

03/14/06 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, March 14, 2006 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Alfred Harrington
Harry Kaczmarek
Michael Komorek
Robert Schafer
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1036 for Paul Beauchemin, 901 Ostrander Rd, who is requesting a variance to split a lot and create a building lot of non-conforming depth (216G⁺x152G⁺) and build a home on the north section of the lot (99G⁺x320G⁺); Res. C. 144-99 C (2).

In the matter of Appeals Case #1036 Mr. Beauchemin stated he purchased the property in May 2005 and he and his wife live in the existing house on the property. Mr. Beauchemin stated his intentions were to purchase the property, divide the lot and build a new home on the north end and sell the other parcel with the existing house on it. The total property is 1.74 acres and 74,000 sq ft. The minimum lot area required is 32,000 sq. ft. Mr. Beauchemin stated he doesn't understand depth requirements in the Town of Elma Code Book and he feels there were errors in the calculations made by the Building Department. There was also some confusion with Mr. Beauchemin as to whether the measurements were from the centerline of the road or the easement. Chairman Trzepacz explained the depth requirements relating to this particular case to Mr. Beauchemin and informed him this is a self created hardship. No one spoke for or against this project. A letter was received and read by the Clerk against this project. The letter was from Catherine and David Klier of 920 Ostrander Rd stating they feel this would be in appropriate for the area and there are environmental issues, therefore they request the variance be denied.

Mr. Harrington made the motion: In Appeals Case #1036 for Paul Beauchemin, 901 Ostrander Rd, who is requesting a variance to split a lot and create a building lot of non-

conforming depth (216G|x152G|+) and build a home on the north section of the lot (99G|x320G|+) for personal use only, no business use, I move the variance be granted a continuance for one month until the April 11, 2006 meeting, pending further information from the Building Department. Seconded by Mr. Kaczmarek. Poll vote G|(5 ayes. Carried.

The minutes of the last meeting of February 14, 2006 were approved as submitted.

There being no further business, the meeting was adjourned at 8:40PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk