

## **07/14/09 Zoning Board Minutes**

### ZONING BOARD OF APPEALS

The hearing on Tuesday, July 14, 2009 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Alfred Harrington also: Ray Balcerzak, Bldg Inspector  
Harry Kaczmarek Phyllis Todoro, Town Attorney  
Michael Komorek Greg Kalinowski, Alternate  
Robert Schafer  
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1150 for Shawn Vernen, 1640 Bullis Rd, who is requesting a variance to construct a 40'x64' pole barn for personal use only, no business use. Res. C. 52-6; Appeals Case #1151 for Henry Koziol Jr, 1750 Hall Rd, who is requesting a variance to build a 36'x38' detached 3 car garage for personal use only, no business use. Res. C. 52-6.

In the matter of Appeals Case #1150 Shawn Vernen stated he would like to construct a pole barn with one (1) garage door and one (1) man door (no doors in the back of the pole barn) approximately 600'-700' back on the property in a wooded area. Plans were submitted to the Building Department for a pole barn kit from 84 Lumber from Mr. Vernen. The building will be metal sided and green in color to match the house. There is no other storage space on the property for personal belongings. No one spoke for or against this project.

Mr. Komorek made the motion: In Appeals Case #1150 for Shawn Vernen, 1640 Bullis Rd, who is requesting a variance to construct a 40'x64' pole barn for personal use only, no business use, I move the variance be granted, per submission of engineered sketches submitted to the Building Department and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Schafer. Poll vote – 5 ayes. Motion carried.

In the matter of Appeals Case #1151 Henry Koziol stated he would like to construct a 2 story 3 car garage. The second floor will be used as an exercise room/office/and for woodworking. Chairman Trzepacz informed Mr. Koziol that if the second floor is used for anything other than storage other code requirements may apply. The house sits 185' back and the garage will sit 100' back from the road in front of the house and will have a horseshoe driveway. The garage will be built in a heavily wooded area and will be sided to match the house with the garage doors side facing. There will be electric and heat. There will not be a bathroom in the building. There is a 2 car garage attached to the house but more storage room is needed. The new garage will be 10'-12' shorter than the house. Jeff Jahn, 1710 Hall Road, spoke in favor of this project. No one spoke against this project.

Mr. Schafer made the motion: In Appeals Case #1151 for Henry Koziol Jr, 1750 Hall Rd, who is requesting a variance to build a 36'x38' detached 3 car garage for personal use only, no business use, I move the variance be granted, per sketches submitted and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Harrington. Poll vote – 4 ayes. 1 no. Motion carried. (Mr. Kaczmarek voted no).

There was no correspondence at this time.

The minutes of the last meeting of June 9, 2009 were approved as submitted.

There being no further business, the meeting was adjourned at 8:32PM.

Respectfully submitted,

Jennifer M. Ginter  
Secretary-Clerk