



**ZONING BOARD OF APPEALS
TOWN OF CONESUS**

**MAY 22, 2023
7:00 PM**

A Regular Meeting/Public Hearing 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 22nd day of May 2023.

PRESENT:	Mark Hopkins	-----	Chairperson
	Alissa de Wit-Paul	-----	Vice Chairwoman
	Brian McCarty	-----	Member
	Ken Wilkinson	-----	Member
	Reinhard Gsellmeier	-----	Alternate
	Carol Crane	-----	Secretary

ABSENT:	Mike Vogt	-----	Member
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OTHERS PRESENT: Rich Corrigan, Ron Maxwell, Mark & Tamara Seaman 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 22, 2023 Agenda
2. Copy of April 24, 2023 Meeting Minutes

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

RESOLUTION #13-2023

<u>APPROVAL OF MINUTES</u>	April 24, 2023
On a motion of Ken Wilkinson and seconded by Alissa de Wit-Paul, the following resolution was	
ADOPTED	Ayes 4 de Wit-Paul, Hopkins, McCarty, Wilkinson
	Nays 0
	Absent from this meeting 1 Vogt

Resolved the Zoning Board of Appeals approve the April 24, 2023 meeting minutes as written.

OLD BUSINESS

RESOLUTION #14-2023

OPEN PUBLIC HEARING FOR AREA VARIANCES OF TAX MAP #101.70-1-13.11

On a motion of Mark Hopkins and seconded by Brian McCarty, the following resolution was	
ADOPTED	Ayes 4 de Wit-Paul, Hopkins, McCarty, Wilkinson
	Nays 0
	Absent from this meeting 1 Vogt



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Resolved that Chairman Hopkins declare the Public Hearing was duly published in the Livingston County News on May 11, 2023 and opened tonight at 7:02 PM.

1. Tax Map #101.70-1-13.11
Mark Seaman
5706 East Lake Road
Conesus, New York 14435
(585) 303-4021

Mr. Seaman is requesting an Area Variance to construct a new ranch 20' x 27'. This does not meet zoning code 155-43 E: Single-wide replacement may only take place in pre-existing parks; all others have to be double-wide. Mr. Seaman will require three (3) variances, one for lot coverage, another for lake setback and road setback. The existing footprint is 8' x 27' for the trailer and an addition of 12' x 16'. The Board would like to see what the elevation at the top of the break-wall is on the survey map and to show the 2 parking spaces.

The lot coverage is 38% above code, front yard is 20 feet (2.1' setback) and rear yard is 10 feet. If they construct a 427 square foot house instead of 640 (which is what they are asking for) then the lot coverage would be at 35 %. The neighbor to the north has no problem as long as they stay within setbacks. It was recommended they contact the County Highway Department and the Livingston County Water & Sewer Authority because of the utilities.

RESOLUTION #15-2023

CLOSE PUBLIC HEARING OF AREA VARIANCES FOR TAX MAP #101.70-1-13.11

With no one wishing to speak either for or against, on a motion of Alissa de Wit-Paul and seconded by Brian McCarty, Chairman Hopkins declared the Public Hearing closed at 7:45 PM. Motion was carried unanimously.

It was decided to wait until they get a response from the County Highway Department and the Livingston County Water & Sewer Authority before making a decision.

NEW BUSINESS

1. Tax Map #110.39-1-35
Ken Wilkinson
5935 East Lake Road
Conesus, New York 14435
Phone: 717-357-6295

Ken Wilkinson is requesting an Area Variance of 12 feet front yard because he fails to meet Section 155-39C (area, width and yard requirements), #4 (front yard requirement of 50 feet setback) in order to build an attached garage (24' x 26'). Note: The house is closer to the front than the proposed garage.



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RESOLUTION #16-2023

**APPROVAL TO SCHEDULE A PUBLIC HEARING FOR AN AREA VARIANCE FOR TAX MAP #110.39-1-35 ON
JUNE 26, 2023**

On a motion of Alissa de Wit-Paul and seconded by Brian McCarty, the following resolution was

ADOPTED Ayes 3 de Wit-Paul, Hopkins, McCarty
 Nays
 Abstain 1 Wilkinson
 Absent from this meeting 1 Vogt

Resolved the Zoning Board of Appeal approves scheduling a Public Hearing for June 26, 2023 at 7:00 PM for an Area Variance of 12 feet for Tax Map 110.39-1-35 located at 5935 East Lake Road currently owned by Ken Wilkinson in the Lake Upland District.

GENERAL DISCUSSION

With no further business, on a motion of Ken Wilkinson and seconded by Brian McCarty, the meeting was adjourned at 7:52 PM. Motion was carried unanimously.

Respectfully submitted,

Carol Crane,
Zoning Board of Appeals Secretary