

HONEOYE FALLS VILLAGE ZONING BOARD

May 27, 2014

MEMBERS PRESENT: Hank Besanceney, Patrick Brennan, Mark Donahoe, Barry Kissack

ABSENT: Stephanie Tolan

ALSO PRESENT: Michael Wicks; Charlie Johnson, Code Enforcement Officer.

Chairman Besanceney called the meeting to order at 7:30 PM. This meeting is to discuss a request for two variances; one for the front setback for a proposed one story addition and another one for approval of in-law apartment addition at 7 Brigham Circle.

Area Variance: 7 Brigham Circle – Michael Wicks

Mike Wicks presented a project at 7 Brigham Circle requires a front yard setback for a proposed one story addition. His property is currently 47 sq. ft. over the medium size lot. A medium size lot has a front yard setback requirement of 25' instead of the 35' front yard setback requirement for a large lot. He stated that this 47 sq. ft. of area generally equates to a 3" wide slice of his yard. There is no visual difference between a medium lot and his lot.

The applicant has requested permission to build an addition to his home for the purpose of an in-law apartment. Code 190-56 limits the maximum size of the apartment to 25% of the floor area of the main house. The applicant request relief to allow an apartment that equals 33% of the main house or 724 sq. ft. Mr. Wicks explained that the existing pool and lot being a corner lot that has two front yard setbacks versus a side yard setback as basis for relief. The apartment is larger due to these limiting factors.

The SEQR Process was reviewed.

MOTION was made by Patrick Brennan to approve relief of 10' (from 35' to 25') from the required front yard setback and to approve the apartment plans as presented at the meeting, with the exception of the basement door moving, and the accessory apartment shall not exceed 33% of primary home's area. Seconded by Barry Kissack. Vote was unanimous. So Moved.

MOTION was made to close the Honeoye Falls Village Zoning Board meeting was made by Hank Besanceney and seconded by Mark Donahoe. Vote was unanimous. So Moved.

The Honeoye Falls Village Zoning Board of Appeals meeting was adjourned at 8:00 p.m.

Deborah Shaughnessy, Zoning Board Clerk