

**ZONING BOARD OF APPEALS
TOWN AND VILLAGE OF ARCADE
17 Church Street, Arcade, New York 14009
(585) 492-1111**

At a meeting of the Zoning Board of Appeals of the Town and Village of Arcade, held on Monday, February 19, 2007 in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Jeff Snyder, Gordon Cramer, Paul Sanders and Lee Ameis

MEMBERS ABSENT: Doug Eigenbrod

OTHERS PRESENT: None

Chairman Snyder called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES:

MOTION by Paul Sanders, seconded by Lee Ameis and unanimously carried, to approve the minutes of the meeting of October 16, 2006.

**AREA VARIANCE APPLICATION, PERMIT NO. 1878-AV, SUBMITTED BY
BRADLEY LONS, REQUESTING DIVISION OF LOT AT 219-221 LIBERTY
STREET INTO TWO LOTS, NOT IN COMPLIANCE WITH SECTION 412 (4),
MINIMUM LOT WIDTH:**

Mr. Lons was not present. The Board reviewed the application.

In discussion:

1. The Board noted that the applicant's deed and survey lists 161.54 feet of frontage. The applicant's plot diagram indicates 152 feet. Clarification needs to be made as to which is correct.
2. If the 161.54 is correct, the lot could be divided in half with the frontage meeting Local Zoning Law, which is 80 feet. The back of the lots would only be off by 3 approximately inches.
3. The applicant had not returned the questionnaire, thus the application was incomplete.
4. He can't split the property if it does not meet zoning dimensions for lot size. That is the purpose of the application for variance.
5. The Board needs to know what the plans are for splitting the property.
6. If the lot is split, the 2nd unoccupied building lot would be assessed higher, raising the applicant's taxes. The Board questioned whether the applicant was aware of that.
7. If the variance is approved now, and in the future the lot is then sold, the new owner would have to apply again for a new variance to build a home on it.

8. The area is zoned residential. If the applicant plans to build a shop, a use variance would need to be applied for. All residents within 500 feet would then be contacted for input.

MOTION by Paul Sanders, seconded by Gordon Cramer and unanimously carried that Area Variance Application, Permit No. 1878-AV, submitted by Bradley Lons is incomplete and the Board directed the secretary to notify the applicant.

AREA VARIANCE APPLICATION, PERMIT NO. 1883-ZBA, SUBMITTED BY KOIKE ARONSON:

The application has been withdrawn at this time.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 7:17 P.M. upon **motion** by Paul Sanders, seconded by Lee Ameis and unanimously carried. The next regular meeting of the Zoning Board of Appeals of the Town and Village of Arcade will be held on Monday, March 19, 2007, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary