

ZONING BOARD OF APPEALS

April 18, 2024

The Zoning Board of Appeals public hearing and meeting was called to order by Chairman Mr. Steve Lounsberry at 7:00pm.

Members Present: Mr. Steve Lounsberry
Mr. John Kopacko
Mr. Steven Varga
Mrs. Marcy Hill (Secretary)

Members Absent: Mrs. Amy Moesch
Mrs. Gerri "Lynn" Wagner

Also Present: None.

Kelvin Herrala- Area Variance

The purpose of the permit is to place a Quonset hut on the property owned by Mr. Herrala at 212 State Line Road, Nichols, NY.

The public hearing portion of the meeting for the Herrala application was opened at 7:00pm.

Public Hearing Closed at this point. 7:00PM No public comments.

Discussion held among Board members regarding the zoning regulation as restrictions.

The area variance must meet all four requirements:

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting of the area variance?

The Board discussed this criterion and all stated that this would cause an undesirable change or detriment to other adjacent properties.

2. Will the proposed variance have an adverse effect or impact on the physical of environmental condition in the neighborhood or district?

The Board discussed this criterion and the all determined there would be no adverse impact.

3. Is the requested area variance substantial?

The Board discussed this criterion and determined this as no.

4. Is there some other method feasible for you to pursue other than an area variance.

The Board discussed this criterion and all agree there is no other method.

5. Is the alleged difficulty self-created?

The Board discussed this criterion and determined that the hardship has been self-created.

Motion by Mr. Steve Varga, seconded by Mr. Steve Lounsberry to deny this application for area variance, due to the issue being self-created and because it could be considered a detriment to the adjacent properties.

Roll Call - Vote:

Mr. Steven Varga –Aye; Aye; Mr. John Kopacko-Aye; Mrs. Amy Moesch – Absent; Mr. Steve Lounsberry – Aye; Mrs. Gerri Wagner – Absent

Motion Approved – Application for Area Variance denied. This closes the Herrala variance case.

Motion by Mr. Stephen Lounsberry, seconded by Mrs. Amy Moesch, to adjourn. Motion carried.
Meeting Adjourned pm 7:15PM

Marcy Hill

Marcy

Acting Secretary,
Zoning Board of Appeals