



**ZONING BOARD OF APPEALS
TOWN OF CANADICE**

Canadice Town Hall

June 10, 2015

Present: Linda Moorhouse, Chairperson
Diane Horning
Marty Gascon
Bob Best, CEO

Guest: Ronald Hamilton
Connie Nagy

Board Members E. Bott & Karen Scheele - Absent

PUBLIC HEARING - HAMILTON

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 - Mr. Hamilton, you want to put up a shed and you only have 20ft. and you need 50ft.?

R. Hamilton - Yes, from the road.

L. Moorhouse - We have determined that we are only dealing with the one variance,

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correct?

B. Best - Yes

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

D. Horning - You still have the other shed?

R. Hamilton - Yes.

L. Moorhouse - Motion to close the Public Hearing, seconded by D. Horning. all in favor.

Roll Call Vote to accept or deny:

Chairperson, L. Moorhouse, **YES**, D. Horning, **YES**, M. Gascon, **YES**

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

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

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

The variance was granted with a quorum of 3 ayes. Notification will be sent by letter to the applicant and the Code Enforcement Officer, Bob Best

PUBLIC HEARING - NAGY

L. Moorhouse invited Mrs. Nagy to come and sit before the board.

L. Moorhouse - Are you building this yourselves?

C. Nagy - No, Santelli is.

L. Moorhouse - Mrs. Nagy is asking for a variance of 5ft. She has 45ft. and the minimum requirement is 50ft.

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

No further questions.

L. Moorhouse - Motion to close the Public Hearing, seconded by D. Horning. all in favor.

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Roll Call Vote to accept or deny:

Chairperson, L. Moorhouse, YES, D. Horning, YES, M. Gascon, YES

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

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

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

The variance was granted with a quorum of 3 ayes. Notification will be sent by letter to the applicant and the Code Enforcement Officer, Bob Best

Old Business

D. Horning made a motion to approve the minutes as written from the May 13, 2015 meeting, seconded by M. Gascon. all in favor.

D. Horning made a motion to adjourn the meeting, seconded by L. Moorhouse. All in favor and adjourned at 8:00 p.m.

Respectfully,

Stephanie Seeley, Secretary