

MINUTES OF VILLAGE OF MANCHESTER ZONING BOARD OF APPEALS  
PUBLIC HEARING AND MEETING - 7:00PM.

Present: Donald Mordue Chairman  
Bernard Commisso  
John Yacuzzo  
Absent: Tony Muscolino  
Mike Haley  
Others: William Felton  
Diane Yacuzzo  
JoAnne VanCaeseele  
Walter VanCaeseele  
Recording: Debra A Chase, Deputy Clerk

Chairman Mordue called the public hearing to order at 7:00 pm. He stated that this hearing was called to ask the Zoning Board of Appeals to consider a request of William Felton at 26 North Avenue for an area variance to build a 28 ft by 52 ft, 1456 square foot home for residential use that does not meet village code Section 100-29- L, Zoning Schedule #1 of the VILLAGE OF MANCHESTER Zoning Ordinance that states a 30 ft front setback.

The Legal Notice was published in the Daily Messenger newspaper on 10-27-09.

There was no one present to speak against the proposal.

The public hearing was adjourned on motion.

Chairman Mordue called the meeting to order at 7:15 pm. After discussing the request, the following resolution was offered by Bernard Commisso, seconded by John Yacuzzo and carried:

**WHEREAS**, William Felton has applied for an area variance, due to not having the 30 feet front set-back and

**WHEREAS**, the members of this board are familiar with said location and the conditions and circumstances under which said variance is requested; and that the character of the area would remain unchanged; and

**WHEREAS**, the benefit cannot be achieved by some method which will not require a variance; and

**WHEREAS**, the variance requested is substantial; and

**WHEREAS**, the variance requested will not have an adverse impact on the physical or environmental conditions in the neighborhood or district; and

**NOW, THEREFORE, BE IT RESOLVED**, that this application be **GRANTED** to allow William Felton to erect a 28’x52’ single family dwelling at 26 North Avenue.

The above resolution was put to roll call vote, which resulted as follows:

Donald Mordue	Voting	“Aye”
Bernard Commisso	Voting	“Aye”
John Yacuzzo	Voting	“Aye”

The resolution was thereupon declared duly adopted.

The meeting was adjourned on motion at 7:30 pm.

Respectfully submitted,

Debra A. Chase  
Deputy Clerk/Treasurer