

Francis Acquilano Family
4514 Seneca View
25-2-24
July 7, 2014 7:00 PM

The meeting was called to order at 7:00 pm by Chairman Barto.

Roll Call Attendance:

Pete Keefer	here
Ford Knight	here
Julie Thompson	here
Mike Cleere	here
Steve Barto	here

Ford Knight motioned with a second by Mike Cleere to approve the minutes from the 2/17/2014 meeting as written.

Vote 5/0

Mike Cleere motioned with a second from Ford Knight to open the public hearing at 7:01 pm.

Chairman Barto stated the purpose of the application is to build a house on a non-conforming lot. Mr. Francis Acquilano said the lot is .79 acres, 101' by 344'. Todd Heinzman introduced his wife, Valorie, and himself, explaining that they are purchasing the property from Mr. Acquilano. He showed pictures of the neighborhood, which compares this lot to the neighborhood. He displayed a map from Seneca County showing the 1951 Seneca View subdivision, describing the various lot sizes. Mr. Heinzman stated that the proposed house will be within the minimum setback requirements on the dimensional table. He noted that both fence lines to the north and to the south are on Mr. Acquilano's property. Mr. Heinzman guessed both the properties to the north and south to be 5 feet from the lot lines. He added that there is quite a distance from the top of the bank line to the water. He again reiterated that they would be able to meet all the setback requirements, with the only one in question being the 40,000 square feet. Neighbor, Sally Webster, said the houses are not really close together. Mr. Heinzman said a 35' setback from the bank is in the deed. Mr. Heinzman explained the pictures.

Mike Cleere motioned with a second from Ford Knight to close the public hearing at 7:20 pm. Vote 5/0

Ford Knight motioned with a second from Mike Cleere to discuss and consider the application. Vote 5/0

Chairman Barto measured. There is plenty of room to build within all the setbacks. “A home can be built there very nicely.”

Criteria for Area Variance

- a. Will there be any undesirable changes in the character of the neighborhood, or detriment to nearby property? All Zoning Board of Appeals members in attendance said no.
- b. Can the applicant achieve this benefit from some other feasible means other than the area variance? All Zoning Board of Appeals members in attendance said no.
- c. Is the area variance requested substantial? All Zoning Board of Appeals members in attendance said no.
- d. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood? All Zoning Board of Appeals members in attendance said no.
- e. Is this self-created difficulty? All Zoning Board of Appeals members in attendance said no.

The Town of Fayette Zoning Board of Appeals approved the area variance request of the Acquilano family to build a home on this non-conforming lot, 4514 Seneca View, tax map #25-2-24 with the following contingencies:

1. All required setbacks must be met, with the home no closer to the lake than the neighbor to the North.
2. Must meet all required County Health Department and Environmental regulations.
3. Must have an approved Site Plan from the Fayette Planning Board.

Roll Call Vote

Pete Keefer	yes
Ford Knight	yes
Julie Thompson	yes
Mike Cleere	yes
Steve Barto	yes

Ford Knight motioned with a second from Mike Cleere to adjourn at 7:35 pm.
Vote 5/0

Respectfully submitted,

Susan Hensel
ZBA clerk