David VanBlarcom

PUBLIC HEARING – VANBLARCOM

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 – Do any of the Board Members have any questions? The Board Members were happy with the changes that were made on the map with regard to the set-backs and where the leach lines would be located.

L. Moorhouse – Read a letter from Eric Lang, whose property borders Mr. VanBlarcom's property, giving permission to Mr. VanBlarcom to put his septic as close to Mr. Lang's property lines as is needed.

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**, M. Gascon, **YES**.

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

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

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

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

L. Moorhouse – Your request for a variance has been granted.

Public Hearing concluded at 7:35 p.m.

Old Business

D. Horning made a motion to approve the minutes from the September 13, 2017 meeting seconded by M. Gascon, all in favor.

L. Moorhouse – Made a motion to have Marty Gascon reappointed to the Zoning Board of Appeals, seconded by E. Bott, all in favor.

L. Moorhouse made a motion to adjourn the meeting, seconded by D. Horning, all in favor and adjourned at 7:45 p.m.

Respectfully,

Stephanie Seeley, Secretary