**ZONING BOARD OF APPEALS MEETING**

**MAY 19, 2025 DRAFT**

**PRESENT:** Mike Lathan, Chairman

Tim Thomas, Board Member

Crista Boldt, Board Member

Sherry Roberts-Snell, Board Member

Barbara Radley, Secretary

**ABSENT:** Rob Chapman, Board Member

Anita Taylor, Board Member

**OTHERS PRESENT:** Gene Sinclair, Theresa Snyder, Shawn Nowtchick, Alyson Gooden, Dan Gooden, Mike Caruso III, Andrew Seaguss, Terry Young and Andrew Darling.

Chairman Lathan opened the meeting at 7:00pm and read the Public Hearing Notice for Andrew Seaguss of 6332 East Bethany LeRoy Rd. He is requesting a secondary structure on his property with no primary structure.

There were no questions from attendees. Tim Thomas, Board Member asked why Mr. Seaguss did not merge the two properties; if he should do this, no variance would be needed. He stated that the cost of merging with the lawyers and for resale purposes didn’t feel it was necessary. It was explained that there is a long history of not allowing a secondary structure without a primary unless a primary structure is built within 18 months. Mr. Seaguss does not intend to build a primary structure.

Other options were discussed. He was advised to speak to the Assessor about more options.

Tim Thomas made a motion to close the Public Hearing at 7:15pm, second by Sherry Roberts-Snell and approved 4-0-2.

Chairman Lathan read the Public Hearing notice for Daniel and Alyson Gooden of 8929 Clipnock Rd. for a garage expansion. No questions were raised. Crista Boldt made a motion to adjourn the Public Hearing at 7:18pm, second by Sherry Roberts-Snell and approved 4-0-2.

Chairman Lathan read the Public Hearing notice for Theresa Snyder and Shawn Nowatchick of 7963 Batavia-Stafford Townline Rd. for a shed in front of their house. They explained that the front was the only option because the back is hilly and has a leach field there. It was determined that this would be two variances, one for having the shed in front and the other for the property line too close. Sherry Roberts-Snell made a motion to close the Public Hearing at 7:36pm, second by Tim Thomas and approved 4-0-2.

Chairman Lathan opened the Regular Meeting at 7:36pm.

Sherry Roberts-Snell made a motion to accept the April 21, 2025 meeting minutes, Crista Boldt second; the motion passed 4-0-2.

NEW BUSINESS

* Andrew Seaguss of 6332 East Bethany LeRoy Rd. for a variance regarding a secondary structure with no primary structure.

Sherry Roberts-Snell made a motion to table this application for 30 days, second by Crista Boldt and approved 4-0-2.

* Daniel and Alyson Gooden of 8929 Clipnock Rd. for a garage addition; this is 6” short of the set back requirements. The 5 questions for balance test were reviewed.

Tim Thomas made a motion to approve the application of Daniel and Alyson Gooden, second by Crista Boldt and approved 4-0-2.

* Shawn Nowatchick and Theresa Snyder of 7963 Batavia Stafford Townline Rd. A shed in the front yard. The 5 questions for balance test were reviewed.

Tim Thomas made a motion to approve the application of Theresa Snyder and Shawn Nowatchick, second by Sherry Roberts-Snell and approved 4-0-2.

Chairman Lathan mentioned the training May 30th at GCC. He has the receipts for all who are signed up.

Sherry Roberts-Snell made a motion to adjourn the meeting at 8:05pm, second by Tim Thomas and approved 4-0-2.

Respectfully Submitted,

Barbara Radley