



**ZONING BOARD OF APPEALS
TOWN OF CONESUS**

**NOVEMBER 27, 2023
7:00 PM**

A Regular Meeting 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 27th day of November 2023.

PRESENT:	Mark Hopkins	-----	Chairperson
	Brian McCarty	-----	Member
	Mike Vogt	-----	Member (late arrival)
	Ken Wilkinson	-----	Member
	Reinhard Gsellmeier	-----	Alternate
	Carol Crane	-----	Secretary

ABSENT:	Alissa de Wit-Paul	-----	Vice Chairwoman
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OTHERS PRESENT: Tawn Feeney, Andrew Ribble, Jeff & Jamie Martin, Charles & Cathy Dickerson, Andrea Horteau, Steve Lunn, Paula Lunn and other members of the community

CALL TO ORDER: Chairman Hopkins called the meeting to order at 7:02 PM.
Chairman Hopkins led the Pledge of Allegiance

ANNOUNCEMENTS AND COMMUNICATIONS

1. Copy of November 27, 2023 Agenda
2. Copy of October 30, 2023 Meeting Minutes
3. Copy of Conditional Use Application for Andrew Ribble

APPROVAL OF MINUTES July 25, 2022
Not Available yet

RESOLUTION #30-2023

APPROVAL OF MINUTES October 30, 2023

On a motion of Ken Wilkinson and seconded by Mark Hopkins, the following resolution was

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

Resolved the Zoning Board of Appeals approve the October 30, 2023 meeting minutes as written.
Resolved the Zoning Board of Appeals approve the September 25, 2023 meeting minutes as written.

OLD BUSINESS

None scheduled



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NEW BUSINESS

1. Tax Map #120.-1-19.123
6709 Dugway Road
Andrew Ribble/The Meadows Conesus, Inc.
Conesus, New York 14435

Mr. Ribble is requesting a Use Variance Permit or should it be a Conditional Use Permit to rent out tiny houses in an eco-therapy campground. He is not in conformance of zoning code 155-40 C7.

Jeff Martin spoke representing the Dickerson's and Tawn Feeney owns the property next to Andrew Ribble's and is concerned about their ingress and egresses being used by renters. The right-of-way is 50 feet for ingress and egress. The access is a right-of-way for all three owners and was not developed for emergency vehicles and not for commercial use. They have people walking on their properties. They feel this request will change the character of the neighborhood and create more road and foot traffic.

Tawn Feeney has 40 acres that abut Andrew's property and is concerned about road access. The driveway is to be used for their use. If there were an accident or fire help could not get to anyone.

Cathy Dickerson has posted their property and has consulted a lawyer because the right-of-way should not be used for commercial use. Regarding the port-a-potties, the truck delivering had trouble and was tearing up the right-of-way. Andrew is not the owner yet and needs to go before the Planning Board for Site Plan approval first. The process has not been followed and he is in violation of a stop work order and for 2 years Andrew has avoided it.

Charlie Dickerson said Andrew should have gone before the Planning Board for Site Plan review first. He is more than happy to have a 2500 sq. ft. house but not for commercial use.

The Zoning Board members require a Site Plan and more information (Engineering stamped plans). A SEQR form should also be included (this is not a Type II Action).

NOTE: Rick McGrain has talked to Andrew Ribble about requiring Engineering stamped plans and also talked to the ZBA Chairman prior to this meeting.

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2. Tax Map #101.70-1-2.11
Carl Myers Enterprises, Inc.
5654 East Lake Road
Conesus, New York 14435

Tentative plan to review action items.

An offer is being made – move to December 31st meeting.



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GENERAL DISCUSSION

With no further business, on a motion of Mike Vogt and seconded by Ken Wilkinson, the meeting was adjourned at 7:47 PM. Motion was carried unanimously.

Respectfully submitted,

Carol Crane, Zoning Board of Appeals Secretary