

AREA VARIANCE FINDINGS & DECISION

MIDDLESEX ZONING BOARD OF APPEALS hearing on 5/20/10

Applicant: Ms. Margaret Randolph Variance No. # 041810-Z

Address: PO Box 112, Rushville, New York 14544 Zoning District: AG/R

Telephone: (585) 554-5235 Published Notice on: 5/9/10

Property Location: 923 Route # 245, Rushville, N Y 14450 Notice to County sent: N/A

Applicable Section of Town Zoning Code: Article V, Sec. 501.2 Hearing held on: N/A

FACTORS CONSIDERED:

1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties would be created: Yes ___ No X

Reasons: There will be no undesirable change in the neighborhood as only two animals as livestock will be Allowed and she has 1,033 acres in which to provide a habitat.

2. Whether the benefit requested by the applicant could be achieved by some method, feasible for the applicant to pursue, other than a variance: Yes ___ No X

Reasons: It was determined that there was no other means as it is not possible to feed the animals in a neighbor's field

3. Whether the requested variance is substantial: Yes X No ___

Reasons: It is substantial as it deviates from the code for this district.

4. Whether the variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: Yes ___ No X

Reasons: It would not have any adverse environmental effect as all by products from keeping livestock are environmentally friendly and much of the surrounding area also services livestock for gain or personal use.

5. Whether the alleged difficulty was self-created: Yes X No ___

Reasons: Yes the proposed project is self-created and that of a personal wish to keep livestock for enjoyment, Not for gainful means.

