

CHILI ZONING BOARD OF APPEALS  
January 23, 2024

A meeting of the Chili Zoning Board of Appeals was held on January 23, 2024 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Adam Cummings.

PRESENT: Mark Merry, Fred Trott, Philip Supernault, James Wiesner and  
Chairperson Adam Cummings.

ALSO PRESENT: Paul Wanzenried, Building Department Manager.

Chairperson Adam Cummings declared this to be a legally constituted meeting of the Chili Zoning Board of Appeals. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

ADAM CUMMINGS: Any issues with the sign?

The Board indicated they had no problems with the notification sign.

1. Application of Samuel Cocilova, 880 Brook Road, Scottsville, New York 14546, applicant/owner; for a variance to erect a 30'-0" x 40'-0" accessory structure (detached garage) with a 40'-0" proposed front yard setback (100'-0" required) at the property located at 880 Brook Road. PRD District.

Samuel Cocilova was present to represent the application.

MR. COCILOVA: My name is Samuel Cocilova, 880 Brook Road, Scottsville, New York 14546.

ADAM CUMMINGS: Okay. Did that explain it pretty good (indicating)?

MR. COCILOVA: Yeah.

ADAM CUMMINGS: I can zoom to -- I will zoom on the application to the survey map that -- the tape map that has it drawn in --

MR. COCILOVA: Yep.

ADAM CUMMINGS: -- just to show handwritten in with the dimensions approximately of where you're looking to put it.

Is that accurate?

MR. COCILOVA: That is accurate, yes.

ADAM CUMMINGS: Any questions?

FRED TROTT: You -- can't put it here because of the way your property is set up? Where did -- why did you choose this spot?

MR. COCILOVA: Say that one more time?

FRED TROTT: Why did you choose this spot?

MR. COCILOVA: Oh. Because the property dives down. The house is so close to the road. Just really -- there is trees on the property. So I really can't go -- it would kind of, you know -- the geography of the property is just angled, I guess, or sloped.

FRED TROTT: I just wanted it for public record.

And are you going to continue your driveway to --

MR. COCILOVA: Yes. You just add that extra few 10 feet I think it is. 10 or 15 feet. Yes.

COMMENTS OR QUESTIONS FROM THE AUDIENCE: None.

Fred Trott made a motion to close the Public Hearing portion of this application, and James Wiesner seconded the motion. The Board unanimously approved the motion.

The Public Hearing portion of this application was closed at this time.

ADAM CUMMINGS: One condition of approval will be that a building permit must be obtained. So you have started out that process with them. Just continue on with that. And then let's see.

Board is all set then? Anything else? All right.

Adam Cummings made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be a Type II Action with no significant environmental impact, and Mark Merry seconded the motion. The Board all voted yes on the motion.

ADAM CUMMINGS: Motion to adopt with one condition of approval?

Mark Merry made a motion to approve the application with a condition, and Fred Trott seconded the motion. All Board members were in favor of the motion.

DECISION: Unanimously approved by a vote of 5 yes with the following condition:

1. Building permit shall be obtained.

The following findings of fact were cited:

1. Variance requested is not excessive and its location is furthest away from neighboring properties to minimize potential impacts to them.
2. The location of the structure is driven by the presence of trees and a downward sloping grade as you move further to the rear of the property.

Mark Merry made a motion to accept and adopt the 12/19/23 Zoning Board of Appeals meeting minutes, and Phillip Supernault seconded the motion. All Board members were in favor of the motion.

Adam Cummings made a motion to adjourn the meeting, and Fred Trott seconded the motion. All Board members were in favor of the motion.

The meeting was adjourned at 7:05 p.m.