

TOWN OF NICHOLS
54 E. River Road
Nichols, NY 13812

ZONING BOARD OF APPEALS

May 17, 2023

The Zoning Board of Appeals public hearing and meeting was called to order by Chairman Mr. Steve Lounsberry at 7:00pm.

Members Present: Mr. Steve Lounsberry
Mrs. Gerri “Lynn” Wagner
Mr. John Kopacko
Mr. Steven Varga
Mrs. Marcy Hill (Secretary)

Members Absent: Mrs. Amy Moesch

Also Present: Caroline Talcott @ 7:08pm

Caroline Talcott- Area Variance

The purpose of the permit is to place a mobile home on the property owned by Mr. Charles Talcott at 4577 East River Road, Nichols, NY.

The public hearing portion of the meeting for the Talcott application was opened at 7:00pm.

Public Hearing Closed at this point. No public comments.

Discussion held among Board members regarding the zoning regulation as restrictions.

Ms. Talcott arrived at 7:08 and Mr. Lounsberry allowed Ms. Talcott to speak.

The area variance must meet all five requirements:

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting of the area variance?

The Board discussed this criterion and all stated that this would not cause an undesirable change or detriment to any other properties.

2. Will the proposed variance has an adverse effort or impact on the physical of environmental condition in the neighborhood or district?

The Board discussed this criterion and the all determined there would be no adverse impact.

3. Is the requested area variance substantial?

The Board discussed this criterion and determined this as yes – It’s the set back and smaller lot than zoning laws allow.

4. Is there some other method feasible for you to pursue other than an area variance.

The Board discussed this criterion and all agree there is no other method.

5. Is the alleged difficulty self-created?

The Board discussed this criterion and determined that the hardship has been self-created.

Motion by Mr. Randy Thetga, seconded by Mr. John Kopacko to approve application for area variance with the stipulation of moving the mobile home back to 75 feet from center of road to front house. Close set back on road side.

Roll Call - Vote:

Mr. Steven Varga –Aye; Aye; Mr. John Kopacko-Aye; Mr. Steve Lounsberry – Aye; Mrs. Gerri Wagner – Aye

Motion Approved – Application for Area Variance approved.

Motion by Mr. Steven Varga, seconded by Mrs. Gerri “Lynn” Wagner to adjourn. Motion carried.
Meeting Adjourned pm 7:25PM

Marcy Hill

Marcy

Acting Secretary,
Zoning Board of Appeals