

**Meeting Minutes
Town of Wheatland
Zoning Board of Appeals
June 6, 2023**

The Zoning Board of Appeals of the Town of Wheatland held a meeting on Tuesday June 6, 2023, at 7:00 P.M. in the Wheatland Municipal Building, 22 Main Street, Scottsville, NY.

Mike Grasso, Chairman, called the meeting to order at 7:00 P.M and roll was taken.

Board Members

Present: Joe Burns, Laura Michaels, Tim Steves, Kane Gascon,
Robert Hatch (Alternate), Mike Grasso

Absent:

Others Present:

Richard Hinkley, representing Heather Stewart, property owner
Terry Rech, Building Inspector
Ed Shero, Town Board Member
Ray DiRaddo, Town Attorney

First order of Business:

Chairman Grasso asked for a motion to accept the Minutes from the May 2, 2023, meeting. The meeting minutes were approved as submitted. Joe Burns made such a motion; Laura Michaels seconded the motion. The vote was as follows:

Laura Michaels -	Aye
Joe Burns -	Aye
Tim Steves -	Aye
Kane Gascon -	Aye
Michael Grasso-	Abstain

With all other present members voting in favor, the motion was carried.

Second Order of Business:

The application of Richard Hinkley, to seek an area variance of Sections 130-9, 130-11, and 130-23. B of the Code of the Town of Wheatland to allow an accessory structure to encroach required side setback in an AR-2 Zoning District. The subject parcel is at 25 South Road, Scottsville, NY 14546. Tax Parcel # 211.03-1-18.114.

Mr. Hinkley is seeking an area variance to build a 30' x 40' accessory structure 7' off the side lot line instead of the required 20' side setback. Mr. Hinkley stated that this is the only place he can put the barn. The backyard floods, there is a well on the side and the septic is in the front yard. He prefers the right side of the house because the driveway and garage are there. Chairman Grasso asked Terry Rech, Building Inspector how close an accessory structure can be to the house. Terry stated that there is no mandate in the code, however, the side set back is 25'. Mr. Hinkley said he would like to build the barn so they can get their tools and things out of the weather and to get organized. He feels it would raise the property value of his home and there would not be any negative effect on the environment. He explained another reason for the proposed location is because the house sits closer to the back of the lot, and they currently have chickens and a garden in the backyard.

Chairman Grasso and the Board Members discussed with Mr. Hinkley some alternatives to try to accommodate his request with less of a reduction in the side set back. After

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much conversation, it was suggested that the discussion be tabled until next month to give Mr. Hinkley some time to come up with some different orientations.

A motion to table the application until next month was made by Joe Burns and seconded by Tim Steves. The vote was as follows:

Tim Steves	-	Aye
Joe Burns	-	Aye
Kane Gascon	-	Aye
Laura Michaels	-	Aye
Mike Grasso	-	Aye

All were in favor and the motion was carried.

There being no further business, Tim Steves entertained a motion to adjourn. Mike Grasso seconded the motion. The vote was unanimous. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Lisa J. Bates

Lisa J. Bates
Recording Secretary