

**TOWN OF HENDERSON ZONING BOARD OF APPEALS MEETING  
12105 TOWN BARN ROAD, HENDERSON, NY**

**March 15, 2023 AT 6:00 PM**

**Committee Members: Jerry Tackley, Chairman and Robert Aliasso, Fredrick Caswell Jr., Joan Treadwell Woods, Julie West  
Dean Witmer-Alternate**

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**CALL TO ORDER**

**ATTENDANCE and PLEDGE:** Jerry Tackley, Rob Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.  
Mason Argiropoulos, homeowner  
Charlie Phillips, Contractor

**ANNOUNCEMENT**

All matters heard by this Zoning Board of Appeals are in the form of a public hearing. Everyone desiring to be heard will be heard. Before speaking, you are asked to state clearly your name and address. There are two types of matters that come before this Board. They are Variances and Interpretations. The application will be denied unless the applicant has proven his/her case.

Town Board Resolution adopted September 10, 1992 - NOW, THEREFORE, BE IT RESOLVED, that the Town of Henderson hereby agrees that the following actions shall be considered to be of a local rather than of inter-community or county-wide concern and shall therefore be exempt from referral to the County Planning Board pursuant to General Municipal Law, Section 239m: All area variance for lot size or lot width, if the required lot line setbacks can still be maintained; All single and two-family residential set-back variances (including those for manufactured homes, modular homes) unless the requested setback is adjacent to either a State or County property line, exclusive of State or County highways; All front, rear, and side lot line set back variances for accessory structures (i.e. garages, sheds, decks, etc.) unless the requested setback is adjacent to either a State or County property line, exclusive of State or County highways; All use variances for single and two-family residences; All use variances for home occupations.

The hearings shall begin at the designated day, time and place as advertised. A presentation of the project will be made. After the presentation, written correspondence will be identified and read. Thereafter public comments will be entertained. All those who wish to speak must sign in. There will be a limit of three (3) minutes. You will be called in the order you signed in. All comments should be preceded by the person giving their name and general address. There will be no interruptions or cross-conversations in the audience.

If one or more Board member(s) is/are absent all applicants are offered to wait for a full Board if they are more comfortable or may decline the offer.

**HEARING**

**Request of Mason & Cora Argiropoulos**

Located at 14404 Snowshoe Road

On Parcel #97.15-1-51

In LF

Bordering Property owned by George J. and Jeannine H. Wacker, and Joseph and Elaine Bitonti.

Request variance of setbacks to rebuild 2 story home on the existing footprint.

**DISCUSSION**

Previous Zoning permit was issued after a variance granted with several conditions in 2022. After demolishing home in 2023, foundation issues were not brought to the ZEOs attention. Codes need to be followed. A variance is needed of 5.5' on one side and 10' on the other side. Suggestion to redo new home were discussed, make home narrower to meet compliance and longer on the road side to keep square footage. Homeowner will discuss options with architects and send us new site plans as soon as available.

Recommendation to suspend the hearing until April 19 meeting. The fee will be waived for the next hearing.

**PUBLIC COMMENTS:**

Homeowner will send letters from neighbors.

**COMMENTS FROM ZEO:**

Previous issues discussed.

- **MOTION TO SUSPEND HEARING UNTIL APRIL 19 MEETING BY FRED CASWELL, SECOND BY JULIE WEST.**

**MOTION** by Joan Treadwell Woods , second by Rob Aliasso to accept the January 17, 2023 organizational meeting minutes.

Roll Call voting ( YES): Robert Aliasso, Jerry Tackley, Joan Treadwell Woods, Julie West, Fred Caswell.

**BUSINESS:** Next meeting on April 19, 2023.

**MOTION** by Julie West, second by Joan Treadwell Woods adjourns the meeting.

Roll Call voting (YES): Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**Respectfully Submitted**

**Mary M. Cornell**  
**ZBA Clerk**