

**Joint Town/Village of Lima
Zoning Board Meeting Minutes
June 24, 2013**

Present: John Bailey, Chairman; Jim VanDick, Vice-Chairman; Andy Matthews, Duane Thompson, Dennis Neenan, Duane Fuller, Deb Shaughnessy, Secretary

Excused: Cathy Gardner, Town Liaison

Absent: Steve Werner

Guests: Craig Bailey

The Meeting of Joint Town/Village Zoning Board (The Board) was called to order at 8:00 p.m. on Monday, June 24, 2013.

New Items

The purpose of this meeting is to review an Area Variance request by Craig Bailey to construct a 14' X 24' shed on the corner lot of property located at 7214 Meadowview Drive, Lima. The Planning Board verbally referred this matter to the Zoning Board of Appeals without comment. There was no formal recommendation from the County Planning Board.

The Board heard comments from Mr. Bailey regarding his plans to install a shed 10' off rear and side property line. This condition would cause the shed to extend 2' in front of the rear wall of the house. After discussion with a few of his neighbors, Mr. Bailey submitted a revised plan showing shed rotated so that rear wall is still 10' off rear and side property line but front encroaches 2' into the setback requirements of structures behind rear wall of house. Mr. Bailey stated that two neighbors across the road stated they have no objections. Mr. McCaffrey mailed a letter of approval to the Town. This Board to-date has not received a copy.

The non-conforming shed currently on the property will be removed. A walnut tree will also be removed. The new shed is a pre-fabricated structure and will be placed on crushed stone base. No driveway is planned.

A SEQR Review was conducted and accepted. **So Carried.**

The Board evaluated the request for an Area Variance and found that all criteria were met.

The Public Hearing for this Area Variance was closed at 8:30 p.m.

A motion was made, Seconded and passed to grant the applicant's request with the following stipulations:

That since The Board did not know the height of the prefab building, the request was granted provided that the building was placed in the southeast corner location of the property keeping to the minimum setback required for the height of the building, assuming that the building exceeds fifteen feet in height. If fifteen feet or less then the setbacks would both be ten feet. All other zoning and building codes must be met.

Motion was voted on and all present voted in favor of the request.

Meeting was adjourned at 9:00 p.m.