

**TOWN OF SWEDEN  
Zoning Board of Appeals  
Minutes – November 1, 2012**

A meeting of the Zoning Board of Appeals of the Town of Sweden was reconvened at the Town Offices, 18 State Street, Brockport, New York on November 1, 2012, commencing at 5:00 p.m.

Members present: Frank Fisher, Pauline Johnson, Ken Reid, Peter Sharpe, Mary Ann Thorpe

Chairman Reid called the reconvened meeting to order.

Mrs. Johnson stated she requested the discussion be tabled at the last meeting in order to have a full board present because of the uniqueness of the property being a corner lot.

Mrs. Johnson stated that the minutes from the last meeting is a fairly accurate record of Mr. Sommer's presentation and discussion. The Clerk distributed a copy of the last meeting's minutes to the Board.

Mrs. Johnson explained the property is unique because it is a corner lot and the trees located on the lot are fairly large and old. She stated clarification was needed regarding the garage, whether the two-car driveway existed or was proposed. After visiting the site, the driveway was already paved as a two-car garage, which would line up to the proposed garage addition.

Mr. Sharpe reiterated that he was satisfied with Mr. Sommer's response when asked about the roof line, shingles and siding, which will be changed to look like it was built as an original two car garage and will match the house.

Mr. Fisher asked if there was anyone in opposition of the application. The Clerk stated no one appeared for or against the variance.

The shed's proposed location was discussed. It was determined that the trees would basically engulf the shed. If the location of the proposed shed were to be relocated to the other side of the yard, it would be visible to the neighbors and the applicants would lose the only work area available to them when doing landscaping work or when they install an aboveground pool in the spring. Also, mature trees would also have to be removed in order to relocate the shed.

Mr. Sharpe stated for the record that after visiting the site, the property is very nicely kept and aesthetically pleasing to the community.

Mrs. Thorpe stated she has read over the minutes from the last meeting and visited the site and feels comfortable with making a motion.

Chairman Reid closed the public hearing.

Moved by Mrs. Thorpe, seconded by Mrs. Johnson, that having reviewed the application of Mark and Karen Sommer, 62 Crestview Drive, Brockport, New York, for two area variances to construct a 15 ft. by 22 ft., second car garage, with a 33.7 front setback, and a 16 ft. by 12 ft., storage shed, with a 27 ft. front setback on the east side of the existing dwelling *is* an unlisted action that will not have a significant impact on the environment.

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

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Moved by Mrs. Thorpe, seconded by Mrs. Johnson, that the application of Mark and Karen Sommer, 62 Crestview Drive, Brockport, New York, for two area variances to construct a 15 ft. by 22 ft., second car garage, with a 33.7 front setback, and a 16 ft. by 12 ft., storage shed, with a 27 ft. front setback on the east side of the existing dwelling *be approved* for *the* following reasons:

1. An undesirable change will not be produced in the character of the neighborhood with the construction of the garage and shed on the property.
2. No one appeared for or against the proposed variances.
3. The benefit cannot be achieved by another means due to the uniqueness of the property being a corner lot.
4. The proposed variance is not substantial.
5. The proposed variance will not have an adverse effect on the physical or environmental conditions of the neighborhood.

Mr. Fisher – Aye  
Mrs. Johnson - Aye  
Chairman Reid – Nay  
Mr. Sharpe - Aye  
Mrs. Thorpe – Aye

Moved by Mrs. Johnson, seconded by Mr. Fisher, to approve the minutes of the July 31, 2012, meeting.

Mr. Fisher – Aye  
Mrs. Johnson - Aye  
Chairman Reid – Aye  
Mr. Sharpe - Abstain  
Mrs. Thorpe – Aye

Moved by Mrs. Thorpe, seconded by Mr. Johnson, to approve the minutes of the October 18, 2012, meeting.

Mr. Fisher – Abstain  
Mrs. Johnson - Aye  
Chairman Reid – Aye  
Mr. Sharpe - Aye  
Mrs. Thorpe – Abstain

The meeting was adjourned by motion at 6:00 p.m.

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Clerk to Zoning Board of Appeals