

TOWN OF GAINES PLANNING/ZONING BOARD MEETING | 2018

January 08, 2018

7:00PM

Present: Chairperson Michael Grabowski, Vice-Chairperson Marilyn Miller, Members: Curt Strickland, David Thom, Alternate Member Jim Navarra

Excused: Members: Ray Burke

Guests: Joe Grube, Tyler Allport

Chairman Grabowski called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Organizational Business

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

Carried Ayes 3 Miller, Strickland, Navarra
 Nays 0
 Abstain - Grabowski

That Michael Grabowski is appointed Chairman of the 2018 Gaines Zoning Board of Appeals.

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

Carried Ayes 3 Grabowski, Strickland, Navarra
 Nays 0
 Abstain – Miller

That Marilyn Miller is appointed Vice-Chairperson of the 2017 Gaines Zoning Board of Appeals.

Note Alternate Term Expires 12/31/2017

The 2017 meeting schedule will be based upon the following:

"The Town of Gaines Zoning Board of Appeals meets on demand for Use & Area Variances. Site Plan review, Sub-division review, Special Use Permits and all other Planning Board functions are scheduled to start at 7:00 PM as follows:

January 8, 2018	May 7, 2018	September 10, 2018
February 5, 2018	June 4, 2018	October 1, 2018
March 5, 2018	July 2, 2018	November 5, 2018
April 2, 2018	August 6, 2018	December 3, 2018

Applications must be submitted one week prior to that date to be considered.

Noted that the schedule will be publically posted and updated on the website.

Old Business

Use Variance Findings and Decision – Marie Preston, property address: 14877 Ridge Road, Albion, NY, tax parcel: part of 41.-1-38.211, dated November 6, 2017 reviewed.

Informal Discussions

Joe Grube and Tyler Allport joined the meeting after their town board meeting and introduced themselves. A brief discussion followed on the operating procedure of the board. Joe and Tyler were informed and advised that both Ray Burke and Jim Navarra wanted to continue in their respective roles on the ZBA. Joe indicated they would address this at the next town board meeting.

Motion to Adjourn

On a motion by Chairperson Miller, seconded by Member Strickland the meeting was adjourned at 8:42PM.

Respectfully Submitted,

Michael P. Grabowski

TOWN OF GAINES PLANNING/ZONING BOARD MEETING | 2018

February 5, 2018

7:00PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilyn Miller, Curt Strickland, David Thom, Jim Navarra

Excused: Ray Burke

Guests: Marie Preston, Adrienne Kirby, CW Lattin, Rene Schasel, James Bonafini, Robert Albanese

Chairman Grabowski called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Informal Discussion:

Marie Preston permit for a green house

Marie began by indicating that as we get closer to spring she was looking into the possibility of adding a greenhouse to her business property located at 14877 Ridge Road. She stated that at one point there was an existing structure located on the property but it had to be removed. Although she did not have exact dimensions, she would like to locate it in approximately the same location as the previous one.

Chairman Grabowski explained that based upon the fact that the structure was removed, a new permit would have to be issued by the code enforcement officer to construct the new one based upon the setbacks listed in the zoning ordinance. A general group discussion followed, and Marie was advised to determine the actual size of greenhouse she wanted, and to locate it on a site plan. She was additionally told that an area variance was likely to be required, and to work with the code enforcement officer to fill out the needed forms and applications.

A general discussion followed and it was determined that another site plan review would not be required to accompany the application

On a motion from Vice Chairperson Miller, seconded by Member Strickland the meeting was adjourned at 7:29PM.

Respectfully Submitted,

Michael P. Grabowski

TOWN OF GAINES ZONING COMMITTEE MEETING

March 5, 2018

Present: Gerard Morrissey

Carol Neibert, Clerk

Convened at 7:05 p.m.

Adjourned at 7:06 p.m. for lack of forum.

Carol Neibert
Clerk - ZBA

April 2nd, 2018

Call to Order at 7:02 pm by Chairman Michael Grabowski with Pledge of Allegiance.

Attendance: Chairperson Grabowski, Vice Chairperson Marilyn Miller, Members: Curtis Strickland, David Thom and Gerard Morrissey. Alternate Member: Jim Navarra. Town Code Enforcement Officer, Dan Strong. Guests: Marie and Aaron Preston, James Kirby, Jerry Culhane and Sue Smith.

No minutes were presented. New member, Gerard Morrissey, was welcomed and asked to keep the meeting minutes.

