

# TOWN OF GAINES ZONING BOARD OF APPEALS MINUTES

JUNE 14, 2022

Gaines Town Hall

Meeting called to Order at 7:00 P. M. by Chairman Morrisey.

**ROLL CALL:** Gerard Morrisey, Chairman; Dave Thom; Joyce Riley; Gary Davy

Absent: Jim Navarra

**PRESENT:** Dan Schuth; Sarah Bradshaw, Secretary

Chairman Morrisey decided to move to New Business before approving the minutes, as Dan Schuth was present.

## **NEW BUSINESS:**

Dan Schuth, Kent Road, Division of a small piece of property in Town of Gaines; Tax Map # 41.-1-8, 2302 Transit Road, this is the address being sold, which is a wooded area that will be used for hunting. The person who is looking to purchase the land lives at 2279 Transit Road and has a parcel in between his land and the land they are purchasing. Dan presented the board with Tax Maps and a survey map for them to review. Dan Schuth is appearing in front of the Zoning Board tonight to discuss the variance for frontage. He let the board know he appeared in front of the Planning Board the week before and needs to present to them an actual survey of the division before moving forward. The discussions between Dan Schuth and the board regarding the situation and what steps would need to be taken. The main concern was regarding the 36-foot frontage and wanting to change it to 20 foot instead. Dan Schuth wants to be able to keep, as much land as he can to farm on, changing to 20 foot would make thing easier. Chairman Morrisey was not sure if it was possible to change and had to go along with the Planning Board. There were a few other questions and comments from the board regarding this matter. Chairman Morrisey then pointed out, this is only an informal discussion and no action can be taken at this time. The situation needs to be taken care of with the Planning Board first. Once the Planning Board moves forward with their part the Zoning Board can then move forward with our part next month. May schedule a public hearing for August. No further action will be taken at this time.

## **READING AND APPROVAL OF MINUTES**

The board then reviewed the minutes of May 10, 2022

Motion to approve the minutes of May 10, 2022 by Thom and 2<sup>nd</sup> by Riley.

Ayes 4; Nays 0

Absent: Navarra

**Motion Carried**

## **OLD BUSINESS:**

Tillman's Village Inn, Inc. (Mark Tillman) Tax Map #51.01- 1- 19.11 and 20.1 at 14359 and 14369 West Ridge Road subdivision with multiple side and rear setback variances needed.

Chairman Morrisey shared with the board the situation that was going on with Tillman's Village Inn. He let the board know he had spoken to the Town of Gaines Planning Board Chairman Chris Watt. He was updated about the application and found there were still some issues that needed to be taken care of. We are going to wait to see what happens next month at the Planning Board before taking any action. At this point, there will be no further action.

## **NEW BUSINESS CONTINUED:**

Informal discussion regarding Jack Foos, use of vacant land for portable storage containers near 14115 Ridge Road. Chairman Morrisey and the board had a brief discussion regarding this application, as Jack Foos was not present. They feel this is not something that can be done. The codes are not going to allow this as the property does not allow any residence to be built on this land. In the end, board does not want to pass this application, but will see what happens next month. Need to hear more from Jack Foos before making a final decision. No further action will be taken at this time.

**CHAIRPERSON'S REPORT:** There was a brief discussion regarding the training, Chairman Morrisey reminded the board members need to get their training done. Hoag Library offering some classes; paperwork on how to sign up was handed out. Chairman Morrisey also let the board know they should plan on meeting next month unless something changes. Need to wait to see what happens with the Planning Board, be on stand-by. No other questions or comments were made.

**PRIVILEGE OF THE FLOOR: NONE**

**ADJOURNMENT**

**Motion** to adjourn at 7:30 P.M by Davy and 2<sup>nd</sup> by Riley

Ayes – 4; Nays – 0

Absent: Navarra

**Motion** Carried

Respectfully submitted,  
Sarah Bradshaw, Secretary