

Zoning Board of Appeals 6/18/2024 Minutes

Members present: Martin Snyder Chairman, John Krebbeks, Steve Smiley, AJ Magnan, Mark Obbie, Donna Beretta Secretary

Others present: Code Officer Dale Zukaitis,

Meeting opened with the Pledge of Allegiance. Minutes from 5/21/24 reviewed. Motion to approve the minutes made by Steve Smiley, 2nd by AJ Magnan. All members in favor of approval.

Chairman Snyder opened the Public Hearing for David Lintner 4023 State Route 64, Canandaigua, NY. Requesting an Area Variance for Setback of an Accessory Structure from Front and Side Property Lines. No Public present at the meeting, Chairman Snyder closed the Public Hearing.

Board reviewed the SEAF form. Motion made by AJ Magnan to make a negative declaration on part 2 of the SEAF form, with a 2nd by Steve Smiley.

Motion to grant the Variance for a front setback of 54 ft. from the front property line. Variance for a front setback of 60ft from front property line. Variance to allow a side setback of 13 ft. from the side property line. Motion made by AJ Magnan, with a second by Steve Smiley. All members in favor, motion carried.

FINAL Resolutions for June 18, 2024 Town of Bristol ZBA Meeting

4023 State Route 64 – Area Variances for Setback of an Accessory Structure from Front and Side Property Lines

- Motion to grant a variance to allow for a front setback of **54 feet from the front property line** for an accessory structure at 4023 State Route 64 (Tax Map 110.00-2-20.100), where 75 feet is allowed in the Agricultural-Conservation Zoning District.
- Motion to grant a variance to allow for a front setback of **60 feet from the front property line** for an accessory structure at 4023 State Route 64 (Tax Map 110.00-2-20.100), where 75 feet is allowed in the Agricultural-Conservation Zoning District.
- Motion to grant a variance to allow for a side setback of **13 feet from the side property line** for an accessory structure at 4023 State Route 64 (Tax Map 110.00-2-20.100), where 25 feet is allowed in the Agricultural-Conservation Zoning District.

Findings of Fact:

1. No undesirable change will be made to the neighborhood. Trees exist between the proposed structure and State Route 64, allowing for screening. Applicant intends to replace any frontage trees removed, so as to continue existing screening. Also, the proposed structure will allow for equipment to be stored inside, rather than in view.
2. An alternative location is not feasible. Steep slopes immediately adjacent to the building site limit the viable options for placement of the structure.
3. Are These Variances Substantial?
 - a. The requested variance for a **front setback of 54 feet is a reduction of 28 percent**, which is not substantial.
 - b. The requested variance for a **front setback of 60 feet is a reduction of 20 percent**, which is not substantial.
 - c. And the requested for a **side setback of 13 feet is 48 percent**, which is substantial.
4. There will be no negative physical or environmental impacts to the neighborhood.
5. The difficulty was self-created.

Roll Call Vote:

Chairman Snyder – Yes

Steve Smiley – Yes

John Krebbeks – Yes

AJ Magnan – Yes

Mark Obbie – Yes

Meeting Adjourned.

Respectfully submitted.

Donna Beretta

Zoning Board Secretary