Public Hearing: Preston- Tax map #41.-1-41 14877 Ridge Road 7:05 pm

Notice of Public Hearing was read. There were no public comments on the application. Public Hearing closed at 7:09 pm.

Discussion followed: "Agricultural structure" will be a greenhouse not larger than 30 feet front by 50 feet deep. The sketch presented was found to be inaccurate and the greenhouse will be approximately twelve (12) feet west of the existing structure and set deeper than the front wall of that structure. Applicants stated that upon completion of a new survey, a new sketch would be presented to Mr. Strong. A Short Environmental Assessment Form was presented with the packet; SEQR review: Type II action, no further review is required.

On a MOTION by member Strickland, seconded by member Morrissey: Area variance approved for front setback of not less than seventy (70) feet for front of proposed greenhouse, contingent upon an updated survey and sketch being submitted to CEO Strong.

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Morrissey
Nays 0

SITE PLAN REVIEW: A & J KIRBY FARMS LLC (James Kirby) Tax map #52.-1-3.14 2803 Crandall Rd

James Kirby presented Permit Application and Site Plan review shown to be Permitted Use in Ag/Res District per 502 (4) in a certified agricultural district; review requirements in Article VI, Section 665; referral to County for April 26, 2018; Public Hearing to be scheduled and final determination Monday, May 7, 2018. After discussion, building will be 16-person farm-worker housing.

On a MOTION by member Miller, seconded by member Thom: Application is referred to County review for April 26th and Public Hearing and Final determination to be May 7, 2018.

Carried Ayes 5 Grabowski, Miller, Thom, Strickland, Morrissey
Nays 0

Land Use workshops scheduled for Burgundy Basin Inn, Pittsford May 18th 9:00-5:00 and Hoag Library, Albion Thursday, May 31st 5:00-9:30.

Miscellaneous: Chairman Grabowski led an extended discussion of: proposed Gaines Town Board meeting minutes and ZBA issues he had raised; access to Town building after change of locks; status of ZBA

secretary; and status of "alternate" members Ray Burke and Jim Navarra with Grabowski disputing the appointment of multiple alternates. No motion made.

On a MOTION to adjourn by member Strickland, second by member Thom. Carried at 8:10 pm.

Submitted by Gerard M. Morrisey

TOWN OF GAINES PLANNING / ZONING BOARD MEETING | 2018

May 7th, 2018

7:00 PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilyn Miller, Members: Curt Strickland, Dave Thom

Guests: Ray Burke, Phil Paul, Robin Paul, Mike Wohlueno, Mary Wervey, Mike Rubino, Jim Kirby, Jerry Culhane, Guy Smith and John Burriss.

Chairman Grabowski called the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

Approval of Meeting Minutes (01/08/18 and 02/05/18)

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

Carried	Ayes	5	Grabowski, Miller, Burke, Thom, Strickland
	Nays	0	

The Minutes of 01/08/2018 were approved.

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

Carried	Ayes	5	Grabowski, Miller, Burke, Thom, Strickland
	Nays	0	

The minutes of 02/05/18 were approved.

Public Hearing, A & J Kirby Farms Site Plan Review Tax Parcel #52.-1-3.14

The public hearing was opened at 7:05 pm. Public notice was read, and hearing was closed at 7:07 with no public comments. On a motion of Chairman Grabowski, A & J site plan review to approve the application with the condition the applicant provides an agricultural data statement.

Motioned by Thom, seconded by Morrisey, the following was closed.

Old Business

Site Plan Review, Farm Labor Camp, Tax Parcel #52.-1-3.14

Approval with the following condition – The Town of Gaines shall receive an Agricultural Data Statement from the Applicant prior to taking any action.

New Business

Minor Subdivision, Site Plan Review and Special Use Permit for Zaremba Group, LLC. It has been previously determined that this is a permitted use in the CH District. Dan Strong suggests sending plans to a town engineer to address any draining issues. In regards to the monument sign, Chairman Grabowski's statement on the Dollar General application is that we request the building to be located along the rear setback line, and to replace the proposed pylon sign with a monument sign. Also, discussion followed to modify the exterior elevations from precast cobblestone stone product to hardy board siding and split-faced cmu, to remove the canopy and signage to be individual characters. Zaremba will need to get a rendering of the sign and updated drawings for the site plan review and special use permit. The next step is sending plans to the Town Engineer and getting revised elevations from Zaremba.

