

Town of Verona
Zoning Board of Appeals
6600 Germany Road
Durhamville, New York 13054

The April 11, 2016 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:00 pm by Chairman Martin Schaub on a motion made by James Regan and seconded by Salvatore Sparace. Members present were, Martin Schaub, James Regan, Patrick Barker and Salvatore Sparace. Henry Gerwig was absent. Also present was Secretary Angel Schaub and Codes Officer Chris Childs.

The March 14, 2016 meeting minutes were approved as written with a motion made by Salvatore Sparace and seconded by James Regan. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Absent, Salvatore Sparace: Aye, Patrick Barker: Aye. Aye. All Ayes, No Noes. Motion passed.

OLD BUSINESS:

The ZBA board members attended training at the Tug Hill Conference on March 31, 2016. Martin Schaub, James Regan Salvatore Sparace and Henry Gerwig attended and have their CE credits for this year.

NEW BUSINESS:

Gerald Martin of 4595 RT 46-seeking variance to replace existing garage. The requestor would like to rebuild a pole barn style garage that will be sided to match his home. Because the garage will be longer than the previous garage he needs to request a variance. It was asked if there was a way to adjust the plans but because of the size of the lot it isn't possible. James Reagan made a motion to set a public hearing for a nineteen foot side yard variance on May 9, 2016 at 7:15 pm. Salvatore Sparace was second to approve this motion. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Absent, Salvatore Sparace: Aye, Patrick Barker: Aye. Aye. All Ayes, No Noes. Motion passed. This property is in an RD district and falls under type II SEQRA. No further action required.

Skip Greene-seeking variance to build a new home at 3743 Sconondoa Rd. Patrick Barker made a motion to set a public hearing for a nine foot front yard variance on May 9, 2016 at 7:30 pm. James Reagan was second to approve this motion. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Absent, Salvatore Sparace: Aye, Patrick Barker: Aye. Aye. All Ayes, No Noes. Motion passed. This property is in an RD district and falls under type II SEQRA. No further action required.

Norm and Janet Turbee-requesting information on zoning requirements or restrictions when it comes to solar farms. The Turbee's have been approached about leasing land to a company in Arizona to construct a solar farm at 5277 Fox Rd. The ZBA determined that this will fall under a utility substation and because our zoning doesn't make mention to solar farms specifically that they will refer the requestors to the planning board for a site plan review. The ZBA had questions about allowed coverage on the property and what is included in that figure. The ZBA will reach out to the department of state for an opinion. ZBA chairman will forward the SEQRA link to Mr. Turbee to assist in filling out the required forms. The ZBA then referred the requestors to the planning board for review.

PUBLIC CONCERNS:

A citizen asked the ZBA if there was a procedure to getting the town to run natural gas to the properties in Verona Beach. The ZBA suggested that the people that want it should attend the next town board meeting and submit their requests to the town board for review.

PUBLIC HEARING:

The public hearing for Craig Clark of 6435 S. Lakeshore Rd opened at 7:15 pm by motion of James Regan and seconded by Patrick Barker. Members of the public were invited to speak. No one spoke for or against. The ZBA held a brief discussion and reviewed materials submitted. James Regan made a motion to close the public hearing at 7:24 pm. Salvatore Sparace was second to approve this motion. Salvatore Sparace made a motion to grant a six and a half foot side yard variance to build a new home at the location mentioned. James Regan was second to approve this motion. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Absent, Salvatore Sparace: Aye, Patrick Barker: Aye. Aye. All Ayes, No Noes. Motion passed. This falls under type II for SEQRA, no future action required. This property is located in a Hamlet zoned district.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 7:43 pm on a motion made by James Regan and seconded by Salvatore Sparace. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Absent, Salvatore Sparace: Aye, Patrick Barker: Aye. Aye. All Ayes, No Noes. Motion passed.

APPROVAL OF MINUTES:

Chairman: Martin Schaub	:	_____
Board Member: Henry Gerwig	:	_____
Board Member: Salvatore Sparace	:	_____
Board Member: James Regan	:	_____
Board Member: Patrick Barker	:	_____
Alternate Member: Russell Walker:		_____
Secretary: Angel Schaub	:	_____

This document is unapproved unless signed by all ZBA members.