

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 any other properties.

2. Will the proposed variance has an adverse effort 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.

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