

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 2

Application # 21Z-0045
1492 Sweets Corners Road

See Pages to Follow

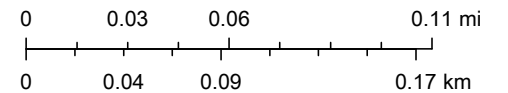
Town of Penfield GIS Map - 1492 Sweets Corners Road



7/23/2021, 9:25:57 AM

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Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri,

Town of Penfield
2020, Town of Penfield



Engineers & Surveyors



July 8, 2021

Town of Penfield
3100 Atlantic Ave.
Penfield, NY 14526

Attn: Town Zoning Board

Re: 1492 Sweets Corners Road

Dear Mr. Chairman and Members of the Board,

Enclosed for your review are application materials for a zoning area variance at 1492 Sweets Corners Road. We plan to subdivide out a 2.658 Acre homestead parcel out of the original 35.702 acres. The property is owned by Richard and Mary Montgomery.

There is an existing storage barn on the homestead that is 2,160sf which is larger than allowed by section 250-5.1F (12) of the zoning code, for a 2.658 acre parcel.

In answer to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; we claim that granting of this variance would produce no undesirable change in the character of the neighborhood as the storage barn is well screened and offset from the road and screened from any future development of the larger parcel, so as not to be noticeable.

It is not the case that the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Due to the plan for the remaining 31.361 acres, the new size of the homestead lot cannot be reasonably or easily increased to the point where a variance would no longer be necessary. The remaining lands that the homestead parcel was cut from could contain 15-2 acre lots, increasing the homestead parcel to the necessary 4.96 acres would reduce the number of possible lots to 14; therefore, losing the potential value of that additional lot.

The requested variance is substantial in that the barn is almost twice the size of what would be allowed on the proposed lot size, but it is not visually substantial in that there would be no change to the character of the neighborhood. The barn itself is well screened from any current or potential neighbors.

SCANNED

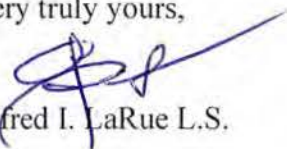
217-045

It is not the case that the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, as has been stated, the barn currently exists and is screened by plenty of foliage from road and neighbors, current and potential.

As to whether the alleged difficulty was self-created, the difficulty was self-created, but there are few alternatives available to preserve the value of the remaining land so as to get the greatest number of lots and the value those represent.

Should you have any questions or require additional information, please contact me.

Very truly yours,



Alfred I. LaRue L.S.

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