**TRUMBULL/VANDEWATER AREA VARIANCE DETERMINATION**

Mr. Peckham moved, seconded by Mr. Lacey, that the area variance requested by Amber Trumbull and Nathan Vandewater (Applicants), 358 Parrish Road, Mendon, NY, consisting of 2.19 acres, bearing Tax Account No. 230.02-1-5.4, located in an RA-1 zone requesting an area variance to build a pool house/accessory structure, be approved based on the following findings of fact and conclusions of law:

**FINDINGS OF FACT**

1. Applicants, appeared before the Zoning Board of Appeals at the public hearing on Thursday, August 24, 2017 meeting.
2. Applicants have requested an area variance to construct a pool house/accessory structure on their property of approximately 15’ x 15’, or 225 square feet.
3. A pole barn accessory structure already exists on the parcel consisting of 900 square feet.
4. Town Code Section 200(8)(c)(3) provides that accessory structures in an RA-1 shall not exceed 1% of the total area of the lot. The total lot size is 92,739 square feet, leaving 927.39 square feet available for accessory structures. The existing pole barn (900 square feet) and the proposed pool house (225 square feet) combined would exceed the allowable accessory structure allowance by 197.61 square feet. Total percentage of lot accessory structure would be 1.21%.
5. The proposed pool house would be relatively small and used primarily for storage of pool equipment and a bar.
6. It is planned that the proposed pool house would have a lavatory facility to be connected to the septic system.
7. No members of the public commented during the public hearing.

**CONCLUSIONS OF LAW**

1. The requested benefit cannot be achieved by other feasible means within the limits of the code accessory building limit.
2. The request is not substantial in that the total percentage of accessory building use is still less than 1.5%.
3. Upon review of Short Form Environmental Assessment Form (617.20 Appendix B), the board finds the request will not have any adverse physical or environmental effects.
4. The request will not have an undesirable change in the neighborhood due to the size and location of the structure.
5. The difficulty was self-created.
6. This is a Type II action under SEQR.

**CONDITIONS**

* 1. The applicant will discuss the proposed septic connection with the code enforcement officer before construction begins.