

# TOWN OF GAINES PLANNING / ZONING BOARD MEETING

November 07, 2016

7:00 PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilyn Miller, Raymond Burke, Curtis Strickland, David Thom

Excused: Jim Navarra

Guests: James Kirby, Nathan Vanderwal, Gerry Bensley, Lynn Bensley

Chairman Grabowski called the meeting to order at 7:03 PM with the Pledge of Allegiance to the Flag.

## **Public Hearing- Crown Castle for "Verizon Cell Tower" Minor Site Plan Review**

Public Hearing notice was read. There were no public comments on this application and the hearing was closed at 7:07 PM

## **Public Hearing- James R. Kirby Minor subdivision & area variance for parcels 63.-1-1-11 & 63.-1-1.12**

Public Hearing notice was read. There were no public comments on this application and the hearing was closed at 7:08 PM

## **Approval of Minutes of September 12, 2016**

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

Carried                      Ayes    4              Grabowski, Miller, Burke, Strickland

                                     Nays    0

To approve the September 12, 2016 meeting minutes as presented.

## **New Business**

### **"Verizon" Minor Site Plan Review: 2283 Gaines-Waterport Road**

Chairman Grabowski explains that this is a Type II action, and no further SEQR review is required for the replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site. The existing special use permit will be amended. Also no county referral is

required. It was noted that there were no public comments on the application. The application was reviewed and discussed.

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

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

To approve the amending of the existing special use permit.

**James Kirby Minor Subdivision & Area Variance: tax parcels # 63.-1-1.11 & 63.-1-1.12**

Chairman Grabowski explains that this is a Type II action, and no further SEQR review is required. Also being a minor subdivision, county referral is not required. It was noted that there were no public comments on the application. The application was reviewed and discussed.

On a motion of Vice Chairman Miller seconded by Member Strickland the following was

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

Acceptance of the subdivision as presented with a note that the applicant was advised that Ag Districts Law requires an owner of land within an Ag district to provide a prospective purchaser with a disclosure notice prior to the signing of a purchase contract.

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

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

Approval of a 3 ft. variance on the larger parcel.

**Ray Burke Site Plan review, SUP and area variance: 14386/14398**

A preliminary review and discussion occurred on the application. It was explained that the site would be used in retail and that the combined properties were zoned commercial and historic. A special use permit was required and he was to apply for an area variance. A public hearing was scheduled for December 5, 2016.

**Old Business**

Debbie was provided the current ZBA attendance list for future updates and recording, and an updated member attendance list was created.

Received approval from Town Board to pay alternates for every meeting attended.

On a motion from Member Strickland and seconded by Member Burke the meeting was adjourned at 7:45 PM

Respectfully Submitted,

Debra S. Mitchell