

Romulus, New York ZBA
Minutes 10-22-2020

Roll Call: Present – Mike Elliott, Ken Battle, Neil Henninger and Barbara McCall (quorum)

Also in Attendance: Gordon Jones

Public Hearing – Variance Application open for discussion

- Gordon Jones for property at 5776 East Lake, Romulus (Lakeshore Landing) Tax ID 01-1-48.12
 - Variance request is to install a shed 30 foot from edge of road versus required 50 foot.
- Mr. Jones indicated that he discussed the shed location with 4 or 5 neighbors, and they were okay with the proposed location.
- If shed were located 50 foot from East Lake Rd it would infringe on the internal driveway shared by several houses.
- If shed were located close to his house it would obstruct view of lake from the street.

Meeting called to order at 7:10 by Mike Elliott

Pledge of Allegiance

Minutes of 07-23-2020 approved by motion by Neil, seconded by Ken and unanimous approval.

Training Events

- Mandatory Sexual Harassment Training is required by all members and can be done on-line in a short time. Barbara exempted herself from the training as her term on board ends at end of this year.
- Mike reminded board members they are required to do 4 hours training each year; all training is currently remote.
 - Ken indicated he did 8 hours training in Rochester last year that satisfies 2 years training.

Old Business:

- Tim Dorn sent ZBA members his June 2020 report, but no subsequent reports. Ken will send Tim a reminder. (Done after meeting)
- Dock Permitting – no action on this item.
- Ken asked the Town Board at the 10/21 meeting how alternate members were assigned. David Hayes, Supervisor, said ZBA members should try to find candidates for approval by Town Board.

New Business:

- Appeals by Gordon Jones
 - Based on the discussion during the Open Public Hearing the board review the five Area Variance Questions.
 - Q1, character of neighborhood; Answer - no adverse effect. No vote 3-0 and one abstain.
 - Q2, options feasible; Answer – Yes, but with constraints noted in Public Hearing. Yes vote 4-0
 - Q3, Substantial Variance; Answer – Yes, 30 foot versus 50 foot requirement. Yes vote 3-1. It was noted that this location was compatible with other neighborhood structures.
 - Q4, Adverse environmental effects; Answer – No, Vote No 4-0
 - Q5, Self-Created; Answer – Yes vote 2-2
 - Action of Board: The board **approved** the Appeal by unanimous vote with the criteria that the shed be installed per the requested variance, 30 foot from the road and 15 foot from the adjacent property.
 - Mike Elliott will prepare the variance approval documentation and submit it to the Town Clerk with a copy to Gordon Jones.
- Mike Elliott noted that Mr. Jones property is located on a private road, East Lake Extension and may not be under the jurisdiction of the Town's ZBA, but rather the Lakeshore Landing HOA.

Next scheduled meeting Jan. 28 at 7:00 in the Romulus Municipal Building. If any new appeal or other Board business arises in the interim, a special meeting will be called to address that issue.

Meeting adjourned: 7:37 P.M. Motion by Ken, seconded by Mike and unanimously approved.