

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

The March 14, 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 Henry Gerwig and seconded by James Regan. Members present were, Martin Schaub, Henry Gerwig, James Regan Patrick Barker and Russell Walker as an alternate for Salvatore Sparace whom was absent due to work conflict. Also present was Secretary Angel Schaub and Codes Officer Chris Childs.

The February 8, 2016 meeting minutes were approved as written with a motion made by James Regan and seconded by Henry Gerwig. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Aye and Salvatore Sparace: Absent, Patrick Barker: Aye and Russell Walker: Aye. All Ayes, No Noes. Motion passed.

OLD BUSINESS:

Chairman made mention to the town board at the monthly meeting that he would like know the status of the “new” zoning books. He was informed that they are being sent out for publishing and could take up to another six months.

The town board approved training at the Tug Hill Conference on March 31, 2016. Martin Schaub, James Regan and Henry Gerwig are planning to attend.

A question was brought up about the Anchor Light Inn needing a special permit from the zoning or planning boards. It was determined that since they met all requirements per codes that were decided upon during the site plan review process, and because it's not required in that district, that no permit was required to be issued and that they can operate as they are.

Martin Schaub received word from the town attorney that there may be an article 78 filed regarding the cell tower approval and to submit all documents to Vince for review.

Martin Schaub praised the ZBA for the work they did over the past several months. He stated that he appreciated the feedback and opinions of all members. He also stated that when all contribute that's what makes a team.

The ZBA held a brief discussion regarding J&K Firewood on Tilden Hill Rd. The codes enforcer has been made aware by town board members that the property looks messy because of the firewood being delivered in the front yard. The ZBA discussed what an appropriate amount of time would be to have the wood cut and stacked on the side of the house? The property is cleaned up at this point and they decided that they will continue to work along side of the codes officer to monitor the business. If the owner doesn't have it cleaned up within two weeks of delivery then the ZBA will request his presence to discuss making revisions to his permit.

NEW BUSINESS:

Martin Schaub suggested that Russell Walker have an email account set up for zoning since he is an active alternate for the board.

Martin Schaub informed the ZBA that he suggested to the town board during their meeting on March 7, 2016 that they put a moratorium in place for cell towers, solar farms and wind farms until the town has time to update their ordinance to cover these projects. He informed them the the DOS said that the zoning is very minimal and could use some updates in these areas. He suggested that they do not ban them but specify requirements until they have something in place. The town board members seemed to agree but didn't act on a moratorium at that time.

Craig Clark-requesting a variance to rebuild a home at the property located at 6435 S. Lakeshore Rd. The requestor plans on demoing the camp that resides on the property and building a new two story home. He is building in the same foot print with the exception being that he wants to extend the back toward the lake more. He stated that the building would be a 36 x 42. The ZBA discussed with codes the required set backs from the sea wall and determined they are thirty feet. The current camp is approximately three and a half feet from the property line on the west side. After reviewing the map provided that ZBA determined that the requestor would need a six and a half foot North side yard variance. Henry Gerwig made a motion to set a public hearing for April 11, 2016 at 7:15 pm for a six and a half foot North side yard variance. James Regan was second to approve this motion. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Aye and Salvatore Sparace: Absent, Patrick Barker: Aye and Russell Walker: 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.

Wilsons Nursery on RT 31- The ZBA held a discussion on whether this business requires a new permit. The owner of the property claims that he has never closed down. He has always sold plants/trees just not at the volume he use to. It was determined that this business would fall under to old zoning regulations and wouldn't need to come in unless it changes. The ZBA suggested that a letter be sent to the owner to have him come in before the ZBA to discuss what's going on there and to make sure everything falls within regulations so there is no issues in the future.

PUBLIC CONCERNS:

Henry Gerwig stated that he was having an issue with something that occurred at the last zoning board meeting. He stated that the town board should be made aware of a letter that was created to “look like” it was sent from the town and mailed to neighbors complaining about a business that was looking to get permits to operate. Martin Schaub stated that he made the town board members aware prior to and again at the meeting on March 7, 2016 that this had happened, as well as a letter that was mailed to property owners falsely claiming they were a cell tower company and offering deals to land owners.

PUBLIC HEARING:

No scheduled hearings this month.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:30 pm on a motion made by Henry Gerwig and seconded by Patrick Barker. All members present voted- Martin Schaub: Aye, James Regan: Aye, Henry Gerwig: Aye and Salvatore Sparace: Absent, Patrick Barker: Aye and Russell Walker: 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.