

TOWN OF GAINES PLANNING/ZONING BOARD MEETING

January 4, 2016

7:00PM

Present: Chairperson Michael Grabowski, Vice-Chairperson Marilynn, Members: Ray Burke, George Fleshman, Curtis Strickland, Dave Thom

Guests: Al Capurso

Chairman Grabowski called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Public Hearing

The public notice was read for the Panek /OHCA SUP & Site Plan review application, followed by the recommendation of the Orleans County Planning Board. There were no further public comments, and the hearing was closed at 7:07 PM.

Organizational Business

On a motion of Member Burke, seconded by Member Strickland the following was

Carried Ayes 4 Burke, Miller, Strickland, Thom

Nays 0

That Michael Grabowski is appointed Chairman of the 2016 Gaines Zoning Board of Appeals.

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

Carried Ayes 4 Grabowski, Burke, Strickland, Thom

Nays 0

That Marilynn Miller is appointed Vice-Chairman of the 2016 Gaines Zoning Board of Appeals.

On a motion of Member Strickland, seconded by Member Burke the following was

Carried Ayes 5 Grabowski, Burke, Miller, Strickland, Thom

Nays 0

That the 2016 meeting schedule will be based upon the following:

“The Town of Gaines Zoning Board of Appeals meets on demand for Use & Area Variances. Site Plan review, Sub-division review, Special Use Permits and all other Planning Board functions are scheduled to start at 7:00 PM as follows:

January 4, 2016	May 2, 2016	September 12, 2016
February 1, 2016	June 6, 2016	October 3, 2016
March 7, 2016	July 11, 2016	November 7, 2016
April 4, 2016	August 1, 2016	December 5, 2016

Applications must be submitted one week prior to that date to be considered.

Old Business

Panek Family, LLC/Orleans County Historical Association Special Use permit & Site Plan review, tax parcel #61.-1-49:

Chairman Grabowski noted that the county referral recommended approval of the application. He further noted that no subdivision review is required as the property has been previously subdivided (circa 1972). Section 504 of the Town code defines a public/semi-public community facility as a permissible use requiring a special use permit. An Area Variance is required related to the SUP. A discussion of the facts followed.

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

Carried Ayes 5 Burke, Grabowski, Miller, Strickland, Thom
 Nays 0

To grant the area variance. Chairman Grabowski will prepare an Area Variance Findings & Decision for the permanent file and to send to the applicant.

Discussion of the site plan review followed. To accomplish the stated goals, the applicant indicated that the work would need to be completed in a phased approach over the next few years.

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

Carried Ayes 5 Burke, Grabowski, Miller, Strickland, Thom
 Nays 0

To approve the site plan application with the following conditions:

- That the applicant would be responsible for following all applicable Town Ordinances and zoning laws, receiving permits and approvals for all phased work including but not limited sign regulations, Health Department regulations, etc.
- That at which time exterior improvements were to be addressed, a permanent hard-surface parking lot would be provided. Any deviations from the site plan presented would require additional site plan review.
- That the original conditions of the subdivision be observed and maintained, and/if found contradictory to any discussions or direction that has been provided, the applicant will have them reviewed and addressed by the Gaines Zoning Board of Appeals.

On a motion by Member Burke, seconded by Vice-Chairman Miller the meeting was adjourned at 9:05 p.m.

Respectfully submitted

Michael Grabowski