

Romulus, New York ZBA  
Minutes February 9, 2023

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

Also in Attendance: Tom DiFante

Meeting called to order at 7:05 by Neil Henninger

Pledge of Allegiance

Public Hearing – Variance Application open for discussion

- Homeowners Mark and Deborah Romeo (not present) owners of 5895 Vineyard Rd. Ext. Tax ID 010-000-0001-0009. Tom DiFante is their builder.
- Variance is to demolish existing structure and build a new house on the existing foundation, which is inside the required property line setback from the road.
- Tom presented plans and overhead sketch of present and future property. Ken presented pictures taken from the road and Neil showed the existing building on Google Maps.

New Business:

- Appeal by Tom DiFante on behalf of the Romeos:
  - 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, Other options feasible; Answer = No, 3-0
    - Q3, Substantial Variance; Answer – None, no change from existing; 3-0
    - Q4, Adverse environmental effects; Answer = No, 3-0
    - Q5, Self-Created; Answer = No, 3-0
  - Action of Board: The board approved the Appeal by vote 3-0, with the criteria that the new building is built on the existing foundation and does not extend further toward the road.
  - 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 will be as needed for new variance request.

Meeting adjourned: 7:32 P.M. Motion by Neil, seconded by Ken and unanimously approved.