

APPROVED

8/20/11

Public Hearing
August 13, 2011
Ira Martin

The meeting was called to order at 9:30 a.m. Roll call attendance was taken with Chairman Barto, Pete Keefer, Julie Thompson and Ford Knight all present. Absent was Mike Cleere.

Ford Knight motioned to open the public hearing at 9:31 a.m. with a second from Pete Keefer. Vote was 4 yes, 0 no.

Ira Martin had no comments concerning his application. Julie Thompson motioned to close the public hearing at 9:32 a.m. with a second by Pete Keefer. Vote was 4 yes, 0 no.

Ford Knight motioned to discuss and consider the application with a second by Julie Thompson. Vote 4 yes, 0 no.

It was noted that Mr. Martin is the only house on that section of the road. The garage is to be used for storage of farm equipment and tools, and no business will be run. It was noted that Knauss Road is a dirt road and that there was another farm located about ¼ mile away. The construction will be 18 feet from the corner of the house if 60 feet from the center of the road.

The board proceeded to look at the analysis from the Seneca County Planning Board, where Ford Knight questioned what does greater impact on agriculture mean? Julie Thompson does not see how it has a greater impact, noting that it is a residential lot. Chairman Barto thought they were referring to taking away land that is agricultural. Julie Thompson added that it is not (taking away land) it is a building lot. Ford Knight noted that this was the only reservation the County had. Mr. Martin explained that he owns the fields and he developed the building lot, with no subdivide.

Review of Criteria

1. Will there be any undesirable changes in the character of the neighborhood, or detriment to the nearby property? All agreed that there will be no undesirable change.
2. Can the applicant achieve this benefit from some other feasible means other than the area variance? All agreed that due to the location of the house, there is no suitable remedy.

3. Is the area variance requested substantial? All agreed that the variance request is not substantial.
4. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood? All agreed there will be no adverse affect.

Mr. Martin questioned what is the centerline of the road? He had a survey done and the 60 feet comes to the edge of the road. The pin is located on the curve.

Mr. Martin pointed out a mistake in the public notice. The dimension of the building is 24' x 36', not 24' x 60'. Mr. Martin confirmed that he is putting in a 24'x36' building.

Ford Knight made the motion that they grant the 60 ft setback asked for by Mr. Ira Martin for his property located at 2942 Knauss Road instead of the required 75', second by Pete Keefer.

Roll Call Vote: Chairman Barto, yes
Julie Thompson, yes
Ford Knight, yes
Pete Keefer, yes

Ford Knight motioned to adjourn at 9:55 a.m.with a second by Chairman Barto.

Respectfully submitted,

Susan Hensel
ZBA clerk