

June 5, 2017

7:00PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilyn Miller, Members: Ray Burke, Curt Strickland, Dave Thom Alternate: Jim Navarra

Guests: Dan Strong, John Gavenda, James Dunn, Markus Mrzywka, Brian Alexander, Mary Neilans, Ed and Cathy Baranowski

Chairman Grabowski called the meeting to order at 7:05 PM with the Pledge of Allegiance to the Flag.

Approval of Meeting Minutes (05/01/2017)

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

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

The Minutes of 05/01/2017 were approved.

PUBLIC HEARING - Mrzywka - #60.-1.-40.1 - Area Variance 7:07 PM

Public Hearing notice was read. There were no public comments on the application.
Public Hearing was closed at 7:12 PM

PUBLIC HEARING - Strickland - #38.-3-2 - Minor Subdivision 7:12PM

Public Hearing notice was read. There were no public comments on the application.
Public Hearing was closed at 7:14 PM

Mrzywka Area Variance for storage shed, tax parcel #60.-1-40.1

Chairman Grabowski explained the SEQR review is a Type II action, no further review is required. It is a (c)(12) category - granting of individual setback and lot line variances. No County review is required. It was explained that the variance would consist of a 46 ft. setback, a new sketch was also examined by the board.

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

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

To approve the Area Variance of 46 ft.

Lloyd/Kenneth/Loren Strickland minor subdivision c/o John Gavenda, tax parcel #38.-3-2, property address : 2332 Kenyonville Road

Chairman Grabowski explained the SEQR review is a Type II action, no further review is required. No County review is required. John Gavenda and Brian Alexander explained there is 421' frontage and CEO Dan Strong verified there was more than enough frontage and that it is a conforming lot.

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

Carried	Ayes	4	Grabowski, Miller, Burke, Thom Strickland - recused himself
	Nays	0	

Neilans Site Plan Review, tax parcel #62.-1-23, property address 3166 Oak Orchard Road

Chairman Grabowski explained the SEQR review is a Type II action, Permitted use in a Commercial (C) District - Business Services. No further review is required. Site Plan review is required on a building of 4000 sq. ft. or larger. Referral to County Planning Board, for the June 22, 2017 meeting, with final determination at the July 10th ZBA meeting. CEO Dan Strong explained that the business would be a Veterinary Office specializing in chiropractic and acupuncture care, Dr. Mary Neilans clarified that the signage would be unlit but reflective and attached to the building using the pre-existing fasteners.

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

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

To submit the application to the County Planning Board for approval.

Informal Discussions**Baranowski - Business Proposal on Ridge Road**

Applicants are interested in purchasing the property located at 13592 Ridge Road, pending approval to begin a consulting business for Homeopathic Wellness and Dietary Guidance. Chairman Grabowski advised that they would need to file for a Special Use Permit (Professional Office) and two variances for frontage and parking as well as a SEQR. CEO Dan Strong stated that a survey of the property should be obtained as well as a study on the building to estimate the cost of bringing the building up to code.

James Dunn - Repair Shop Route 98 south

Applicant is inquiring about opening a small engine repair shop using a 50ft x 30ft barn on his property located on Rt. 98 south, CEO Dan Strong and Chairman Mike Grabowski discussed how the proposed business would fall into the Zoning Ordinances. To expedite the process the applicant was advised to file an application by June 26th, it would be placed on the July 10th agenda, sent to County and acted on in the August Meeting. CEO Dan Strong also advised to get a survey of the property.

Land Use Training Workshop -

Chairman Grabowski informed the board that there will be a Land Use Training Workshop scheduled for June 28th at the Hoag Library from 5:00 - 9:30 PM, which would meet their 4 hr yearly requirement. Registration closes on 6/20/2017.

Motion to Adjourn

On a Motion by Member Strickland, seconded by Member Thom the meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Debra S Mitchell