



Chairman Travis reviewed the Area Variance criteria as follows:

1. Whether benefit can be achieved by other means feasible to applicant? Board: No, because of the slope of the yard.
2. Undesirable change in neighborhood character or to nearby properties? Board: No.
3. Whether the request is substantial? Board: No, it is only 2 feet, not substantial.
4. Whether the request will have adverse physical or environmental effects? Board: No.
5. Whether alleged difficulty is self-created? Board: No, he has to work with the property he has.

Chairman Travis asked if the septic system was in the back yard and Mr. DiFulvio stated yes. Mr. Spinner commented that Broome County didn't identify any countywide impacts.

Motion by Mike Maciak and seconded by Marc Latini to grant the area variance for the front yard setback and also the variance for the garage being in the front yard.

Roll Call Vote:	Marc Latini	Yes
	Mike Maciak	Yes
	Chairman Travis	Yes

Motion Carried.

Motion by Marc Latini and seconded by Mike Maciak to adjourn the meeting. The meeting was adjourned at 7:32 pm.

Respectfully Submitted,

Mary Kay Sullivan, Secretary  
Zoning Board of Appeals