

January 09, 2017

7:00PM

Present: Chairperson Michael Grabowski, Vice-Chairperson Marilyn Miller, Members: Curt Strickland, Alternate Member Jim Navarra

Excused: Members: David Thom, Ray Burke

Guests: Jim and Molly Preston, Justin Day

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

**Organizational Business**

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

Carried           Ayes    3           Miller, Strickland, Navarra  
                       Nays    0  
                       Abstain - Grabowski

That Michael Grabowski is appointed Chairman of the 2017 Gaines Zoning Board of Appeals.

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

Carried           Ayes    3           Grabowski, Strickland, Navarra  
                       Nays    0  
                       Abstain – Miller

That Marilyn Miller is appointed Vice-Chairperson of the 2017 Gaines Zoning Board of Appeals.

**Note Alternate Term Expires 12/31/2017**

The 2017 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 9, 2017	May 1, 2017	September 11, 2017
February 6, 2017	June 5, 2017	October 2, 2017
March 6, 2017	July 10, 2017	November 6, 2017
April 3, 2017	August 7, 2017	December 4, 2017

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

Noted that the schedule will be publically posted and updated on the website.

**PUBLIC HEARING- Kenneth & Mary Lee Knights Minor Subdivision tax parcel #38.-3-23**

The Public Hearing was opened at 7:03 PM, the public notice was read. There were no public comments on this application and the hearing was closed at 7:05 PM.

**Old Business**

**Ray Burke Special Use Permit & Area Variance, tax parcel #51.-1-8.31**

Due to inclement weather there was no regular December meeting of the Orleans County Planning Board, therefore no recommendation. There was a final discussion to update Alternate Member Navarra of the situation.

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

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

To approve the Special Use permit and area variance.

**Informal Discussions**

**Jim and Molly Preston- Zig Zag Road - Winery/Horticultural venture.**

Applicants are in the process of purchasing land and researching future possibilities and have been in contact with the CEO. Chairman Grabowski explained the possible need for a Home Occupation Special Use Permit, site plan review and County approval. It was noted that any applications would need to be submitted one week before the next meeting, which will take place February 6<sup>th</sup>, with a possible Public Hearing March 6<sup>th</sup>.

**Justin Day- tax parcel # 50.-1-43.12 (32.6 acres)**

Applicant has been in contact with the CEO and is inquiring of a possible minor sub-division and permit to build two structures. Chairman Grabowski explained the applicant can apply for a minor sub-division by January 30<sup>th</sup> to come before the board at the February 6<sup>th</sup> meeting. This matter would not have to be referred to the County Planning Board, however a Public Hearing would need to be scheduled.

**Motion to Adjourn**

On a motion by Member Strickland, seconded by Member Navarra the meeting was adjourned at 7:51PM.

**Meeting Re-Opened**

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

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

That the January 9<sup>th</sup> meeting be re-opened at 8:07PM.

**Kenneth & MaryLee Knights Minor sub-division review, tax parcel #38.-3-23, property address 2393 Kenyonville Road**

Chairman Grabowski noted that for SEQR review, this is a Type II action and no further review is required. Also no County review is required and there were no public comments. Chairman Grabowski further noted that neither party was present to represent themselves, and that it was his understanding that the purchaser had discussions with the CEO, and was his intent to apply for a special use permit to run a kennel at that address in the future. The purchaser was provided the kennel regulations to review. While the proposed sub-divided lot meets the minimum requirements for a house, there are concerns that it will not be sufficient for a kennel operation. However, no site plan had been submitted to be considered or reviewed.

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

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

To approve the minor subdivision based upon the survey map prepared by Bickle Land Surveying, dated November 17, 2016.

**Motion to Adjourn**

On a motion by Chairperson Miller, seconded by Member Strickland the meeting was adjourned at 8:10PM.

Respectfully Submitted,

Debra S Mitchell