Special Use Permit & Site Plan Review, Fairhaven Treasures, Tax Parcel ID #51.-1-8.31. Reviewed proposed activities and Dan Strong classified barn as an A2 assembly. Any activity pertaining to food and drink will need a permit from the Health Department. The site will need a Use Variance to classify as a campground. Article 7, Section 701 – Campgrounds: states minimum site area is 15 acres. Not enough information to make a complete application.

Informal Discussions

Reviewed Article 7, Section 708 – Home Occupations with Philip Paul regarding potential carpet store on Ridge Road. Special Use Permit will need to be submitted.

Miscellaneous Items

Status of De Facto ZBA alternative members – No action by Town Board.

Land Use Training is Thursday May 31st, 2018 at the Hoag Library 5:00pm – 9:00pm.

Motion to Adjourn

On a Motion by Member Strickland, seconded by Member Thom, the meeting was adjourned at 9:05 PM

Respectfully Submitted,

Sarah Connor

June 4th, 2018

7:02 PM

Present: Chairperson Michael Grabowski, Vice Chairperson Marilyn Miller, Members: Curt Strickland, Dave Thom and Gerard Morrisey

Guests: Ray Burke, Mike Wohlwend, Christian Luciano, Mary Wervey, Tim Grooms, Jerry Culhane, Margie Eason and Jesse Eason.

Chairman Grabowski called the meeting to order at 7:02 PM with the Pledge of Allegiance to the Flag.

Approval of 05/07/18 Meeting Minutes

On a motion of Member Morrisey, seconded by Member Miller the following was carried:

Ayes 6 Grabowski, Miller, Burke, Thom, Strickland and Morrisey.
Nays 0

The Minutes of 05/07/2018 were approved.

Public Hearing, for minor subdivision with variance, Transit Rd.

The public hearing was opened at 7:09 pm. Public notice was read, and hearing was closed with no public comments. On a motion by Chairman Grabowski, the public hearing was closed.

Old Business

Minor Subdivision and Site Plan review for Zaremba Group, LLC.

The Town of Gaines Zoning Board accepts Part 1 of the Full Environmental Assessment Form prepared by Zaremba Group LLC. It is then forwarded to Chatfield Engineers PC for further review and authorizes Chatfield Engineers PC to complete a Coordinated Review with the following Involved Agencies and Interested Parties:

- NYS Department of Transportation Region 4 (DOT)
- State Historic Preservation Office (SHPO)
- Orleans County Planning Board
- Orleans County Health Department
- Town of Gaines Town Board

Chatfield Engineers PC will notify the Involved Agencies and Interested Parties of The Town of Gaines Zoning Board of Appeals to act as Lead Agency for this project and will provide them with a copy of Part 1 of the full Environmental Assessment Form for review during the 30-day comment period.

On a motion by Member Morrisey, seconded by Member Thom, the resolution was carried.

Carried Ayes 6 Grabowski, Miller, Burke, Thom, Strickland and Morrisey.
 Nays 0

New Business

Special Use Permit & Site Plan Review, Fairhaven Treasures, tax parcel ID #51.-1-8.31. Review proposed activities and application. Forward to County Planning Board and schedule a public hearing for July's meeting. Final determination to be made at July meeting.

On a motion by Member Thom, seconded by Member Miller, the following was carried.

 Ayes 6 Grabowski, Miller, Burke, Thom, Strickland and Morrisey.
 Nays 0

Minor subdivision and variance for property on Transit Road. No county referral required. SEQR review, Type II action, no further review required.

On a motion by Member Strickland, seconded by Member Thom, the following was carried.

 Ayes 6 Grabowski, Miller, Burke, Thom, Strickland and Morrisey.
 Nays 0

Informal Discussions

Pastor Marie Easton, proposed a vegetable and fruit stand, tax parcel #: 49.-1-31. Reviewed dimensional specifications, definition of Seasonal Tourist Business, and SUP requirements for the same. Variances and a site plan will have to go under review.

Miscellaneous Items

Status of De Facto ZBA alternative members – No action by Town Board.

Members who attended the Land Use Training, on Thursday May 31st, 2018, are to provide their completion certificates to the ZBA Secretary or the Town Clerk.

Motion to Adjourn

Meeting was adjourned by Chairman Grabowski, on a motion by Member Miller, seconded by Member Morrisey, the meeting was adjourned at 8:46 PM

Respectfully Submitted,

Sarah Connor