



**ZONING BOARD OF APPEALS  
TOWN OF CONESUS**

**MARCH 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 27<sup>th</sup> day of March 2023.

<b>PRESENT:</b>	Alissa de Wit-Paul	-----	Vice Chairwoman
	Brian McCarty	-----	Member
	Mike Vogt	-----	Member
	Ken Wilkinson	-----	Member
	Carol Crane	-----	Secretary

<b>ABSENT:</b>	Mark Hopkins	-----	Chairperson
	Reinhard Gsellmeier	-----	Alternate

**OTHERS PRESENT:** Ron Maxwell, Rich Corrigan, Greg Wojcik

**CALL TO ORDER:** Vice Chairwoman de Wit-Paul called the meeting to order at 7:00 PM. Vice Chairwoman de Wit-Paul led the Pledge of Allegiance

**ANNOUNCEMENTS AND COMMUNICATIONS**

1. Copy of March 27, 2023 Agenda
2. Copy of January 30, 2023 Meeting Minutes
3. No meeting was held on February 27, 2023

<b><u>APPROVAL OF MINUTES</u></b>	July 25, 2022
Tabled until next month	

<b><u>APPROVAL OF MINUTES</u></b>	January 30, 2023
Tabled until next month	

**OLD BUSINESS**  
None scheduled for tonight.

**NEW BUSINESS**

1. Tax Map #110.39-1-31  
Dawn Sciarrino  
5150 Pettus Road  
Antioch, TN 37013  
(202) 256-9551

Ms. Sciarrino is requesting an Area Variance to add a second story office addition over the existing garage. This does not meet with zoning code 155-34 A: Can only have one single family dwelling living space on the lot.



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**RESOLUTION #05-2023**

**DENIAL OF AREA VARIANCE TO ADD SECOND STORY TO GARAGE FOR TAX MAP #110.39-1-31**

On a motion of Mike Vogt and seconded by Brian McCarty, the following resolution was

**ADOPTED**      Ayes    4            de Wit, McCarty, Vogt, Wilkinson  
                     Nays    0  
                     Absent from this meeting      2            Hopkins, Gsellmeier

Resolved the Zoning Board of Appeals deny the application for an Area Variance to add a second story office addition to the existing garage. The lot is not big enough and does not meet zoning code 155-34 A. The Zoning Board of Appeals suggested putting the second story addition on the house.

- 2. Tax Map #101.70-1-13.11  
Mark Seaman  
5706 East Lake Road  
Conesus, New York 14435  
(585) 303-4021

Mr. Seaman is requesting an Area Variance to construct a new ranch 20' x 27'. This does not meet zoning code 155-43 E: Single-wide replacement may only take place in pre-existing parks, all others have to be double-wides.

Mr. Seaman would require 3 variances: Lot coverage, lake side setback and road-side setback. The Zoning Board of Appeals would like to have clearer drawings on where the high water mark is, the area square footage and the lot square footage. They would also like to see the structure farther from the road.

- 3. Tax Map #110.55-1-49  
Timothy Fitzpatrick  
5751 Mariners Drive  
Conesus, New York 14435

Mr. Fitzpatrick is requesting an Area Variance to replace an old accessory building with a new one (8' x 16'). This does not meet zoning code 155-38 4b. The shed is within 1 foot of the setback. Mr. Fitzpatrick has letters from neighbors that have no objections.

**RESOLUTION #06-2023**

**APPROVAL TO SCHEDULE A PUBLIC HEARING ON APRIL 24, 2023 FOR TAX MAP #110.55-1-49**

On a motion of Alissa de Wit-Paul and seconded by Brian McCarty, the following resolution was

**ADOPTED**      Ayes    4            de Wit, McCarty, Vogt, Wilkinson  
                     Nays    0  
                     Absent from this meeting      2            Hopkins, Gsellmeier

Resolved the Zoning Board of Appeals approve scheduling a Public Hearing on April 24, 2023 for Tax Map #110.55-1-49 currently owned by Timothy Fitzpatrick located at 5751 Mariners Road.



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**GENERAL DISCUSSION**

With no further business, on a motion of Brian McCarty seconded by Mike Vogt, the meeting was adjourned at 7:49 PM. Motion was carried unanimously.

Respectfully submitted,

Carol Crane,  
Zoning Board of Appeals Secretary