A Regular Meeting of the Zoning Board was held on Thursday, December 11, 2014 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, New York, 14472 at 7:00 p.m.

PRESENT: Kevin Wright

 Bruce Peckham

 Don Thorp

 Meribeth Palmer

 Liz Sciortino

ATTORNEY: Jeffrey Clark

OTHERS: 2

Minutes were taken by Elizabeth Proctor.

Mr. Wright began the meeting at 7:05 p.m.

**GRINDLE AREA VARIANCE PUBLIC HEARING**

Blaine Grindle, 58 Stony Ridge Drive, Honeoye Falls, NY, for an area variance at said property, located near the Pond Road intersection, consisting of 2 acres and bearing Tax Account No 204.04-1-52, located in an RA-5 zone, to construct a garage to house an RV. Proposed garage would be attached to the existing garage, which will result in a side setback of approximately 9’6”, whereas Town Code requires a side setback of 20 feet.

Mr. Blaine Grindle and Mr. Mauro Cringoli, Wolfe Architecture, Architect, appeared before the Board.

Mr. Grindle presented and discussed a photograph of the property at 58 Stony Ridge Drive including the motor home.

Mr. Wright stated that the issue is the side setback.

Discussion followed regarding architect rendering of proposed garage.

Mr. Grindle stated that it has been a challenge to store the motor home. At the present, his neighbor has a barn that he stores the motor home in. The neighbor has passed away, and the barn is for sale, thus he has to find a new home for the motor home.

Mr. Grindle stated that the lot line is just so strange on the one side of the property; he has an easement on his driveway right now. He’s looked into constructing an auxiliary structure, but there is already one on the property. His goal was to get the Motor Home in it, but the motor home is too large. The only other option would be an addition to the garage.

Discussion followed.

Mr. Wright asked if the addition can be constructed without trespassing on neighbor’s property.

Mr. Grindle stated that it can and that he has no intention of taking existing trees down.

Mr. Wright asked where the water runoff from increased surface area of the garage roof will go.

Mr. Cignoli stated that they will tie into the existing gutters and downspouts.

Mr. Wright asked if the variance is to be granted when will the project begin.

Mr. Grindle stated he would wait for the frost to come out of the ground.

Mr. Wright asked if Mr. Grindle can do what he’s looking to achieve in any other way.

Mr. Grindle answered no, as he has lost the use of the barn where he stored his motor home.

Mr. Wright asked if this will create an undesirable change in the neighborhood?

Mr. Grindle stated it will make it look better, you will not be able to see the motor home.

Mr. Wright asked if this is substantial.

Mr. Grindle stated no.

Mr. Wright asked in his view will the request have adverse physical or environmental effects?

Mr. Grindle stated definitely not.

Mr. Wright asked if this is a self-created difficulty.

Mr. Grindle stated yes.

**MOTION**

Mr. Wright moved, seconded by Ms. Sciortino to close the public hearing.

**ADOPTED**

Mr. Thorp-aye; Mr. Peckham- aye; Mr. Wright- aye; Ms. Sciortino- aye**;** Ms. Palmer – aye.

Discussion followed.

**GRINDLE DETERMINATION**

Mr. Wright moved, seconded by Mr. Peckham, that the area variance requested by Blaine Grindle, 58 Stony Ridge Drive, Honeoye Falls, NY at said property, consisting of two acres and bearing tax account No. 204.04-1-52, located in an RA-5 zone, to construct a garage to house an RV, said garage to be attached to the existing garage, which will result in a side setback of approximately 9’6”, whereas Town Code requires a side setback of 20 feet, be approved based on the following findings of facts and conclusions of law:

**FINDINGS OF FACTS**

1. Blaine Grindle appeared before the Zoning Board of Appeals at the public hearing on December 11, 2014.
2. The Grindle property is a prior non-conforming lot. The area containing this property was rezoned to RA-5 after the lot was developed and the existing house and garage constructed.
3. The property has an existing accessory building that conforms to Town Code.
4. The proposed garage is not an additional accessory building because it will share one wall with the existing garage. The existing garage is an integral part of the home, not a stand-alone building.
5. No members of the general public appeared at the public hearing.

**CONCLUSIONS OF LAW**

1. The benefit Blaine Grindle is attempting to achieve cannot be achieved by other means.
2. The granting of this variance will not create an undesirable change in neighborhood character or to nearby properties.
3. The request is substantial.
4. The request will not have adverse physical or environmental effects.
5. The difficulty is self-created.
6. This is a Type II action under SEQR.

**MOTION**

Mr. Wright moved the amended determination be approved, seconded by Mr. Peckham.

**ADOPTED**

Mr. Thorp-aye; Mr. Peckham- aye; Mr. Wright- aye; Ms. Sciortino- aye**;** Ms. Palmer – aye.

**MOTION**

Mr. Wright moved to close the meeting, seconded by Ms. Sciortino.

**ADOPTED**

Mr. Thorp-aye; Mr. Peckham- aye; Mr. Wright- aye; Ms. Sciortino- aye; Ms. Palmer – aye.