**WORLEY DETERMINATION**

Mr. Peckham moved, seconded by Mr. Wright, that the application of Ron and Theresa Worley, 19 Country Meadow Drive, Honeoye Falls, NY, for an area variance at said property, near the West Bloomfield and Bulls Saw Mill intersection, consisting of 2.9 acres and bearing Tax Account No. 216.01-1-41, located in an RA-1 zone, to allow an existing shed to be 6 feet from the side property line, whereas Town Code requires a 20 foot side setback, be approved subject to the following Findings of Facts and Conclusions of Law:

**FINDINGS OF FACT**

1. Ron and Theresa Worley, 19 Country Meadow Drive, Honeoye Falls, NY, 14472, appeared at a public hearing before the Zoning Board of Appeals on October 23, 2014.
2. The subject structure is a pre-existing shed built to house swimming pool hardware after installation of the pool in 2004.
3. The property on which the shed is situated backs up to a conservation easement which is forested and contains no neighboring residence.
4. The residential property at 19 Country Meadow Drive is under a contract of sale. The variance is an obstacle to closing.
5. On October 10, 2014, the Planning Board released the easement granted to provide for the pool shed at issue.

**CONCLUSIONS OF LAW**

1. The granting of the variance will not result in an adverse change to the character of the neighborhood.
2. The granting of the variance will not have a negative environmental impact.
3. The variance is substantial.
4. The difficulty is self-created.
5. The action is a Type II action under SEQR.

Approved 10/23/14