

TOWN OF GAINES PLANNING/ZONING BOARD MEETING | 2017

July 10, 2017

7:00PM

Present: Vice Chairperson Marilyn Miller, Members: Ray Burke, Curt Strickland, Dave Thom
Excused: Chairman Michael Grabowski
Absent: Jim Navarra
Guests: Dan Strong, Mary Neilans, Shaun Kelly

Vice Chairperson Marilyn Miller called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Approval of Meeting Minutes (06/05/2017)

On a motion of Member Strickland, seconded by Member Burke the following was

Carried	Ayes	4	Miller, Burke, Thom, Strickland
	Nays	0	

The Minutes of 06/05/2017 were approved.

Public Hearing - Neilans - #62.1-1-23 - Site Plan Review 7:02PM

Public Hearing notice was read. There were no public comments on the application.
Public Hearing was closed at 7:05 PM

Public Hearing - Kelly - #39.-3-3 - Area Variance 7:07PM

Public Hearing notice was read. There were no public comments on the application.
Public Hearing was closed at 7:13 PM

Neilans - Site Plan Review - tax parcel #62.1-1-23

Vice Chairperson Miller explained this is a permitted use in a Commercial (C) District - Business Services, the SEQR review is a Type II action, no further review is required. The application was referred to County, the meeting was canceled and therefore the Town is permitted to make final determination.

On a motion of Member Thom, seconded by Member Burke the following was

Carried	Ayes	4	Miller, Burke, Thom, Strickland
	Nays	0	

To approve the Site Plan Review to Operate a Veterinary Facility.

Kelly - Area Variance Front Setback - tax parcel #39.-3-3

Vice Chairperson Miller and CEO Dan Strong explained that this is a pre-existing condition, non-conforming lot, the SEQR review is a Type II action, no further review is required - (c) (12) category - granting of individual setback and lot line variances. No County review is required. It was further discussed that the new home will replace the preexisting home which was destroyed by fire, Mr. Kelly has also received a letter of acceptance from the County Health Department for the existing Septic System.

On a motion of Member Strickland, seconded by Member Burke the following was

Carried	Ayes	4	Miller, Burke, Thom, Strickland
	Nays	0	

To approve the Area Variance with a copy of the Letter of Acceptance from the County.

Dunn - Special Use Permit (Home Occupation) and Site Plan Review - tax parcel #62.1-1-22

Vice Chairman Miller and CEO Dan Strong explained that this is a Home Occupation, the SEQR review is an unlisted action, with a short EAF, there was a preliminary discussion of the application at the last meeting. Referral to County Planning Board for the July 27, 2017 meeting with a Public Hearing to be scheduled for the August 7, 2017 ZBA meeting.

On a motion of Member Thom, seconded by Member Burke the following was

Carried	Ayes	4	Miller, Burke, Thom, Strickland
	Nays	0	

To submit the application to the County Planning Board for approval.

Motion to Adjourn

On a motion by Member Strickland, seconded by Member Burke the meeting was adjourned at 7:23 PM.

Respectfully Submitted,

Debra S Mitchell
ZBA Secretary