

TOWN OF GAINES PLANNING/ZONING BOARD MEETING
January 6, 2014 7:30PM

Present: Chairman Michael Grabowski
Members: Marilyn Miller, David Thom, George Fleshman

Excused: Vice-chairman Ray Burke, Curtis Strickland

Guests: Kim Rowe

Chairman Grabowski called the meeting to order at 7:41PM with the Pledge of Allegiance to the Flag.

Approval of December 4, 2013 Transcript and Minutes

On a motion of Member Miller, seconded by Member Thom, the following was

Carried Ayes 3 Grabowski, Miller, Thom
Nays 0

The December 4, 2013 transcript approved as is.

On a motion of Member Thom, seconded by Member Miller, the following was

Carried Ayes 3 Grabowski, Miller, Thom
Nays 0

The December 4, 2013 minutes are approved as is.

Organizational Business

Chairman Grabowski deferred the meeting to the Alternate Vice-Chairman Miller.

On a motion of Alternate Vice-Chairman Miller, seconded by Member Thom, the following was

Carried Ayes Miller, Thom, Grabowski
Nays 0

Michael Grabowski was nominated as the Chairman of the ZBA.

Chairman Grabowski re-took over the meeting. He stated that Vice-Chairman Ray Burke would like to step down as the Vice-Chairman.

On a motion of Chairman Grabowski, seconded by Member Thom, the following was

Carried Ayes Miller, Thom, Grabowski
Nays 0

Marilyn Miller was nominated as the Vice-Chairman of the ZBA.
On a motion of Member Miller, seconded by Member Thom, the following was

Carried Ayes Miller, Thom, Grabowski
 Nays 0

George Fleshman was nominated as the alternate Zoning Board Member.

Old Business

Kim Rowe Special Use permit & Site Plan Review

Chairman Grabowski stated that the county recommended approval of the Site Plan Review and Special Use Permit with the following conditions:

1. Exterior free-standing signage shall not be positioned so as to obstruct the sight distances of vehicles attempting to exit the property.
2. The scope of this permit shall be limited to the indoor use of the existing building.

Comments: The proposal makes use of a vacant structure along a high-visibility corridor in the County. The second condition is warranted because sufficient details of the flea market are not yet known, and such a use could potentially generate greater demand for parking, as well as require consideration of other impacts related to outdoor uses (e.g. exterior lighting, litter control).

Kim agreed she would come back before the town for a special use permit prior to doing anything outside of what she has requested. Chairman Grabowski stated that this was one of the most thorough applications we have received in along time and the first electronic one to go to county.

On a motion of Member Thom, seconded by Member Miller, the following was

Carried Ayes Miller, Thom, Grabowski
 Nays 0

Approval of the Site Plan Review and Special Use Permit with the recommended conditions from the county.

Chris Watt Wind Turbine Application

Dan Spitzer received an email from Lance Mark stating that an Article 78 an order to show cause was filed with the Orleans County Supreme Court. This seizes us from doing anything. On January 21, 2014 at 2:30pm Dan Spitzer and Lance Mark will meet with Judge Punch and show what our determination was.

With no further business on a motion from Member Thom, seconded by Member Miller the meeting was adjourned at 8:04pm.

Respectfully Submitted,
Carol Claus

Zoning Board of Appeals Secretary