

Meeting Minutes
Town of Wheatland
Zoning Board of Appeals
September 2, 2025

The Zoning Board of Appeals of the Town of Wheatland held a meeting on Tuesday September 2, 2025, at 7:00 P.M. in the Wheatland Municipal Building, 22 Main Street, Scottsville, NY.

Mike Grasso, Chairman, called the meeting to order at 8:10 P.M and roll was taken.

Board Members

Present: Joe Burns, Eric Stein, Robert Hatch, Laura Michaels, Mike Grasso

Absent: Kane Gascon

Others Present:

Mr. & Mrs. Zingo, Property Owner

First order of Business:

Chairman Grasso asked for a motion to accept the Minutes from the July 1, 2025, meeting. The meeting minutes were approved as submitted. Robert Hatch made such a motion; Joe Burns seconded the motion. The vote was as follows:

Joe Burns -	Aye
Eric Stein -	Aye
Robert Hatch -	Aye
Laura Michaels -	Abstain
Mike Grasso -	Aye

With the majority of members voting in favor, the motion was carried.

Second Order of Business:

The application of Bob & Sonya Zingo of 63 Blue Pond Manor to seek an area variance to allow and construct an accessory structure that does not comply with the required front setbacks at 62 Blue Pond Manor in an AR-2 residential zoning district. Tax ID # 198.07-1-35.111.

Mr. & Mrs. Zingo stated that the required front set back for a new greenhouse is 75 feet. They would like to place the greenhouse next to their garage which is located 57 feet 9 inches from the front of their property. They stated that most properties on Blue Pond do not comply with existing setbacks. This vacant property with garage is not in a designated wetland but does get wetter farther from the road. No trees will be removed from the property. The adjacent properties appear to have pre-existing, non-compliant garages and should not affect the charm of the neighborhood in a negative manner. Sonya Zingo stated that the placement of this small greenhouse will have no different impact on the environment.

With no questions from the Board the floor was opened for public comment at 8:22 P.M.

There being no public before the board, public comment was closed at 8:23 P.M.

The Board members considered and discussed the details and effects of the requested variance.

The Town of Wheatland Zoning Board of Appeals as authorized under Wheatland Town Code Section 130-66, after careful consideration and review of the evidence presented and having heard all the facts hereby approves the application, of Bob and Sonya Zingo. This motion was based upon the following finding of facts:

- 1.) The granting of this area variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties, demonstrated by: many non-conforming structures in close proximity to the proposed location.
- 2.) The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance, as shown by: variance location minimizes site work, disturbance, costs.
- 3.) The requested area variance is substantial as evidenced by: an 18’ reduction in setback is a 24% reduction.
- 4.) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district as shown by: the proposed action in the proposed location minimizes impact.
- 5.) And that the condition has not been self-created, as shown by: site conditions that require the variance are naturally existing.

Motion to approve the variance with conditions was made by Robert Hatch and seconded by Joe Burns. The vote was as follows:

Joe Burns	-	Aye
Eric Stein	-	Aye
Robert Hatch	-	Aye
Laura Michaels	-	Aye
Mike Grasso	-	Aye

All were in favor, and the motion was carried.

There being no further business, Bob Hatch entertained a motion to adjourn. Joe Burns seconded the motion. The vote was unanimous. The meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Lisa J. Bates

Lisa J. Bates
Recording Secretary