

# Town of Constantia Board of Appeals

---

## Meeting Minutes – September 28, 2023

### Call to Order

Chairman Macari opened the meeting at 7:01pm

### Attendees

Voting members in attendance included:

- Chairman Ken Macari
- Michael Doran
- Mark Somers

Guests in attendance included: Jeffery Hover, Rod Vanderwater, and Amy Connolly (Secretary).

Board members absent: Susan Kimmel, Daniel Retajczyk

### Public Hearing- Hover 1360 County Route 17

Chair Macari opened the public hearing at 7:02 pm.

Jeffery Hover is requesting front and side yard variances for a new residence on his property at 1360 County Route 17 in Bernhards Bay. The existing residence has collapsed. Looking for a 38 foot reduction of the front set back and a 4 foot reduction of the side yard setback. Looking to maintain access for emergency vehicles and to the existing garage. The reduced front setback requested is consistent with other houses in the area.

**MOTION** Michael Doran made a motion to declare the Appeals Board as lead agency for SEQR review. A negative declaration will be filed. The motion was seconded by Mark Somers. The motion passed unanimously.

**MOTION** Mark Somers made a motion to declare this project as a type 2 action of non-significance. The motion was seconded by Michael Doran. The motion passed unanimous.

Members reviewed the formatted questions for “Area Variance Findings and Decisions”. The form will be filed in the Town Clerk’s office. Discussion followed.

**MOTION TO CLOSE THE PUBLIC HEARING** Mark Somers made a motion to close the public hearing at 7:53pm. Seconded by Michael Doran. Motion passed unanimously.

**MOTION** Mark Somers made a motion to grant the two variances requested. Changing the front setback from 80 feet to 42 feet, and the side yard from 15 feet to 11 feet. The motion was seconded by Michael Doran. The motion passed unanimously.

### Approval of Minutes

Mark Somers made a motion to approve minutes from the August 31<sup>st</sup> meeting. Seconded by Michael Doran. Motion passed unanimously.

### Adjournment

Mark Somers moved that the meeting be adjourned, seconded by Michael Doran. Members voted unanimously to adjourn at 8:40pm.

Amy Connolly

---

Secretary  
Town of Constantia Board of Appeals

---

Date of Approval