

04/11/06 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, April 11, 2006 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Alfred Harrington
Harry Kaczmarek
Greg Kalinowski, Alternate
Robert Schafer
Donald Trzepacz, Chairman

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After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case # 1037 for Joseph Gauthier, 1790 Bullis Rd, who is requesting a variance to build a 28G⁺x30G⁺ detached garage at 1890 Bullis Rd, for personal use only, no business use, Res. C. 52-6; Appeals Case # 1038 for Thomas & Susan Leone, 8659 Finch Rd, Colden, who are requesting a variance for 700 N Davis Rd to construct a 1 -+ story single family residence (approx 3800 sq ft) with 2 car garage, a shed, 1 small barn and 1-2 acres of fenced in pasture for personal use only, no business use, Res. B. 144-51 (B); Appeals Case #1039 for Douglas Takac, 2470 Woodard Rd, who is requesting a variance to construct a 24G⁺x36G⁺ pole barn/garage for personal use only, no business use, Res. B. 52-6; Appeals Case #1036 for Paul Beauchemin, 901 Ostrander Rd, who was granted a 1 month continuance at the March 14, 2006 meeting.

In the matter of Appeals Case #1037 Mr. Gauthier stated he would like to build a secondary standard two (2) car garage on the property at 1890 Bullis Rd. The new house has not been built yet. There will be 9G⁺ walls, 8G⁺ doors and 16G⁺ to the peak and will be for personal lawn care equipment only, no business equipment. The driveway is already in. Wayne Day, 1731 Bowen Rd, spoke in favor of this project. No one spoke against this project.

In the matter of Appeals Case #1038 Thomas & Susan Leone would like to build a single

family residence with a two (2) car garage, a small barn and some fenced in pasture. The entrance to the property is off N Davis Rd just south of Conley Rd. The house will sit 2000G+ back from the road. Chairman Trzepacz suggested a pond with a dry hydrant for fire safety purposes. The LeoneG+s have considered a pond. Mr. Leone stated they are working with an architect on the house. They are in negotiations on the land. The sale of the property is contingent upon approval of the variance. There is one gas well on the property. No one spoke for or against this project.

In the matter of Appeals Case #1039 Douglas Takac stated he would like to build a second detached garage on his property with electric only, no additional driveway, for personal storage only. He presently has a 2 car garage in which both he and his wife park their vehicles. The walls will be 10G+ and the structure will be 16G+ to the peak. Mr. Takac stated the water run off from the school property will not affect this structure. Carol Bosch, 2531 Woodard Rd, spoke in favor of this project. No one spoke against this project.

In the matter of Appeals Case #1036 Mr. Beauchemin submitted his measurement changes to the Building Department in which the Zoning Board has received copies of. Mr. Beauchemin still plans on dividing the lot and distributed a layout of lot sizes in the neighborhood of Valley View & Hillside and feels his proposal is consistent with the character of the neighborhood. He also handed out pictures of proposed house designs that he feels maintains the rural character of the neighborhood. Chairman Trzepacz informed Mr. Beauchemin he purchased the property with specific intentions, therefore his hardship is self created. Mr. Beauchemin brought up past variances and Chairman Trzepacz informed him that each variance is different and are heard on a case by case basis. No one spoke in favor of this project. No one spoke against this project, but a lengthy letter was received from Donald Stefanski, 961 Ostrander Rd, against this variance.

Mr. Kaczmarek made the motion: In Appeals Case #1037 for Joseph Gauthier, 1790 Bullis Rd, who is requesting a variance to build a 28G+x30G+ detached garage at 1890 Bullis Rd for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Harrington. Poll vote G!(5 ayes. Motion Carried.

Mr. Schafer made the motion: In Appeals Case #1038 for Thomas & Susan Leone, 8659

Finch Rd, Colden, who are requesting a variance for 700 N Davis Rd to construct a 1 --+ story single family residence (approximately 3800 sq ft) with 2 car garage, a shed, 1 small barn and 1-2 acres of fenced in pasture for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Kaczmarek. Poll vote G!(5 ayes. Motion carried.

Mr. Kaczmarek made the motion: In Appeals Case #1039 for Douglas Takac, 2470 Woodard Rd, who is requesting a variance to construct a 24G!+x36G!+ pole barn/garage for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Schafer. Poll vote G!(5 ayes. Motion Carried.

Mr. Harrington made the motion: In Appeals Case #1036 for Paul Beauchemin, 901 Ostrander Rd, who was granted a continuance for 1 month, I move the variance be denied. Seconded by Mr. Schafer. Poll vote G!(5 ayes. Motion to deny carried.

The minutes of the last meeting of March 14, 2006 were approved as submitted.

There being no further business, the meeting was adjourned at 8:46PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk