

Romulus, New York ZBA
Minutes August 24, 2023

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

Also in Attendance: Jennifer de Souza (homeowner)

Meeting called to order at 7:00 by Neil; motion by Ken and seconded by Mike.

Pledge of Allegiance

Public Hearing: Variance Application open for discussion

- Jennifer de Souza and Stephen Lupo; 6245 Rt. 89, Tax ID not available
- Existing house is 9' from side property line (vs. 10' required for grandfathered lot)
- Homeowner wishes to add about 2'8" to one room which will reduce distance to property line to about 6'4".
- Septic field prevents one alternate.
- Same renovation project will expand towards opposite property line but there is 25' plus room in that direction.
- House was recently purchased.

New Business:

- Appeal by Jennifer Souza
 - Based on the discussion during the Open Public Hearing the board reviewed the five Area Variance Questions.
 - Q1, character of neighborhood; Answer – No, 3-0
 - Q2, options feasible; Answer – Yes, but very expensive for new septic field, 3-0
 - Q3, Substantial Variance; Answer – No 3'8" +~35%, 3-0
 - Q4, Adverse environmental effects; Answer – No, 3-0
 - Q5, Self-Created; Answer – Yes, 3-0
 - Action of Board: The board approved the Appeal by vote 3-0.
 - Neil Henninger will prepare the variance approval documentation and submit it to the Town Clerk with a copy to the homeowner. (Done)

Approval of Minutes - None needed.

Next scheduled meeting 9/21 at 7:00 in the Romulus Municipal Building

Meeting adjourned: 7:24 P.M. Motion by Ken, seconded by Neil and unanimously approved.