

Romulus, New York ZBA
Minutes

Roll Call: Present –Ken Battle, Neil Henninger Tom Grasek (quorum); Absent - Mike Elliott

Also in Attendance: Kenneth Emblidge/Terri Ziegler

Meeting called to order at 7:00 by Neil Henninger

Pledge of Allegiance

Public Hearing – Variance Application open for discussion

- Kenneth Emblidge/Terri Ziegler, 5749 Waterview Way, Tax ID 01-1-48.65. Homeowners requested a new garage be built “as close as possible” to side property line and suggested 2’ setback. Options were discussed and homeowner had reasons to not want to build in alternate locations despite there being significant space in front and behind the existing house.
 - The required setback from the side property line is 15 ft.
 - Neil suggested that half of the required setback might be acceptable.

New Business:

- Appeal by Kenneth Emblidge/Terri Ziegler
 - Based on the discussion during the Open Public Hearing the board reviewed the five Area Variance Questions and votes indicated.
 - Q1, Change character of neighborhood; Answer = No, 3-0
 - Q2, options feasible; Answer = Yes, 3-0
 - Q3, Substantial Variance; Answer – Initial request was substantial. Yes, 3-0
If a 7’ set back was used approximately 50% variance is noted.
 - Q4, Adverse environmental effects; Answer = No, 3-0
Board noted that roof drainage should be considered in the design.
 - Q5, Self-Created; Answer + Yes, 3-0
 - Action of Board: The board approved the Appeal by vote 3-0, with the criteria that a minimum 7 ft sideline property setback be used.
 - Neil Henninger will prepare the variance approval documentation and submit it to the Town Clerk to forward to homeowner and Zoning Officer.

No Minutes for Approval

Training Events

- Neil and Tom attended the Planning & Zoning Schools training in Canandaigua.

Other New Business:

- Board discussed the flow of appeals through Town Office. Neil will discuss with the Office staff.

Next scheduled as needed at 7:00 in the Romulus Municipal Building.

Meeting adjourned: 7:50 P.M. Motion by Ken, seconded by Neil and unanimously approved.