

The July meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Road, Baldwinsville, New York, was called to order at 7:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	Joe Kiselica	present
	James Virginia	present
	James Ruddock	present
	Roger Roman	present
	Jamie Bowes	present
	Jim Schanzenbach	present
	Anthony Geiss, Chairman	present

Also Present: Melissa MacConaghy, Planning Board Secretary
 Nadine Bell, Attorney
 Jason Hoy, Engineer
 David Pringle, Code Enforcement Officer

MINUTES

Mr. Geiss asked the Board to accept the June meeting minutes for Zoning/Planning Board upon correction.

Mr. Kiselica moved to accept the motion, seconded by Mr. Ruddock. Motion carried unanimously.

AMANDA TAROLLI SPECIAL USE PERMIT SECTION 200-24 G

6883 Peck Road Tax Map ID# 52-03-11

Mr. Geiss stated the applicant asked that this be postponed until next month.

Mr. Geiss stated I would like to recess the meeting to call a public hearing for Reissig Property Subdivision at 2228 Warners Road Tax Map ID# 47-03-58.1 & 47-03-58.2.

Mr. Geiss waived the reading of the public notice.

Mr. Michael Reissig was present to address the Board.

Mr. Reissig stated I just purchased this property back in February which is 20 acres.

Mr. Reissig stated inside of the 20 acres is a 1 acre lot where my current home is and I would like to put a garage to the east of this one acre lot.

Mr. Reissig stated I am asking the back line be extended to the outer perimeter and that this 1 acre lot become a 2 acre lot so I could build on this.

Mr. Geiss asked if anyone would like to speak for or against this matter.

Mr. Reissig spoke in favor of the Subdivision.

No one else spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session.

REISSIG PROPERTY SUBDIVISION

2228 Warners Road Tax Map ID# 47-03-58.1 & 58.2

Mr. Geiss reviewed County comments with the applicant.

Mr. Geiss asked the applicant are you looking for another driveway?

Mr. Reissig stated no.

Mr. Geiss stated you have contacted the DEC?

Mr. Reissig stated I have and they did not see any problem with where I am putting the garage.

Motion Mr. Geiss asked the Board to entertain a motion to approve the Reissig Property at 2228 Warners Road Tax Map ID# 47-03-58.1 and 58.2. This is per the applicants drawing date May 18, 2016 with no other changes. Mr. Schanzenbach moved to accept the motion seconded by Mr. Kiselica. Motion carried unanimously.

Mr. Geiss stated I would like to recess the meeting to call a public hearing for Kim Pearsall Variance Section 200-45 127 Henderson Blvd. Tax Map ID# 063-01-08.0.

Mrs. Kim Pearsall was present to address the Board.

Mrs. Pearsall stated I am looking to put a deck on the front of the house as there is a front entrance and a side entrance so I would like to make a connection of the two doors.

Mrs. Pearsall stated it would be about 20 inches high.

Mr. Geiss stated so you will be coming right up to your front door elevation.

Mrs. Pearsall stated yes.

Mr. Geiss asked if anyone would like to speak for or against this matter?

Mrs. Pearsall spoke in favor of the Variance.

No one else spoke.

Mr. Geiss closed the public hearing.

Mr. Geiss stated we are now back in regular session.

KIM PEARSALL VARIANCE SECTION 200-45

127 Henderson Blvd. Tax Map ID# 063-01-08.0

Resolution to follow:

**RESOLUTION NO. 1605
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN**

Kim Pearsall of 137 Henderson Boulevard, has applied for area variance relief from Section 200-45 of the Town of Van Buren Zoning Code related to the location of a proposed addition. The property is located in the R10 District and is identified as Tax Map No. 063.-01-08.0 (the "Property").

Ms. Pearsall spoke in favor of the application and described the proposed addition as an open deck situated along the front of the residential structure, measuring 8 feet in depth and 25.4 feet in length. A front yard setback variance is required because the addition is to be located 25.4 feet from the front building line. Ms. Pearsall explained in detail to the Board the physical limitations of her property based upon existing improvements.

There was no objection to the proposal at the Zoning Board of Appeal's public hearing, which was held on July 12, 2016, pursuant to public notice.

In support of the application, Applicant submitted an Application for Variance, Agricultural Data Statement, Notification to Surrounding Property Owners, Short Environmental Assessment Form, location sketch and survey showing the location of the house and the proposed addition on the Property.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves an individual setback and the granting of an area variance related to a single family residential use.

2. It is determined the requested variance relief will not produce any undesirable change in the character of the neighborhood and will not be a detriment to nearby properties. The proposed variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant outweighs any detriment to the neighborhood or community as a result of granting the variance relief.

4. A variance is granted to allow for the location of an open deck, measuring 8 feet by 25.4 feet, on property located at 137 Henderson Boulevard, Tax Map No. 063.-01-08.0., which will be located within 25.5 feet of the front building line in accordance with the materials contained in Ms. Pearsall’s application packet. Any additional structures shall require additional review and approvals.

Dated: July 12, 2016

Anthony Geiss, Chairman
 Zoning Board of Appeals
 Town of Van Buren

Roll Call Vote:

	Aye	Nay	Other
Joe Kiselica	<u> x </u>	_____	_____
James Virginia	<u> x </u>	_____	_____
James Ruddock	<u> x </u>	_____	_____
Roger Roman	<u> x </u>	_____	_____
James Bowes	<u> x </u>	_____	_____
James Schanzenbach	<u> x </u>	_____	_____
Anthony Geiss	<u> x </u>	_____	_____

SCOTT WARNER SUBDIVISION

1605 Kingdom Road Tax Map ID# 038-03-25.0

Mr. Geiss stated no one was present to address the Board therefore we will hold this until our August 9, 2016 meeting.

INFORMATION ONLY

OTHER BUSINESS

ADJOURNMENT

Motion Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Schanzenbach. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Melissa MacConaghy
Zoning/Planning Board Secretary