



**ZONING BOARD OF APPEALS
TOWN OF CONESUS**

**APRIL 25, 2022
7:00 PM**

A Regular Meeting/Public Hearing of the Zoning Board of Appeals of the Town of Conesus, County of Livingston and the State of New York was held at the Town Hall, 6210 South Livonia Road, Conesus, New York 14435 on the 25th day of April 2022.

PRESENT:	Mark Hopkins	-----	Chairperson
	Brian McCarty	-----	Member
	Ken Wilkinson	-----	Member
	Reinhard Gsellmeier	-----	Alternate
	Carol Crane	-----	Secretary

ABSENT:	Alissa de Wit-Paul	-----	Vice Chairwoman
	Mike Vogt	-----	Member

OTHERS PRESENT: Ron Maxwell, Rick McGrain, Rich Corrigan, R. Jon Schick and other members of the community

CALL TO ORDER: Chairperson Hopkins called the meeting to order at 7:05 PM. Chairperson Hopkins led the Pledge of Allegiance

ANNOUNCEMENTS AND COMMUNICATIONS

1. Copy of April 25, 2022 Agenda
2. Copy of March 28, 2022 Meeting Minutes
3. Ron Maxwell has another meeting to attend but would like to comment about pervious/impervious parking areas

RESOLUTION #15-2022

APPROVAL OF MINUTES March 28, 2022

On a motion of Brian McCarty and seconded by Reinhard Gsellmeier, the following resolution was

ADOPTED	Ayes	3	Hopkins, McCarty, Gsellmeier
	Nays	0	
	Absent from March meeting	1	Wilkinson
	Absent from this meeting	2	de Wit-Paul, Vogt

Resolved the Zoning Board of Appeals approve the March 28, 2022 meeting minutes as written.

OLD BUSINESS

RESOLUTION #16-2022

OPEN PUBLIC HEARING FOR TAX MAP #110.30-1-17

On a motion of Brian McCarty and seconded by Ken Wilkinson, Chairman Hopkins declare the Public Hearing was duly published in the Livingston County News and opened tonight at 7:53 PM.

1. Tax Map #110.30-1-17
Scott Baxter



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43 Watersong Trail
Webster, New York 14580

Mr. Baxter is requesting a Lot Coverage Variance per Section 155-38C (3) maximum lot coverage of 35% cannot be met. The existing property has a lot coverage of 47%. The proposed development will reduce the lot coverage to 44%. Mr. Baxter meets all other setbacks. The property is located at 5880 East Lake Road. Mr. Baxter provided a letter from the neighbor on the north stating they have reviewed the plans and fully support the changes they have proposed.

The Contractor has eliminated the garage but will have a parking area which is above grade. They would like to have permeable surface or a drainage system of some kind such as a drywell setting underneath. The Zoning Board of Appeals members would like to see a design plan. A 12% engineered storm system would be subject to approval from the Code Enforcement Officers. The proposed lot coverage will stay at 47% without the garage but with a parking area.

**RESOLUTION #17-2022
APPROVAL TO CONTINUE THE PUBLIC HEARING ON MAY 23, 2022 FOR THE LOT COVERAGE VARIANCE
OF TAX MAP #110.30-1-17**

On a motion of Brian McCarty and seconded by Ken Wilkinson, the following resolution was

ADOPTED Ayes 3 Hopkins, McCarty, Wilkinson
 Nays 0
 Absent from this meeting 2 de Wit-Paul, Vogt

Resolved the Zoning Board of Appeals approve continuing the Public Hearing on May 23, 2022 for Tax Map #110.30-1-17 for a Lot Coverage Variance on the property currently owned by Scott Baxter located at 5880 East Lake Road.

NEW BUSINESS

None schedule for tonight.

GENERAL DISCUSSION

- Discussion was held on pervious/impervious surfaces and regarding structures with parking areas as part of lot coverage.
- Code Officer Rick McGrain remarked how Victor requires a driveway permit and it was discussed whether the Town of Conesus should also consider requiring a permit.

With no further business, on a motion of Ken Wilkinson and seconded by Brian McCarty, the meeting was adjourned at 8:30 PM. Motion was carried unanimously.

Respectfully submitted,

Carol Crane,
Zoning Board of Appeals Secretary