

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

September 21, 2022, AT 6:00 PM

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

CALL TO ORDER

ATTENDANCE and PLEDGE: Jerry Tackley, Rob Aliasso, Julie West, Joan Treadwell Woods, Fred Caswell

Leslie and Jude Renzi, Eric Sheldon ZEO

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 Leslie D Renzi

Located at 14837 Windward Lane

On Parcel #98.14-1-42.1

In LF

Bordering Property Owned by Michael J. Carbone, Ronald J. Rogers, and Michael Fontaine.

Request variance for front and side setback.

DISCUSSION – the new house was moved, no side setback required at existing side building line. Front set back – need 75’, have 56’ presently, need 19’ front setback.

PUBLIC COMMENTS: None

COMMENTS FROM ZEO: This is a conforming lot today. Probably the original lot was not. The new house will be farther back than the original, new house farther back than neighbors. The front setback needs to be 75’, presently have 56’, need 19’ variance. Eric will review the final plans.

SEQR MOTION by Robert Aliasso, second by Joan Treadwell Woods declares the proposed action to be a TYPE 2-16 Action under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary. Roll Call voting YES: Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

CLOSE PUBLIC HEARING MOTION by Robert Aliasso, second by Joan Treadwell Woods to adjourn and close the public hearing.

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

AREA VARIANCE CHECKLIST

FACTORS CONSIDERED

1. Whether undesirable change would be produced in the character of neighborhood or a detriment to nearby properties? Yes No
Reasons
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes No
Reasons:
3. Whether the requested variance is substantial: Yes No
Reasons: House was moved back approximately 20 feet East, eliminates side setback at location from where old house stood.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No
Reasons:
5. Whether the alleged difficulty was self-created: Yes No
Reasons:

DETERMINATION OF ZBA BASED ON ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors and motion, finds that

(0) the Benefit to the Applicant **DOES NOT** Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

(5) the Benefit to the Applicant **DOES** Outweigh the Detriment to the Neighborhood or Community and therefore the request for a 19' front setback is granted.

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

MOTION by Joan Treadwell Woods, second by Julie West to accept the July 20, 2022, meeting minutes.
Roll Call voting (YES): Robert Aliasso, Jerry Tackley, Joan Treadwell Woods, Julie West, Fred Caswell.

BUSINESS: Next possible meeting on October 19, 2022

MOTION by Joan Treadwell Woods, second by Fred Caswell 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