

TOWN OF GAINES PLANNING / ZONING BOARD MEETING

December 5, 2016

6:00 PM

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

Excused: Raymond Burke, Jim Navarra

Guests: Marie Preston and Son, Gary Derwick, Carol Culhane, Dan Strong

Chairman Grabowski called the meeting to order at 6:00 PM with the Pledge of Allegiance to the Flag.

Approval of Meeting Minutes (11-07-2016)

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

Carried	Ayes	4	Grabowski, Miller, Strickland, Thom
	Nays	0	

New Business - Informal discussion on the following:

Marie Preston - Farm Market (Zig Zag Road) -

Applicant looking to add a storage building and investigate several possible business options on a parcel in an Ag/Res district with a possible change of use/class. Several options were discussed, it was advised that they should continue informal discussions with the Chairman and CEO to refine their proposal.

Gary Derwick - Proposed Subdivision (Rte. 98) -

Applicant proposing a Subdivision consisting of 40 Condominiums and Patio homes on a 10 acre parcel - Chairman and CEO referred to "Rules and Regulations" and "Design and Construction Specifications" listed in "Development Regulations for the Town of Gaines", dated October 1, 2001. A general discussion followed.

Burke Special Use Permit & Area Variance, Tax Parcel 51.-1-8.31 -

Chairman Grabowski explains that this is a Commercial/Historic District, retail is a permitted use w/ S.U.P. and area variance, this is a Type II action, and no further SEQR review is required, it is a C(2) - Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, the site plan is an existing condition.

PUBLIC HEARING - BURKE SUP & AREA VARIANCE AT 7:03 PM

Public Hearing notice was read. There were no public comments on this application and the hearing was closed at 7:10 PM

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

Carried	Ayes	4	Grabowski, Miller, Thom, Strickland
	Nays	0	

To approve of the building site plan with the condition that the proper approval and permitting processes pertaining to the type of retail business involved are followed.

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

Carried	Ayes	4	Grabowski, Miller, Thom, Strickland
	Nays	0	

To approve of the 116.4 ft. area variance (526a) with a written determination by Chairman Grabowski.

Other Items:

Jim Kirby Area Variance - Chairman Grabowski explains the area variance determination that he has prepared.

Dollar General - Has an interest in opening a store at 3263 Oak Orchard Road, an Ag/Res Commercial District, across from Northwood Drive. No application was submitted.

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

Carried Ayes 4 Grabowski, Miller, Thom, Strickland
 Nays 0

To amend the motion to approve of the Burke building site plan to include forwarding the site plan to the county for approval. Deadline for filing is December 15, 2016. Meeting December 22, 2016. With final action January 2, 2017.

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

Carried Ayes 4 Grabowski, Miller, Thom, Strickland
 Nays 0

To amend the motion to approve of the Burke area variance to include forwarding the site plan to the county for approval. Deadline for filing is December 15, 2016. Meeting December 22, 2016. With final action January 2, 2017.

On a motion by Member Strickland, seconded by Member Thom the meeting was adjourned at 7:35 PM

Respectfully Submitted,

Debra S. Mitchell