

## Town of LeRay Zoning Board of Appeals

5/6/09 @7:03 PM

David Chamberlain William Jessmore, & Jacalyn Tunstall

Other in attendance: Supervisor Ronald Taylor, Dean Russell, Walter VanTassel, Attys. Gene Langone and Peter Blodgett

Notice of Public Hearing read by David Chamberlain

Mr. VanTassel stated this was pertaining to BR-I lot 18 and passed out copy of map in zoning area No SEQR required on this as it is a lot line area variance.

Section #8 of his request for variance, Mr. VanTassel said there was a change of interpretation of the corner lot, and that there is nothing listed in zoning book for 200 road frontage corner lot.

He has 174' rd. frontage on Rt.11 Atty. Blodgett said for Mr. VanTassel to stick to the point and to let us know about the hardship on the corner lot.

Mr. VanTassel stated his hardship is having 200' on Rt. 11 , he can't buy the other property next door to it. He's locked in with what he has. To purchase the adjoining lot would cost him \$350,000,

Atty. Langone #1 7 is irrelevant to #18

Mr. Jessmore #13 —Needs clarification from Mr. VanTassel to see if front lot could be developed for a family residence.

Atty. Blodgett feels Mr. VanTassel would definitely take an economic set back if this didn't go through..

Atty. Langone reiterated the variance today is 174'— 200'

Mr. Jessmore #14 -2 parts in this question-Use Use Variance -- Area Variance should have been answered.  
ft 17 Specific examples why the variance should have been viewed on both roads. The issue never came up and Mr. VanTassel said no it hadn't.

Mr. Jessmore #15 Mr. Walker (The adjacent property owner) can't sell his property. Atty. Langone said it is irrelevant whether Mr. Walker would sell. Mr. VanTassel said Mr. Walker can't do anything with this property unless it is joined with #17

**Mr. VanTassel stated he doesn't feel the project is self inflicted and feels we should allow the variance.**

**Mr. Jessmore stated he doesn't feel the variance would make this unsafe.**

**See attached sheet for Town of LeRay ZBA  
Open discussion while filling out sheet.**

**Mr. Jessmore makes a motion to grant an area variance of 25.25' along U.S. Route lion Parcel 65.17-1-18 to allow areduction inminimum lot frontage from 200' to 174.25' for a lot the BR-I Zone as would be required per section 158.51 of LeRay Zoning Code.**

**Jackie Tunstall 2nd the motion  
Accepted by all**

**Closed meeting**