

Romulus, New York ZBA  
Minutes December 15, 2022

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

Also in Attendance: Don and Karen Alexander

Meeting called to order at 7:08 by Neil Henninger

Pledge of Allegiance

Public Hearing – Variance Application open for discussion

- Don and Karen Alexander, 6117 Poplar Beach, Tax ID 10-2-24. Homeowners requested a new garage be built with a 30' setback from perimeter of the road versus 50' required by ordinance. Location of septic field prevents locating garage further from road.

New Business:

- Appeal by Don and Karen Alexander
  - Based on the discussion during the Open Public Hearing the board reviewed the five Area Variance Questions and votes indicated. It is noted that Ken recused himself from the voting due to earlier discussions with the homeowner.
    - Q1, Change character of neighborhood; Answer = No, 3-0; A-1
      - Several garages on this street are same distance or closer to the road.
    - Q2, options feasible; Answer = No, 3-0; A-1
    - Q3, Substantial Variance; Answer – Yes: 20'/50' variance = 40%; 3-0; A-1
    - Q4, Adverse environmental effects; Answer = No, 3-0; A-1  
Board noted that roof drainage should be considered in the design.
    - Q5, Self-Created; Answer + Yes, 3-0; A-1
  - Action of Board: The board approved the Appeal by vote 3-0, with the criteria that a minimum 30 ft setback from the perimeter of the road be maintained.
  - 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

Other New Business:

Next scheduled meeting on Jan. 19 at 7:00 in the Romulus Municipal Building.

Meeting adjourned: 7:42 P.M. Motion by Ken, seconded by Neil and unanimously approved.