

ZONING BOARD OF APPEALS

The hearing on Tuesday, November 10, 2009 was called to order by Chairman Trzepacz at 8:00 PM.

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

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1163 for Jonathan Polinski, 90 Valley View Dr., who is requesting a variance to build a 24'x35' detached garage for personal use only, no business use. Res. B. 52-6; Appeals Case #1164 for Jamison Road Vol. Fire Co, 1071 Jamison Rd, who are requesting a variance to build a tower foyer entrance approximately 30' from the front property line. C-2, 144-86.2 D; Appeals Case #1165 for William Patchett, 2890 Bowen Rd, who is requesting a variance to construct a 24'x24' detached garage 10' from the front property line for personal use only, no business use. Res. A. 144-97 C (4); Appeals Case #1155 for Anthony Occhino Jr, 7220 Clinton St, who was granted a continuance at the meeting of October 13, 2009.

In the matter of Appeals Case #1163 Jonathan Polinski stated he would like to build a 24'x35' detached garage next to his house, strictly for personal storage. He owns a couple of antique cars that would be housed in the new garage. The new garage will be vinyl sided to match the house with a metal roof. The new garage will sit about 12' away from the house but will sit even with the house. It will be 49' from the side set back and 87' from the front set back. Two pictures were submitted of different garages. The top picture is similar to the style Mr. Polinski would like. There will be one (1) double door and one (1) single door, both 8' high with the walls being 10' high. Electric will be added at a later date. Ten (10) to twelve (12) pine trees will be removed for the proposed addition. Twelve (12) trees will remain along with a row of arborvitaes to be used as a barrier. No one spoke in favor of this project. A letter of concern regarding this project was received and read by the Clerk from Mr. and Mrs. Fred Johnson of 80 Valley View Dr. Mr. Johnson was also present for the meeting and voiced other concerns. No one spoke against this project.

Mr. Schafer made the motion: In Appeals Case #1163 for Jonathan Polinski, 90 Valley View Dr, who is requesting a variance to build a 24'x35' detached garage for personal use only, no business use, I move the variance go be granted, per sketches submitted and provided all Elma Town Codes and Ordinances met. Seconded by Mr. Harrington. Poll vote – 5 ayes. Motion carried.

In the matter of Appeals Case #1164 for Jamison Road Vol. Fire Co., no one was present for the meeting, but the Building Department was contacted by the Fire Company stating they were not ready for this meeting and would like a continuance.

Mr. Harrington made the motion: In Appeals Case #1164 for Jamison Road Vol. Fire Co., 1071 Jamison Rd, who are requesting a variance to build a tower foyer entrance approximately 30' from the front property line, I move the variance be granted a continuance until further notice. Seconded by Mr. Komorek. Poll vote – 5 ayes. Motion carried.

In the matter of Appeals Case #1165 William Patchett contacted the Building Department and asked for a continuance to revise his plans.

Mr. Komorek made the motion: In Appeals Case #1165 for William Patchett, 2890 Bowen Rd, who is requesting a variance to construct a 24'x24' detached garage 10' from the front property line for personal use only, no business use, I move the variance be granted a continuance until further notice. Seconded by Mr. Schafer. Poll vote – 5 ayes. Motion carried.

In the matter of Appeals Case #1155 Anthony Occhino Jr submitted a new sketch for the record showing the front elevation of his proposed garage. He added windows, which will be covered on the inside. There will be a berm with pine trees in front of the garage and also a large Maple will be planted in front of the berm. The proposed garage will not be visible from the road. No one spoke for or against this project.

Mr. Schafer made the motion: In Appeals Case #1155 for Anthony Occhino Jr, 7220 Clinton St, who was granted a continuance at the meeting of October 13, 2009, I move the variance be granted, per original sketches submitted plus the new sketch submitted and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Harrington. Poll vote – 5 ayes. Motion carried.

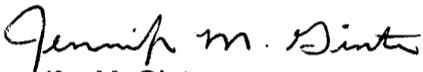
The minutes of the last meeting of October 13, 2009 were approved as submitted.

All have received information on Zoning Board Training to be held November 18th & 19th at ECC South & ECC North Campuses.

Mr. Harrington made the motion and Mr. Komorek seconded the motion to accept the Zoning Law Updates thru WEST for a one (1) year trial basis. Poll vote – 5 ayes. Motion carried.

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

Respectfully submitted,


Jennifer M. Ginter
Secretary-Clerk