

**Minutes**  
**Village Planning Board**  
**April 29, 2014**

A meeting of the Village of Horseheads Planning Board was held on the above date at 5:15 p.m. in Village Hall. Present were:

**Board Members**

Chairman Mike Stenpeck  
Doug Baker  
Bill Goodwin  
Dave Helsing  
Bob Young  
Tom Rupp - Alternate

**Village Staff**

Village Mgr. Walt Herbst  
Manager's Assistant Rachel Baer

**Motion by Doug Baker, seconded by Bill Goodwin, that the minutes of the June 25, 2013 Planning Board Meeting be received and approved as submitted.**

**Roll Call Vote:**

<b>Bill Goodwin</b>	<b>Aye</b>
<b>Dave Helsing</b>	<b>Aye</b>
<b>Bob Young</b>	<b>Aye</b>
<b>Chairman Stenpeck</b>	<b>Aye</b>

**Referral from Town of Hhds. - 4176-4178 S. Center St. - Construction of Apartments**

Chairman Stenpeck - I drove around that area. It will have one driveway off S. Center. I am pretty happy with this.

(Doug baker arrived to the mtg.)

Dave Helsing - I read all documents. Nothing out of the ordinary. It's an established lot. No anomalies.

**Motion by Chairman Stenpeck, seconded by Doug Baker, that the this Board return this referral to the Town as follows:**

**This Board appreciates the referral, and after due deliberations we offer no recommendation and return the same to the Town for final determination.**

**Roll Call Vote:**

<b>Doug Baker</b>	<b>Aye</b>
<b>Bill Goodwin</b>	<b>Aye</b>
<b>Dave Helsing</b>	<b>Aye</b>
<b>Bob Young</b>	<b>Aye</b>
<b>Chairman Stenpeck</b>	<b>Aye</b>

Discussion - Area Variances

Chairman Stenpeck - this is the kind of thing we will be seeing quite a bit. Additions, porches, etc. It goes to the Zoning Board of Appeals for final action, but we see first for recommend. Have to consider that in granting them, then others want the same thing. Precedents can be set. We should go over the 5 guidelines for area variances.

1. Undesirable change by granting the variance. This is an important one. Like Windsor Gardens. Looks nice. Don't want to mess this up.
2. Is there an alternative to granting the variance. This gets tricky. Sometimes there is one, sometimes there isn't. Many times when we offer an alternative, the applicant doesn't like the idea. Many times there is a reasonable one. We discuss this often.
3. Is the variance substantial. When you take what they want divided into the setback requirements sometimes it is a lot - %.
4. Adverse impact on environmental conditions. Most of the area variances don't adversely impact the neighborhood. A lot of people are looking for extra area. In Windsor Gardens the houses are small.
5. Is the problem Self created - most of them are. Most people don't come in and say a meteor landed in my yard, etc. Most people want some kind of change and don't understand why they can't have it. I don't lean on this one too heavily.

You can have a no for any of these and still grant the area variance. We're a recommending body. ZBA has final determination on variances. Please take these seriously.

NEXT MEETING: May 27<sup>th</sup>.

As there was nothing further to come before the Planning Board, the meeting was adjourned at 5:35 p.m.

/rmb