

08/11/09 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, August 11, 2009 was called to order by Chairman Trzepacz at 8:00 PM.

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

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1152 for Ronald & Susan Draper, 2420 Woodard Rd, who are requesting a variance to construct a 30'x40' garage for personal use only, no business use. Res. B. 52-6; Appeals Case #1153 for Mark Kolkiewicz, 120 Winspear Rd, who is requesting a variance to build a 18'x22' detached garage 5' from the property line for personal use only, no business use. Res. C. 144-99 C (6); Appeals Case #1154 for Elma Fire Company, 2070 Girdle Rd, who are requesting a variance for a 4'x8' lighted message board sign 40' from the edge of the road. Res. B. 144-51 A 4.

In the matter of Appeals Case #1152 Ronald Draper stated he would like to construct a 30'x40' garage behind his house with 17' walls, 8' doors and a second floor for personal storage only. There will be electric only. William Stradtman, 2430 Woodard Rd, spoke in favor of this project. No one spoke against this project.

Mr. Kaczmarek made the motion: In Appeals Case #1152 for Ronald & Susan Draper, 2420 Woodard Rd, who are requesting a variance to construct a 30'x40' 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 – 5 ayes. Motion carried.

In the matter of Appeals Case #1153 Mark Kolkiewicz stated he is requesting the variance to build the garage 5' from the property line due to the existing septic system. According to a survey submitted on the property the parcel used to consist of 6 small lots and a 10' alley way. Chairman Trzepacz questioned Mr. Kolkiewicz as to who owns the 10' alley. Mr. Kolkiewicz believes he does but will check his deed to be sure. To avoid future problems Mr. Kolkiewicz stated he will move his garage straight back 12' which will be 1' past the alley. The sketches submitted were changed by Mr. Kolkiewicz showing the new location of the garage. No one spoke for or against this project.

Mr. Schafer made the motion: In Appeals Case #1153 for Mark Kolkiewicz, 120 Winspear Rd, who is requesting a variance to build a 18'x22' detached garage 5' from the property line for personal use only, no business use, I move the variance be granted, per changes in sketches submitted and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Harrington. Poll vote – 5 ayes. Motion carried.

In the matter of Appeals Case #1154 Joe Gauthier & Richard Willard were present from the Elma Fire Company. The Fire Company would like to use the sign at the Southside Station (Girdle Rd). They are debating on whether to purchase an electronic sign or a standard sign. The deciding factor will be the cost. The sign will sit at least 40' -50' back from the road due to a gas line. The sign can be used for Community based messages only. No one spoke for or against this project.

Mr. Harrington made the motion: In Appeals Case #1154 for Elma Fire Company, 2070 Girdle Rd, who are requesting a variance for a 4'x8' lighted message board sign 40' from the edge of the road, I move the variance be granted, per sketches submitted, provided the sign be used for Community based messages only and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Kaczmarek. Poll vote – 5 ayes. Motion carried.

There was no correspondence at this time.

The minutes of the last meeting of July 14, 2009 were approved as submitted.

There being no further business, the meeting was adjourned at 8:28PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk