



No one spoke for or against the variance. Mr. Cavanaugh stated that he spoke with Mrs. Hartloff and she was in favor of the project.

Mr. Carey made the motion for Appeals Case #1319 for Michael Cavanaugh of 2285 Woodard Road, Elma, NY who is requesting a variance to install a 12x24 garden shed four feet off the side property line § 144-98 C4, Residential B, that the variance be denied based on the following criteria:

- 1) An undesirable change would be known.
- 2) The benefit could be achieved another way.
- 3) The request is substantial.
- 4) The request would have an adverse physical or environmental effect.
- 5) The alleged difficulty is self-created in this case.

Seconded by Mr. Kwiek. Ayes: 5. Nays: 0.

Appeals Case #1320 for Joseph and Suzanne Aramini of 10 Cloverlane Drive, Elma, NY who is requesting a variance to add an addition with less than the required 50 feet side setback § 144-98 C4, Residential B.

Joseph Aramini was present and explained that the septic system is on the north side of the property and that the addition would have to go on the opposite side. Mr. Schafer mentioned it looked to be 31 feet off the line and what the dimensions are of the addition and was informed the addition would be 22 by 19 feet. Mr. Schafer asked what the addition would be for and was told it would be a bedroom and a bathroom.

Mr. Kalinowski brought up that a drawing of the addition should have been included in the paperwork submitted for the board to review.

For the variance was Tim Murray of 5 Dellwood Drive.

No one spoke against the variance.

Mr. Kalinowski made the motion for Appeals Case #1320 for Joseph and Suzanne Aramini of 10 Cloverlane Drive, Elma, NY who is requesting a variance to add an addition with less than the required 50 feet side setback § 144-98 C4, Residential B, that the variance be granted based on the following criteria:

- 1) An undesirable change would not be known.
- 2) The benefit could not be achieved another way.
- 3) The request is not substantial.
- 4) The request would not have an adverse physical or environmental effect.
- 5) The alleged difficulty is not self-created in this case.

Seconded by Mr. Trzepacz. Ayes: 5. Nays: 0.

Appeals Case #1321 for Kara Sciarra of 1170 Stolle Road, Elma, NY who is requesting a variance to split the property at 1170 Stolle Road that has two homes on the same property § 144-98 C (1), (2) and (4), Residential B.

Kara Sciarra was present and explained that her family has owned the property for 100 years. The request to split the property is being asked due to difficulty having the property assessed correctly. The property is unique in that it now has two separate homes on one property. There is only one gas line which runs to the original house and a new gas line would have to be installed to the other house from the road. The other issue is that the mail is very difficult to receive with only one house number and if there was ever an issue for first responders to arrive at the property they would not know where to go. The property has 239 feet of frontage and the Building Dept. suggested splitting the property between the two homes. Kara stated she spoke to all her neighbors and there is no one with any issues with what she is trying to do.

Town Attorney Phyllis Todoro asked if one of the homes could be a conforming lot and the other home would have less frontage and Mrs. Sciarra said she would be fine with what the board suggested. Mr. Schafer stated a non-conforming lot would be created and asked when the houses were built and was informed in the early 1900's was when they were purchased.

Mr. Schafer asked if a gas line could be put on the other property and was informed she spoke with national Fuel and was told it would go where the barn is currently located. Mr. Kwiek asked about

the assessed value and the fact that she was not able to get a line of credit. Mrs. Sciarra was told if the properties were separated she would be able to get a better assessment on her home.

Mr. Kalinowski brought up the fact that the houses have been on the property for a very long time and asked what would be going where the barn currently is located and was informed it would be taken down and grass and trees would be planted. Mr. Trzepacz brought up the fact that the water and septic are on her side of the property and about emergency vehicles having to go to the property at any given time. Mr. Carey asked about the septic systems and if there are two separate systems and was informed that there are two systems.

Mr. Trzepacz stated that this variance is a unique situation and they should sit with the building inspector and go over all the information.

Mr. Kwiek made the motion for Appeals Case #1321 for Kara Sciarra of 1170 Stolle Road, Elma, NY who is requesting a variance to split the property at 1170 Stolle Road that has two homes on the same property § 144-98 C (1), (2) and (4), Residential B, that the variance be given a continuance. Seconded by Mr. Trzepacz. Ayes: 5. Nays: 0.

The motion was made to approve the minutes from March 13, 2018 by Mr. Trzepacz and seconded by Mr. Carey. Ayes: 5.

The meeting was adjourned at 7:40 PM. Motion made by Mr. Carey and seconded by Mr. Kwiek. Ayes: 5.

Respectfully submitted,

Kerry A. Galuski  
Secretary-Clerk