



**TOWN OF VESTAL**  
**ZONING BOARD OF APPEALS**  
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**TOWN OF VESTAL**  
**ZONING BOARD OF APPEALS**

In the Matter of the Application of

Aroma Alchemist/Kirsten Rowe  
101 Southwood Drive  
Vestal, NY 13850  
BCTMP #158.11-4-8

**DECISION**

For a Special Permit as required by Chapter 24, Article IV, Division 1, Section 24-154(a)(3) of the Code of the Town of Vestal, Broome County, New York (Zoning Ordinance)

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At a meeting duly scheduled for December 8, 2022, the Zoning Board of Appeals of the Town of Vestal held a public hearing to consider the application of Aroma Alchemist/Kirsten Rowe regarding premises situate at 101 Southwood Drive, Vestal, NY 13850 (BCTMP #158.11-4-8) for a Special Permit as required by Chapter 24, Article IV, Division 1, Section 24-154(a)(3) of the Code of the Town of Vestal pertaining to a home occupation not specifically allowed or disallowed in an RA-1 One Family Residential Zoning District.

Appearing in support of the request is Kirsten Rowe.

Proof of publication of the notice of the hearing in *The Town Crier* was submitted, and the Board's letter to the applicant in response to the application was read.

Board members present: Eugene Burns, Acting Chairman; John Taylor; and Patrick McPherson. All Board members stated that they had visited the site and were familiar with the character and nature of the area and this property.

After due deliberation, the Zoning Board of Appeals makes the following findings of fact and conclusions of law:

The applicant is requesting a Special Permit to operate a small-quantity soap production business, a home occupation not specifically allowed or disallowed in an RA-1 One Family Residential Zoning District under Chapter 24, Article IV, Division 1, Section 24-154(a)(3) of

the Code of the Town of Vestal. In addition to the Application to the Zoning Board of Appeals, Kirsten Rowe provided a letter explaining her plans, an agreement with her landlord to permit operating the home occupation, and a map showing the location of the premises. She said there will be no on-site sales. Rather, sales will be done online and at various fairs and markets.

The meeting was opened to the public. The public comment portion of the meeting was then closed as no members of the public were present or wished to be heard.

Therefore, in consideration of the above, and in balancing the factors of 1.) Whether an undesirable change would be produced in the character of the neighborhood or would be a detriment to the nearby properties; 2.) Whether the benefit sought by the applicant can be achieved by a feasible alternative; 3.) Whether the requested variance is substantial; 4.) Whether the requested variance would have an adverse impact on the physical or environmental conditions in the neighborhood; and 5.) Whether the alleged difficulty was self-created.

John Taylor made a motion to grant a Special Permit to operate the home occupation as presented by the applicant and as required by Chapter 24, Article IV, Division 1, Section 24-154(a)(3) for BCTMP #158.11-4-8 aka 101 Southwood Drive, Vestal, New York. Patrick McPherson seconded the motion. A vote was called and:

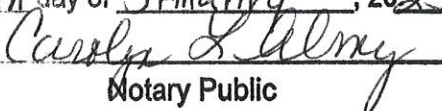
The request for a Special Permit is hereby GRANTED by a 3-0 vote. The vote was unanimous, and the votes were cast as follows: Acting Chairman Eugene Burns-AYE; John Taylor-AYE; and Patrick McPherson-AYE.

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision.

Dated: January 19, 2022

ZONING BOARD OF APPEALS  
OF THE TOWN OF VESTAL

BY:   
Eugene Burns, Acting Chairman

Subscribed and sworn to before me this  
19th day of JANUARY, 2022  
  
Notary Public

CAROLYN L ALMY  
Notary Public, State of New York  
Reg. No. 01AL6422753  
Qualified in Broome County  
Commission Expires 09/27/2025