

DEPT

ZONING BOARD OF APPEALS
TOWN OF CANADICE



Canadice Town Hall

May 13, 2015

Present: Linda Moorhouse, Chairperson
Marty Gascon
Karen Scheele
Bob Best, CEO

Guest: Ronald Hamilton
Connie Nagy
Steve Engard

Board Members Ed Bott and Diane Horning absent.

New Business

An application for an area variance was presented by Ronald Hamilton. The address for the area variance application is 5464 N. Old Bald Hill Rd., Hemlock, NY. The application is for a 12ft. X 24ft. shed. The placement of the shed does not meet the front set-back required, which is 50ft. from a road. There is only 20ft.

Chairperson Linda Moorhouse called the meeting to order at 7:30 pm. She introduced the board members and asked Ronald Hamilton to come and sit before the board.

L. Moorhouse - Mr. Hamilton, you are on Old Bald Hill Rd. and you want to put in a new shed?

R. Hamilton - Yes, a 12 by 24 shed.

L. Moorhouse - Is the 8 by 8 shed still there?

R. Hamilton - One of them is and one is not.

L. Moorhouse - Ok, which one is gone?

R. Hamilton - The one by the house.

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Showing the Board Members the photos, Mr. Hamilton pointed out the location of the shed that still remained on the property.

L. Moorhouse - So we need 50ft. and there is only 20ft., is that correct?

R. Hamilton - Correct.

K. Scheele - What is the distance between the new shed and your house, is that like 10ft.?

R. Hamilton - Yes.

R. Hamilton pointed out the location of the well and septic system to the Board Members.

K. Scheele - Have you thought about another location?

R. Hamilton - I still don't have the 50ft. there. This location is very flat.

K. Scheele - OK.

M. Gascon - Are there any electric lines around that area?

R. Hamilton - No.

L. Moorhouse - If there are no other questions, I would like to entertain a motion to accept the application as complete.

M. Gascon made a motion to accept the application, K. Scheele seconded, all in favor.

L. Moorhouse - The Public Hearing will be held here on June 10, 2015 at 7:30pm.

R. Hamilton - Ok, thank you.

The preliminary hearing for Ronald Hamilton concluded at 7:35pm.

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An application for an area variance was presented by Connie Nagy. The address for the area variance application is 9684 Purcell Hill Rd., Springwater, NY. The application is for a 36ft. X 60ft. pole barn. The placement of the pole barn does not meet the front set-back required, which is 50ft. from a road. There is only 45ft.

L. Moorhouse asked Connie Nagy to come and sit before the board.

L. Moorhouse - Why are you asking for a variance?

C. Nagy - We want to put up a pole barn and the back end of it will be 5ft. over the line.

B. Best - If you look at the pictures, they brought in a lot of fill on the south end and that is the corner that would be over the line. The south west is 65ft. and the south east is 45ft.

C. Nagy and Bob B. showed the Board Members where the pole barn would be located on the property.

K. Scheele - What size is the pole barn?

C. Nagy - 36ft. X 60ft.

K. Scheele - Does it have to be that size.

C. Nagy - Yes, to hold our RV's and other vehicles. Then, she showed the Board Members where the septic, well, and electric lines were located.

L. Moorhouse - Do any of the other Board Members have any questions?

L. Moorhouse - If there are no other questions, I would like to entertain a motion to accept the application as complete.

M. Gascon made a motion to accept the application, K. Scheele seconded, all in favor.

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L. Moorhouse - We will hold a Public Hearing on June 10, 2015 and Bob will be putting up signs a week before on the 3rd.

C. Nagy - Ok, thank you.

The preliminary hearing for Connie Nagy concluded at 7:43pm.

Old Business

Minutes were read with the noted corrections and approved for the November 12, 2014 meeting. K. Scheele made a motion to accept the minutes, seconded by M. Gascon, all in favor.

K. Scheele made a motion to adjourn the meeting, seconded by L. Moorhouse, all in favor.

Meeting adjourned at 8:00pm.

Respectfully,

Stephanie Seeley, Secretary