

Town of Southeast
Zoning Board of Appeals
Minutes of March 16, 2009

Edward Colello, Chairman	Present
Thomas Costello, Vice Chairman	Present
Timothy Froessel	Present
Joseph Castellano	Present
Kevin Sheil	Present
Paul Vink	Present
Roderick Cassidy	Present
Mary Rhuda, Admin Assistant	Present

Regular Meeting:

Henry Myers, 73 Vails Lakeshore Drive – Mr. Myers and Richard Vail were both sworn in and all the mailings were checked and in order. The applicant is seeking a variance to construct a shed on his property. The shed will measure 18ft x 12ft. The variance needed is 19ft. The shed will be to house lawn furniture. The old shed on the property will be removed when this shed is erected. The shed will be on the property line, and the adjoining neighbor also has a shed in approximately the same location. No neighbor comments, and no one present in the audience. The applicant already has Vails Grove Cooperative approval. Public hearing closed.

Motion introduced by P. Vink to grant a 19ft south side variance.
Seconded by K. Sheil.

Criteria:

1. Where an undesirable change will be produced in the character of the neighborhood.
No.
2. Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.
No. With a 20ft setback, the shed would need to be in the middle of the yard.
3. Where the requested variance is substantial.
Yes, but should not be a reason to deny.

4. Whether the proposed variance will have an adverse effect of impact on the environmental conditions in the neighborhood or district.
No. It's a benefit, taking 2 sheds down, and this is further away from the lake.

5. Whether the alleged difficulty was self-created.
No.

Roll Call Vote:

K. Sheil	-	In favor
P. Vink	-	In favor
J. Castellano	-	In favor
T. Froessel	-	In favor
T. Costello	-	In favor
T. Colello	-	In favor

Variance granted by a vote of 6-0.

Motion introduced by T. Costello to accept the minutes of the February, 2009.
Seconded by T. Froessel. All in favor.