



**ZONING BOARD OF APPEALS  
TOWN OF CONESUS**

**JANUARY 29, 2024  
7:00 PM**

A Regular Meeting of the Zoning Board of Appeals of the Town of Conesus, County of Livingston and the State of New York was held at the Town Hall, 6210 South Livonia Road, Conesus, New York 14435 on the 29<sup>th</sup> day of January 2024.

<b>PRESENT:</b>	Mark Hopkins	-----	Chairperson
	Mike Vogt	-----	Member
	Ken Wilkinson	-----	Member
	Reinhard Gsellmeier	-----	Member
	Carol Crane	-----	Secretary

<b>ABSENT:</b>	Alissa de Wit-Paul	-----	Vice Chairwoman
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**OTHERS PRESENT:** Ron Maxwell, James Ryan, and other members of the community

**CALL TO ORDER:** Chairman Hopkins called the meeting to order at 7:00 PM.  
Chairman Hopkins led the Pledge of Allegiance

**ANNOUNCEMENTS AND COMMUNICATIONS**

1. Copy of January 29, 2024 Agenda
2. Copy of December 18, 2023 Meeting Minutes
3. Copy of Variance for James Ryan
4. Copy of Variance for Howard Heitner

<b><u>APPROVAL OF MINUTES</u></b>	July 25, 2022
Not Available yet	

**RESOLUTION #01-2024**

<b><u>APPROVAL OF MINUTES</u></b>	December 18, 2023
On a motion of Ken Wilkinson and seconded by Mike Vogt, the following resolution was	
ADOPTED	Ayes 4 Hopkins, Vogt, Wilkinson, Gsellmeier
	Nays 0

Resolved the Zoning Board of Appeals approved the December 18, 2023 meeting minutes as written.

**OLD BUSINESS**

1. Tax Map #120.-1-19.123  
6709 Dugway Road  
Andrew Ribble/The Meadows Conesus, Inc.  
Conesus, New York 14435

Mr. Ribble is requesting a Use Variance Permit or should it be a Conditional Use Permit to rent out tiny houses in an eco-therapy campground. He is not in conformance of zoning code 155-40 C7.



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Mr. Ribble has not given me an Engineering stamped Site Plan (more detailed information) or a SEQR form yet.

**NEW BUSINESS**

**RESOLUTION #02-2024**

**APPROVAL OF THE 2024 ORGANIZATIONAL NOMINATION OF MIKE VOGT AS VICE CHAIRPERSON**

On a motion from Ken Wilkinson and seconded by Mark Hopkins, the following resolution was

**ADOPTED**      Ayes    4            Hopkins, Vogt, Wilkinson, Gsellmeier  
                     Nays    0

Resolved the Zoning Board of Appeals approve the nomination of Mike Vogt as Vice Chairperson.

**RESOLUTION #03-2024**

**APPROVAL OF THE 2024 ZONING BOARD OF APPEALS DAY AND TIME OF MEETINGS**

On a motion from Mike Vogt and seconded by Mark Hopkins, the following resolution was

**ADOPTED**      Ayes    4            Hopkins, Vogt, Wilkinson, Gsellmeier  
                     Nays    0

Resolved the Zoning Board of Appeals approve (except those indicated in red) to meet on the last Monday of each month at 7:00 PM.

**RESOLUTION #04-2024**

**APPROVAL OF THE 2024 ZONING BOARD OF APPEALS MEETING SCHEDULE**

On a motion from Mike Vogt and seconded by Ken Wilkinson, the following resolution was

**ADOPTED**      Ayes    4            Hopkins, Vogt, Wilkinson, Gsellmeier  
                     Nays    0

Resolved the Zoning Board of Appeals approve the 2024 Zoning Board of Appeals Meeting Schedule as follows:

- January 29
- February 26
- March 25
- April 29
- May 20
- June 24
- July 29
- August 26
- September 30
- October 28
- November 25



**ZONING BOARD OF APPEALS  
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December 30

All meetings (except those indicated in red) will be held on the last Monday of the month starting at 7:00 PM. All meetings are open to the public.

1. Tax Map #101.-1-19.113  
James Ryan  
72 Spinley Court  
Rochester, New York 14626  
(585) 245-1872

Mr. Ryan is requesting an Area Variance of 20 feet road frontage for a 2-lot Subdivision located at 5445 East Lake Road. Zoning requirement is 150 feet.

**RESOLUTION #05-2024**

**APPROVAL TO SCHEDULE A PUBLIC HEARING FOR FEBRUARY 26, 2024 AT 7:00 PM**

On a motion from Mike Vogt and seconded by Mark Hopkins, the following resolution was

<b>ADOPTED</b>	Ayes	4	Hopkins, Vogt, Wilkinson, Gsellmeier
	Nays	0	

Resolved the Zoning Board of Appeals approved scheduling a Public Hearing on February 26, 2024 At 7:00 PM.

2. Tax Map #101.46-1-2  
Howard Heitner  
5486 East Lake Road  
Conesus, New York 14435  
914-274-1370

Mr. Heitner is installing a generator that he is requesting a 3-foot side yard setback because it would be 2-feet from the property line. His neighbor wants the condition that it cannot be replaced with a generator any larger than 30" high (including base) with the dimensions of 36" x 34".

**RESOLUTION #06-2024**

**APPROVAL TO SCHEDULE A PUBLIC HEARING FOR FEBRUARY 26, 2024 AT 7:00 PM**

On a motion from Mike Vogt and seconded by Ken Wilkinson, the following resolution was

<b>ADOPTED</b>	Ayes	4	Hopkins, Vogt, Wilkinson, Gsellmeier
	Nays	0	

Resolved the Zoning Board of Appeals approved scheduling a Public Hearing on February 26, 2024 at 7:00 PM.



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**GENERAL DISCUSSION**

- Waiver & Informed Consent is in the process of review by the Board members.

With no further business, on a motion from Mike Vogt and seconded by Ken Wilkinson, the meeting was adjourned at 7:38 PM. Motion was carried unanimously.

Respectfully submitted,

Carol Crane, Zoning Board of Appeals Secretary