

July 7, 2021

## Minutes of the Zoning Board of Appeals of the Town Of Fenner

### Board Members in Attendance

Chip Swart

Charlie Pace (ZBA Chairman)

Dan Snyder

Katy Pushlar

Cindy Gavula (secretary)

The chairman opened the meeting of the ZBA at 7:35pm. The chairman opened the hearing for Jean Confer at 7:37pm.

Jean Confer is requesting an area variance for her property at 4605 Francis Rd Cazenovia, NY 13035 (Tax map number 252800 88-1-12.5).

She would like to place an auxiliary building on her property but needs two variances. The proposed 14x32 ft shed will be placed on a gravel pad. It will be 21feet from the right of way on Francis Road or 33feet from the center line instead of the required 50 feet from the center line as required by town law. The second variance is required because the shed will be only four feet from her property line adjoining the property of Kyle Vadala ( 4615 Francis Rd) instead of the required 40feet.

Due to pre-existing conditions (including the location of the Ms Confer's house, well and septic system), there is no other location for the shed which she needs for storage.

Three neighbors have signed a statement indicating that the proposed building will not cause complications or hardships in their neighborhood.\* This includes Mr Vadala, who owns the property which will be four feet from the new building.

Mr Pace (chairman of ZBA) stated that the Fenner Planning Board gave a positive recommendation for this proposed auxiliary building.

The ZBA completed a short form SEQR and found no concerns or problems with the placement of the proposed shed.

The board unanimously approved the two variances as requested by Jean Confer with the stipulation that there should be no storage of items along the side of the shed which abuts the property at 4615 Francois Rd.

The public hearing was closed at 7:45 pm. The ZBA meeting was closed at 7:55 pm.

\* \*the neighbors who signed the statements approving the proposed auxiliary building include: Jeremy Berber, Kyle Vadala and Melissa Stevens.

The minutes were recorded by Cindy Gavula