A Regular Meeting of the Zoning Board of Appeals was held on Thursday, January 12, 2017, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Bruce Peckham

 Liz Sciortino

 Daniel Bassette

 Clayton Lacey

ATTORNEY: Jeffrey Clark

OTHERS: John Hagreen

Minutes were taken by Michelle Booth.

Mr. Peckham opened the meeting at 7:01 p.m.

**FESS USE VARIANCE PUBLIC HEARING**

Timothy Davis Fess, 3358 Rush Mendon Road, Honeoye Falls, NY for a use variance at 173 Bulls Saw Mill Road, Honeoye Falls, NY, consisting of 1.45 acres, bearing Tax Account No. 215.0-1-43, located in an RA-1 zone, to convert an existing garage into a dwelling which will result in two principal structures on the property which requires a use variance.

Mr. Peckham stated that the affidavit of posting of the sign was in the file and waived the reading of the public notice.

The Board was familiar with the application and location.

Mr. Fess stated that he would like a studio apartment above his shop for his mother to live in. She has retired and she would help care for his son. There would be no rent paid, she would offset the daycare bill.

Mr. Peckham stated that this would not be able to generate income in the future. He would not be able to rent it to anyone else in the future without coming back to the board. The variance would end once the mother did not live there any longer.

Mr. Peckham asked if there was any other way to achieve this. Mr. Fess says no because of the setbacks he cannot add on to the home.

The board asked about the septic system. Mr. Fess stated that he had plans for the new septic, they have been approved by the County.

Mr. Bassette asked if the appearance of the building would change. Mr. Fess stated that the only change would be the addition of 1 window.

Mr. Lacey asked if he has spoken with Mr. Voorhees, the building inspector/code enforcement officer. Mr. Fess confirmed that he has spoken with him in detail throughout the whole process so far.

There were no more questions at this time.

**MOTION**

Ms. Sciortino moved, seconded by Mr. Bassette, to continue the public hearing to January 26.

**APPROVED**

Mr. Peckham – aye; Ms. Sciortino – aye, Mr. Bassette – aye; and Mr. Lacey – aye.

**MINUTES**

**MOTION**

Mr. Bassette moved, seconded by Mr. Lacey, to approve the minutes of the December 8, 2016 meeting as amended.

**APPROVED**

Mr. Peckham – aye; Mr. Bassette – aye; Ms. Sciortino – aye, and Mr. Lacey – aye.

**DISCUSSION**

They discussed the EAF form. There were a couple errors that would need to be discussed at the next meeting.

There was some discussion regarding the language for the determination.

**MOTION**

Mr. Sciortino moved, seconded by Mr. Lacey, to adjourn the meeting at 7:47 p.m.

**ADOPTED**

Ms. Sciortino – aye; Mr. Peckham – aye; Mr. Bassette – aye; and Mr. Lacey - aye.