

**MINUTES OF THE STAFFORD ZONING BOARD OF APPEALS  
MEETING OF June 15, 2015**

PRESENT:

Jim Balonek        -Board Member  
Nicholas Pascucci -Board Member  
Mike Lathan      Acting Chairman  
Betsy Torrey      -Board Member  
Bonnie Kinney     -Board Member

ABSENT:

Crista Boldt       -Chairman

OTHERS PRESENT:

Walter Kershenski - Recording Secretary  
Lester Mullen     - CEO/ZEO  
Gene Sinclair     - CEO/ZEO  
Public             - Phyllis Darling, Andrew Darling, Sandra Swanson

Meeting called to order at 7:00 p.m. by acting Chairman Michael Lathan.

**1. Approval of Minutes:**

A **Motion** was made by ZBA Member Pascucci and seconded by ZBA Member Torrey to accept the minutes of the May 18, 2015 ZBA Meeting as submitted by the ZBA Recording Secretary.

All approved. **Motion** carried.

**2. Old Business:**

**a.** Alternate Member approval:

Town Clerk, Kershenski informed the Board members that Bonnie Kinney has been approved by the Town Board for the position of alternate member of the ZBA effective immediately.

**3. New Business:**

**a.) Use Variance Application for property at 6230 E. Morganville Rd. 32-2015**

- Donna Call
- Reasonable use of Property to include farm animals

ZEO/CEO Lester Mullen & Gene Sinclair presented a Use Variance application from Donna Call to allow farm animals to be stabled at property she owns at 6230 E. Morganville Rd. Donna Call addressed the ZBA Members and explained that historically, farm animals were stabled on this property and therefore the owner is claiming that it would be appropriate to continue to stable such animals on this property. After a brief discussion amongst the ZBA Members,

A **Motion** was made by ZBA Member Balonek and seconded by ZBA Member Kinney to accept the application for a Use Variance from Donna Call and to submit the application to the County & Town Planning Boards for their review and recommendation. Motion passed 5 to 0.

A **Motion** was made by ZBA Member Torrey and seconded by ZBA Member Pascucci to schedule a public hearing on July 20<sup>th</sup>, 2015 regarding application 32-2015 by Donna Call at 6230 E, Morganville Rd. for a use variance to allow horses to be stabled at this address. Motion passed 5 to 0.

**b. Application for an Area Variance at 6177 Main Rd.**

- **James Pontillo**

- Variance for fence height at rear of lot
- Approval to consider the Area Variance Permit as submitted

An Application for an Area Variance was submitted by Pontillo Properties to the ZBA for their consideration. This application has not been officially accepted by the Ceo/Zeo or the Town Clerk. ZBA Member Pascucci asked what the status of the fence is. CEO/ZEO Mullen and Sinclair explained that Mr. Pontillo had a hearing in County Court and was ruled to be in violation of the Town of Stafford Zoning laws regarding the height of a fence and therefore he was referred to the Stafford Town Court for sentencing. He appeared before the Stafford Town Court and was fined accordingly. After further discussion amongst the ZBA Members a **Motion** was made by ZBA Member Pascucci and seconded by ZBA Member Torrey to table further consideration of the Area Variance application by Pontillo Properties and forward the application to the Town Attorney for his review and legal counsel. Motion passed 5 to 0.

**4: Correspondence/Workshops/Reports/General Information:**

- Training Workshop, June 18, 2015 6 – 9:30 PM Attica High School

**5. Adjournment:**

A **Motion** was made by ZBA Member Balonek and seconded by ZBA Member Pascucci to adjourn the meeting at 7:25 PM. The **Motion** was passed 5 to 0.

Respectfully submitted,  
June 15, 2015

*Approved at July 20, 2015 meeting*

Walter Kershenski, ZBA Recording Secretary