

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084



Zoning Board of Appeals Meeting

Date: December 22, 2020

Time: 7:00 pm

Location: Zoom 81449030158

Meeting called by: LaFayette Zoning Board of Appeals

Chair: Christine Keenan

Secretary: Sue Marzo

Attendees: **Zoning board members: Christine Keenan, James Nash,
Anita Miner, Mike Vilardi, Mike Stiner**

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Jackie Roorda, Town Clerk, Michael Carter, applicant, Ralph Lamson, Codes Officer

Minutes

Christine Keenan opened the meeting with introductions. Motion was made by Mike Stiner, second by Anita Miner to approve the minutes of November 24 as written. All Board members were in favor.

Agenda Item:

Case 7-2020 -ZBA

PUBLIC HEARING

Application by Michael and Corene Carter for an area variance at property located at 4109 Route 91, Jamesville, NY to allow the building of an 8' x 12' shed to house a tractor and wood, in the back corner of the property. The request is for 4'6" setback of the side yard instead of 15' in a Agricultural / Residential District. (Tax Map No: 004.-01-04.0)

Mr. Carter reviewed with the Board the reasoning for needing a variance to build a shed to store a new canopied tractor. There is no really good way to plow because their cars go underneath the house. He has a new tractor with a canopy, and it will not fit in his current garage.

Chairperson Keenan asked the Board if they had any questions on the request. There were no questions posed.

SEQR Short Form Part 2 was completed as follows led by Attorney Brown.

Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? – “No or small impact”

Will the proposed action result in a change in the use or intensity of use of land? – “No or small impact”

Will the proposed action impair the character or quality of the existing community? – “No or small impact”

Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? – “No or small impact”

Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? – “No or small impact”

Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? – “No or small impact”

Will the proposed action impact existing:

a. Public/private water supplies? – “No or small impact”

b. Public/private wastewater treatment utilities? – “No or small impact”

Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? – “No or small impact”

Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? – “No or small impact”

Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? – “No or small impact”

Will the proposed action create a hazard to environmental resources or human health? – “No or small impact”

Attorney Brown advised based on these answers an appropriate motion is for the Zoning Board of Appeals to serve as lead agency and determine that this project does not have the potential for any significant negative impacts on the environment. Motion was made by Mike Stiner, second by Anita Miner. All Board members were in favor.

Mike Stiner made a motion to open the Public Hearing, second by Anita Miner. All Board members were in favor. There were no participants present to speak for or against the project.

Mike Stiner motioned to close the Public Hearing, second by Anita Minerd. All Board members were in favor.

Criteria was reviewed as follows and detailed in the Board Decision Form filed in the Town Clerk's office:

Can the benefit be achieved by other means? – yes

Will there be an undesirable change in neighborhood character or nearby properties?- no

Is the request substantial? no

Will it have an adverse physical or environmental affects? no

Is the alleged difficulty self-created? yes

Motion was made by Mike Stiner to approve the application, second by Anita Minerd. All Board members were in favor. Motion is carried to approve.

Mr. Carter thanked the Board.

Mike Stiner asked about 4238 West Shore Manor. They had applied for an addition to the existing house and the house is gone and they tore the house down. Ralph Lamson stated they came in and got a demo permit. They found the place was a disaster with a lot of structural issues. Mike Stiner asked about the footprint. Ralph Lamson stated that they are using the same footprint.

Jackie Roorda stated that the codification of the Town's local laws and regulations should be online soon and thanked Jeff Brown and everyone else involved. Our laws and ordinances will be online soon. Christine Keenan thanked Jeff Brown for the rewrite and for the job he did. Jeff Brown stated that he could not have done it without Jackie Roorda and Ralph Lamson.

Motion to adjourn was made by Mike Stiner, second by Anita Minerd. All Board members were in favor.

Meeting adjourned at 7:12 pm.

Respectfully Submitted,



Sue Marzo
Zoning Board Secretary

