

Romulus, New York ZBA
Minutes of Meeting, June 22, 2023

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

Also in Attendance: Eli N. Hostetler and his driver

Public Hearing – Variance Application open for discussion

- Eli N. Hostetler, 6120 Co. Rd. 129, Tax ID 09-1-08.2
- New horse barn 10-15' from rear property line vs 50' requirement
- Variance is required to fit between existing house and rear property line.
 - Size of new barn is for 4 horses and 2+ buggies.
 - Space on south side of property is for grazing and is low/swampy.
 - Homeowner did not previously discuss with neighbor to west (rear property line).

Meeting called to order at 7:10 by Neil Henninger

Pledge of Allegiance

New Business:

- Appeals by Eli N. Hostetler
 - Based on the discussion during the Open Public Hearing the board review the five Area Variance Questions.
 - Q1, character of neighborhood; Answer – No, Vote 3-0
 - Q2, options feasible; Answer – Yes, 3-0
 - Significantly smaller barn would fit but not suitable for intended use.
 - South side of property less suitable for purpose
 - Q3, Substantial Variance; Answer – Yes, Vote 3-0
 - 50' reduced to 15' (70%)
 - Q4, Adverse environmental effects; Answer – No, Vote 3-0
 - Q5, Self-Created; Answer – Yes, vote 2-1 (Ken indicated house has been in place for long time.)
 - Action of Board: The board Approved the Appeal by vote 3-0 with the criterium that the rear set back be minimum 15' and that the neighbor to west accepts the Appeal in writing. (Note: Post-meeting neighbor's signature obtained to accept the Variance.)
 - Neil Henninger will prepare the variance approval documentation and submit it to the Town Clerk with a copy to be sent to Tim Dorn.

No Minutes for Approval

Training Events

- None noted

Old Business: none

Next scheduled meeting July 20 at 7:00 in the Romulus Municipal Building if needed for an appeal.

Meeting adjourned: 7: 35 P.M. Motion by Neil, seconded by Mike and unanimously approved.