

A regular meeting of the Zoning Board of Appeals of the Town of Sweden was held at the Town Offices, 18 State Street, Brockport, New York on Thursday, October 18, 2012, commencing at 6:00 p.m.

Members present: Pauline Johnson, Ken Reid, Peter Sharpe

Absent: Frank Fisher, Mary Ann Thorpe
Also present: Mark Sommer

Chairman Reid called the meeting to order, introduced the Board members and read the notice of public hearing for:

Application of Mark and Karen Sommer, 62 Crestview Drive, Brockport, New York, for two area variances. Applicant proposes to construct a second car garage, 15 ft. by 22 ft. on the east side of the house resulting in a 33.7 ft. front setback. Also, applicant proposes to construct a storage shed, 16 ft. by 12 ft. on the east side of the house resulting in a 27 ft. front setback. The pre-existing, nonconforming front setback on the east side of the house is 48.7 ft. *Town of Sweden Ordinance Chapter 175-27, Corner lots, states, in case of a building hereafter erected or built on a corner lot, the minimum front and side yards shall be the same as the adjoining front yard on either street or road.* The property is owned by Mark and Karen Sommer, tax account number 083.08-6-5.

62 Crestview Drive

Mr. Mark Sommer addressed the Board. Mr. Sommer explained he is requesting a variance for a second car garage and storage shed as outlined in the letter submitted. Many of the items that he now has at his house came from his parents when they passed away. Plus, when he purchased the house, he had plans to build a second car garage in the future, and wasn't aware of the zoning which states a corner lot has two front setbacks.

Also, Mr. Sommer stated there are many vehicles at the house, and a second car garage is even more important now to storage of the vehicles and other belongings.

Mr. Sommer has tried to be a conscientious neighbor by positioning the shed where it is almost hidden by large trees. There are a lot of existing mature large trees making the property aesthetically nice to the neighbors.

The existing driveway width is for a two-car garage similar to many houses in the neighborhood so a second car garage would fit nicely. Mr. Sommer stressed that he does not want to affect his neighbors in an adverse way and that his neighbors are aware of that.

Mr. Sharpe asked if the second car garage would be attached to the existing garage with the common wall being removed. Mr. Sommer stated he didn't plan to remove the wall because the additional wall space would be useful, however, doorways would be constructed for access between the two garages. There would be a single roofline and the new garage would have matching aluminum siding.

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Mr. Sharpe confirmed that from the south, the two garages would look like it was originally meant to be a two-car garage.

The drawing submitted by Mr. Sommer showed a proposed location for a double driveway. Mrs. Johnson asked for confirmation that the driveway has already been paved to the double width. Furthermore, she asked Mr. Sommer if the outside wall of the proposed garage addition would line up with the newly paved driveway. Mr. Sommer confirmed both questions.

It was determined that the requested variance for the second garage is 15 ft., or approximately one third of the setback required.

Mrs. Johnson noticed there was a small trailer where the location of the shed is proposed. Mr. Sommer stated there is room to keep the trailer behind the shed hidden by the trees.

Mrs. Johnson asked if the Clerk had sent a copy of the legal notice to the immediate neighbors. The Clerk stated yes and showed her the list of recipients.

Mr. Reid asked about the small box located outside the garage. Mr. Sommer stated it was his daughter's box for use in mulching the garden.

Mr. Reid asked if the shed could be moved to the other corner of the yard. Mr. Sommer explained that area is his only access into the backyard, i.e., dump trucks delivering stone for landscaping. The area isn't as big as it appears on the drawing and putting a structure there would impede him from doing work or getting deliveries. The other side has too many trees to be used for a similar access.

Mr. Sommer added that in the spring he is having a pool installed directly behind the house and would need the area to bring in equipment for the pool.

Chairman Reid asked if there were any more questions, comments or concerns. There were none.

Moved by Mrs. Johnson, seconded by Mr. Sharpe to table the discussion until there is at least a four member Board present in fairness to the applicant. The Board will reconvene on a mutually agreeable date.

Discussion followed that with three members present; all would have to vote in favor of the variance in order for it to be granted.

Mrs. Johnson – Aye
Mr. Sharpe - Aye
Chairman Reid - Aye

The meeting was adjourned by motion at 6:30 p.m.

Clerk to Zoning Board of Appeals