

Romulus, New York ZBA
Minutes December 14, 2023

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

Also in Attendance: Ruben Hertzler (for Enos Hertzler)

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

- Homeowner previously obtained approval of a Zoning Permit to install a new storage building with set backs agreed by the Zoning Officer, Tim Dorn.
- Homeowner now want to build this building within 5' of his East and South property lines; the required setback is 15'. He provided a signed, but not notarized, letter from the adjacent homeowner agreeing to this building location. He submitted an Appeal/Application for Variance.
- This location is preferred for easier access from Yerkes Road and other preferences. The large property has several alternate locations, but the homeowner prefers to build in the location requiring a variance.

New Business:

- Appeal by Enos Hertzler
 - Based on the discussion during the Open Public Hearing the board reviewed the five Area Variance Questions.
 - Q1, character of neighborhood; Answer – No, 4-0
 - Q2, options feasible; Answer – Yes, several, 4-0
 - Q3, Substantial Variance; Answer – Yes , 5' vs 15' or 65%, 4-0
 - Q4, Adverse environmental effects; Answer – No, 4-0
 - Q5, Self-Created; Answer – Yes, 4-0
 - Action of Board: The board denied the Appeal by vote 3-1.
 - Board suggested the homeowner consider other options for appeal or proceed with his originally approved Zoning Permit. Neighbor letter should be notarized.

Approval of Minutes - None needed.

Next scheduled meeting as needed for Appeals

Meeting adjourned: 7:25 P.M. Motion by Tom, seconded by Neil and unanimously approved.