



**ZONING BOARD OF APPEALS
TOWN OF CONESUS**

**MAY 20, 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 20th day of May 2024.

PRESENT:	Mark Hopkins	-----	Chairman
	Mike Vogt	-----	Vice Chairman
	Reinhard Gsellmeier	-----	Member
	Mike Marino	-----	Member
	Ed Hynes	-----	Alternate
	Carol Crane	-----	Secretary

ABSENT:	Ken Wilkinson	-----	Member
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OTHERS PRESENT: Ron Maxwell, Brian McCarty, Howard & Lois Heitner 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 May 20, 2024 Agenda
2. Copy of March 25, 2024 Meeting Minutes
3. No meeting was held in April
4. Copy of Application for a Conditional Use Permit to operate a B & B from Michael & Ellen Gardner
5. Copy of Application for Variance for deck (lot coverage and 2' side yard) from Howard Heitner

APPROVAL OF MINUTES July 25, 2022
Not Available yet

RESOLUTION #21-2024

APPROVAL OF MINUTES March 25, 2024

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

ADOPTED	Ayes	4	Gsellmeier, Hopkins, Marino, Vogt
	Nays	0	
	Absent from March meeting	1	Wilkinson

Resolved the Zoning Board of Appeals approved the March 25, 2024 meeting minutes as written.

OLD BUSINESS

None scheduled.

NEW BUSINESS



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**MAY 20, 2024
7:00 PM**

1. Tax Map #103.-1-7.126
Michael & Ellen Gardner
5684 Mission Road
Conesus, New York 14435
Phone: 585-355-8461

Mr. & Mrs. Gardner are requesting a Conditional Use Permit to operate a Bed & Breakfast from their home.

RESOLUTION #22-2024

APPROVAL TO SCHEDULE A PUBLIC HEARING FOR JUNE 24, 2024 AT 7:00 PM

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

ADOPTED Ayes 4 Gsellmeier, Hopkins, Marino, Vogt
 Nays 0
 Absent from March meeting 1 Wilkinson

Resolved the Zoning Board of Appeals approved scheduling a Public Hearing for June 24, 2024 at 7:00 PM to consider a Conditional Use Permit to operate a B & B for the property currently owned by Michael & Ellen Gardner located at 5684 Mission Road in the Hemlock Watershed District.

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

Mr. Heitner is requesting an Area Variance of 2 feet from the property line on the south side to build a deck. The lot coverage before a variance is 60.1 % and with a variance would be 67.8%. Section 155-38C maximum lot coverage including structures and impermeable surfaces shall not exceed 35%.

The Zoning Board of Appeal members had questions of how the surveyor calculated the 60.1% lot coverage and how he measured the mean high-water mark. One option for them to reduce the lot coverage would be to tear out the paved driveway and put in a permeable one. Another option would be to construct a patio instead of a deck. The members would like to see engineered plans if they decide to do that.

No action will be taken until the Heitner's decide what they want to do.

With no further business, on a motion from Mike Vogt and seconded by Mike Marino, the meeting was adjourned at 8:18 PM. Motion was carried unanimously.

Respectfully submitted,
Carol Crane, Zoning Board of Appeals Secretary