

Zoning Board of Appeals Minutes
June 25, 2014

Present: Robert Whitman, Chairman
Douglas Hooper
Thomas Danielson
Richard Nygren
Tim Young

Also present: Attorney Joel H. Seachrist, Bill Astry, Maureen Dimas, Jeff Dimas, Renee Miller, Jon Miller, Town Clerk Darlene Nygren

A public hearing before the Zoning Board of Appeals of the Town of Busti was held on Wednesday, June 25, 2014 at 7:00 p.m. at the Busti-Lakewood Recreation Center, 9 West Summit Avenue, Lakewood, New York, to consider the following applications:

Application of Jeff and Maureen Dimas, 2106 Copper Ridge Road, Lakewood, New York for an area variance to build a shed. Property is owned by them and is known as Section 385.03, Block 1, Lot 25.7.21 of the official tax map of the Town of Busti. Property is in the Conservation/Residential District. Jeff and Maureen Dimas were in attendance. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Douglas Hooper made a motion to grant the application of Jeff and Maureen Dimas to build a single story shed measuring 192 square feet. Shed will be on skids and will be no closer than 12' from the north boundary and no closer than 15' from the east boundary. Seconded by Richard Nygren. All aye. Carried

Application of Renee Miller, 765 Cayuga Creek Road, Cheektowaga, New York for an area variance to extend a front porch. Property is owned by Jonathan Miller and Timothy J. Miller, located at 2454 Vukote Road, Ashville, New York and is known as Section 367.20, Block 1, Lot 16 of the official tax map of the Town of Busti. Property is in the Multi-Family Residential District. Ms. Miller was in attendance. In discussing the application, questions arose regarding the location of the proposed deck, which would be 3' from the north boundary, and the need to make a portion of the deck removable due to being in the spoils area. Robert Whitman made a motion to table the application to allow Ms. Miller an opportunity to confer with her contractor. Seconded by Doug Hooper. All aye. Carried

Application of Kathy Bullers, PO Box 194, Big Flats, New York for an area variance to build a deck. Property is owned by her, located at 2474 Vukote Road, Ashville, New York and is known as Section 367.20, Block 1, Lot 6 of the official tax map of the Town of Busti. Property is in the Multi-Family Residential District. Ms. Bullers was not in attendance; Bill Astry was in attendance on her behalf. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Tom Danielson made a motion to grant the application of Kathy Bullers to build a 14' by 16' uncovered deck no closer than 5' from the south boundary and no closer than 5' from the north boundary. Deck is to be built so that it is removable. Variance is due to the size of the lot. Seconded by Doug Hooper. All aye. Carried

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Motion made by Robert Whitman to adjourn the meeting at 7:40pm, seconded by Tom Danielson.
All aye. Carried.

Respectfully Given,

Susan Huffman
Deputy Town Clerk