**TRIPI AREA VARIANCE DETERMINATION**

Mr. Peckham moved, seconded by Ms. Sciortino, that the area variance requested by Susan Tripi, 26 Buggy Whip Trail, Honeoye Falls, NY, consisting of 1.6 acres, bearing Tax Account No. 230.04-1-7, located in an RA-1 zone, to construct a 35’ by 36’ garage (a 72 square foot shed already exists) which exceeds the 1% lot coverage allowed by Code, be approved based on the following findings of fact and conclusions of law:

**FINDINGS OF FACT**

1. Susan Tripi and Richard Blodgett, the property owners appeared before the Zoning Board of Appeals at the public hearing on Thursday July 27, 2017.
2. The applicant desires to build a garage at the end of their driveway. They intend to use approximately 2/3 of this structure for storing cars, the remaining 1/3 would be used as a workshop.
3. Section 200-8C(3) of the Town Code states the total area of accessory buildings shall not exceed 1% of the lot area. The requested additional structure will bring the total lot coverage to approximately 1.75% of total lot area. In addition, 200-8C(4) states a freestanding garage does not count towards coverage, unless there is an attached garage as well.
4. Mr. Blodgett commented that the workshop would be used for woodworking hobby activities.
5. The garage will be placed on an existing concrete pad located in the backyard that previously served as a basketball court.
6. No members of the public commented at the public hearing.

**CONCLUSIONS OF LAW**

1. The requested benefit can**not** be achieved by other feasible means.
2. The request is **not** substantial, as it is an approximately 0.8% increase in lot coverage.
3. The request will **not** have any adverse physical or environmental effects, as the location in question is already covered with a concrete slab.
4. The request will **not** have an undesirable change in the neighborhood, as there are similar structures in size and use.
5. The **was** self-created, as the residence already includes an attached garage.
6. This is a Type II action under SEQR