

Meeting Minutes
Town of Richmond
ZONING BOARD OF APPEALS
Tuesday, June 19 2018 7:00 PM

Board Members:

John Morsheimer (Chairman)	Present
Steve Ryan	Present
Mary Beth Sauerteig	Present
Dave Baker	Present
Jared Ransom	Present

PUBLIC

Dennis Mahus
Ann Mahus
Steve Barnhoorn
Dave Violas

Alt. Board Member:

John Marrapese	Absent
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Code Officer:

Spencer Shumway	Present
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Secretary:

Lindsay McMillan	Present
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John Morsheimer called the meeting to order at 7:00 PM with the Pledge of Allegiance.

Mary Beth Sauerteig made a motion to approve the May 15, 2018 meeting minutes. Steve Ryan seconded. Ayes unanimous.

CONCEPTUAL REVIEW

Applicant Ann Mahus for the property located at 8493 Rugby Street in Honeoye, Tax Map #150.38-3-39.000 in the D District (Residential/Lakeside), requesting an Area Variance to develop approximately 38% of the lot with a density schedule limit of 30%. Zoning code 200 attachment 2 Density Schedule.

Dennis Mahus explained the proposal to demo the existing cottage and rebuild with a slightly larger footprint. They are looking forward to becoming year round residents. The existing house is 1042 square feet and the footprint of the new house will be 1260. The height of the new build will be 23 feet.

The board reviewed the plans and discussed the elements that will account for the new footprint including the shed, deck and gable. Including each of the structures in the overall plan, Jared Ransom calculated the new footprint at 44% percent lot coverage.

John Morsheimer explained to the applicants that the board would take into consideration the character of the neighborhood and the overall esthetics of the improvement before making a decision. The survey of the property is from 2007, and an As-Built survey is recommended to ensure proper placement of the structure. A copy of the 2007 survey was made and will be filed with the application. Spencer does not see any concerns with the setbacks.

The board agreed that the applicants presented enough information for the application to move to a public hearing at the July 17th meeting. The hearing will be advertised and a sign will be posted at the property by Spencer Shumway.

PUBLIC HEARING

Pursuant to Section 200-67 of Town Law, John Morsheimer made a motion to open the public hearing for applicant Mitch Kantar for property located at 5211 East Lake Road in Honeoye, Tax ID #150.13-1-13.000 in the A District (Residential/Agricultural). Applicant is Kantar requesting a Special Use Permit for a residential roof mounted solar PV system on the east and west facing roofs of the existing residence. Zoning code 200-50. Applicant was not present. John Morsheimer motioned to close the public hearing, seconded by Mary Beth Sauerteig.

John Morsheimer made a motion to accept the Special Use Permit application for the roof mounted solar system put forth by the applicant. Mary Beth Sauerteig seconded, ayes unanimous.

NEW BUSINESS

Dave Violas presented the ZBA members with copies of a recent planning and zoning presentation he attended, as well as copies of the Town of Richmond Comprehensive Plan. Violas expressed the importance of planning and zoning board member involvement in the Town's Comprehensive planning process.

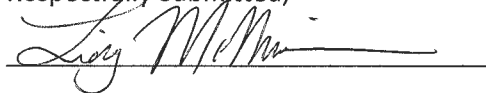
OLD BUSINESS

None presented.

John Morsheimer motioned to adjourn the meeting at 7:39 PM. Mary Beth Sauerteig seconded, ayes unanimous.

The next regular meeting of the Town of Richmond Zoning Board of Appeals will be held at 7:00 PM on Tuesday, July 17 2018 at the Richmond Town Hall, 8690 Main Street, Honeoye New York.

Respectfully Submitted,



Lindsay McMillan, Secretary
Richmond Zoning Board of Appeals

Dated: 7/17/18