

TOWN OF GAINES ZONING BOARD OF APPEALS MINUTES

JULY 12, 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; Dan Strong, Town of Gaines Codes Officer; Sarah Bradshaw, Secretary

Chairman Morrisey shared with the board the situation regarding the minutes being posted to the website was being taken care of. He emailed the supervisor. The Secretary, Sarah Bradshaw, let Chairman Morrisey know she had emailed what she had so far over to the supervisor on Monday and will continue sending them going forward.

READING AND APPROVAL OF MINUTES

The board reviewed the minutes of June 14, 2022

Motion to approve the minutes of June 14, 2022 by Davy and 2nd by Riley.

Ayes 4; Nays 0

Absent: Navarra

Motion Carried

OLD BUSINESS:

Dan Schuth, Transit Road, Division of a small piece of property in Town of Gaines; Tax Map # 41.-1-8, 2302 Transit Road with 36-foot frontage variance. Dan Schuth was present, submitted the updated tax maps to the board. Chairman Morrisey briefly talked about the application; letting the board know the property being sold was not going to have any buildings built on it and was only going to be used for hunting. At this time, we are ready to schedule a public hearing, but wanted to know if the board had any other questions. Minor discussions between the board and Chairman Morrisey, he let Dan Schuth know they would need a final survey done and submitted at some point. It is not be needed by next month's meeting, but would need to be turned in to be finalized. Dan Schuth stated it would not be a problem.

Motion to schedule a public hearing to allow 36 feet of frontage on the new parcel by Davy and 2nd by Riley

Ayes 4; Nays 0

Absent: Navarra

Motion Carried

NEW BUSINESS:

Barn dominium – Informal Discussion of Zoning Section 655b and whether a variance would allow piers. Chairman Morrisey shared with the board Dan Strong the Town's Codes Officer had some information he wanted to present to the board regarding this situation. There is no application at this time, but wanted to discuss the law and see if it was something the board would be able to accept. It is in regards to all dwellings and must have a concrete or masonry foundation that extends at 42" inches below ground level. Chairman Morrisey, Dan Strong and the board members discussed the situation in order to come up with a plan on how to deal with these types of applications. Dan Strong had a sample of a map showing what the structure would look like and how it would be supported. Chairman Morrisey then shared with the board the steps he felt would be best to follow when or if they ever receive one of these applications. He felt that the person should go and see the code Enforcement officer and get an application filled out. Then it would be presented to the zoning board who would then schedule a public hearing for an interpretation of 655b. After the interpretation is presented, the board will then vote on this information on whether they agree. If the board does agree, they would then open another public hearing regarding the variance. There will be no further action taken at this time as they are going to have to wait to see if any applications show up.

CHAIRPERSON'S REPORT: There was a brief discussion regarding the training, Chairman Morrisey shared more information regarding some training he was informed about. He handed out the information to each of the board members to review. No other questions or comments were made.

PRIVILEGE OF THE FLOOR: NONE

ADJOURNMENT

Motion to adjourn at 7:40 P.M by Davy and 2nd by Thom

Ayes – 4; Nays – 0

Absent: Navarra

Motion Carried

Respectfully submitted,
Sarah Bradshaw, Secretary