

**MINUTES OF THE STAFFORD ZBA
MEETING OF October 15, 2018**

PRESENT:

Crista Boldt	-Board Member
Jackie Ali	-Board Member
Jim Balonek	- Board Member
Nicholas Pascucci	Board Member
Michael Lathan	Chairman
Walt Kershenski	– Recording Secretary

ABSENT:

OTHERS PRESENT:

Gerry Wood -CEO/ZEO
Gene Sinclair -CEO/ZEO
Andrew Darling, Phyllis Darling, Nathan Merritt, Yvonne Branton, Chad Branton, Leslie Kajewski

Chairman Lathan called the Public Hearing to order at 7:00 p.m and read the Notice of Public Hearing as follows:

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the Town of Stafford will hold a Public Hearing at the Stafford Town Hall, 8903 Route 237, on Monday October 15, 2018 at 7:00 p.m. regarding an application for an Area Variance to request rear setback to build a Pergola/Gazebo. The application is made by Nathan Merritt for property at 9043 Roanoke Rd., Tax Map 19.-2-15, pursuant to Town of Stafford Zoning Law, Schedule A Set Backs. Said Planning Board will meet at the place and time stated above to hear from all persons in connection with such matters.

By Order of the Stafford Zoning Board of Appeals
Michael Lathan, Chairman

Chairman Lathan then called upon the people present to comment on any concerns or issues related to this application for an Area Variance.

All questions and concerns were addressed by the ZBA Chairman and Members.

Motion was made by ZBA Member Boldt and seconded by ZBA Member Balonek to close the Public Hearing 7:24 PM.

Chairman Lathan called the Regular ZBA meeting to order at 7:25 PM.

1. Approval of September 17, 2018 Meeting Minutes:

Motion made by Board Member Boldt seconded by Board Member Ali to accept the minutes of the September 17, 2018 ZBA Meeting as submitted by Secretary Walter Kershenski.

Approved 5 to 0

2: OLD BUSINESS:

Phil Call Application for a land separation and area variance and merge for property at 6407 Main Rd., Tax Map 10.-1-10.11.

Chairman Lathan reported that he recently received the 'Notice of Final Action' form from the County Planning Board. Their decision was for Approval. They explained that the proposed variance should pose no significant county-wide or inter community impact. After a brief discussion regarding Mr. Call's application Chairman Lathan executed the 'Area Variance Findings & Decision' form collectively with the ZBA Members. Then a **Motion** was then made by ZBA Member Boldt and Seconded by ZBA Member Balonek to approve Mr. Call's Application for the land separation and area variance and merge contingent on the merge being executed within 90 days.

Motion was approved 5 to 0 .

Nathan Merritt Application for an Area Variance to build a Pergola/Gazebo at 9043 Roanoke Rd., TMP 10.-2-57.

Chairman Lathan initiated a discussion with the ZBA Members regarding Mr. Merritt's application for an Area Variance. Nathan Merritt's original variance request was for a rear setback of 1". Yvonne and Chad Branton who own the adjoining property were opposed to the 1" setback. The ZBA Members collectively agreed that 1" would be too much of an infringement on the neighboring property and recommended a 10' setback. Mr. Merritt discussed his project requirements with the ZBA Members and he indicated that he would compromise at a 6' setback but the ZBA Members cited that 10' was equivalent to another similar setback variance recently granted.

At this time, Chairman Lathan executed with the ZBA Members the 'Area Variance Findings and Decision' form. Based on the results of the executed form, a **Motion** was then made by ZBA Member Ali and seconded by ZBA Member Balonek to accept Mr. Merritt's Area Variance application with a setback variance of 10'.

Motion passed 5 to 0.

3. NEW BUSINESS

a) Secretary Kershenski reported to the Board Members that he has received an application from a resident of the Town of Stafford to fill the vacant position on the ZBA. Her name is Leslie Kajewski and she is present here at the meeting. Chairman Lathan suggested that the ZBA Members adjourn to an executive meeting to interview Ms. Kajewski. A Motion was made by ZBA Member Boldt and seconded by ZBA Member Balonek to close the regular meeting at 7:43 PM and open an executive session to interview potential candidates for the vacant position on the ZBA. Motion passed 5 to 0.

b). Chairman Lathan called the regular ZBA meeting back to order at 8:09 PM. Upon interview of the potential candidate for the vacant position on the ZBA a **Motion** was made by ZBA Member Ali and seconded by ZBA Member Pascucci to recommend to the Town Board that they approve appointment of Leslie Kajewski to fill the vacant position as a full time member of the ZBA. Motion passed 5 to 0.

Chairman Lathan will write a letter of recommendation to the Town Board that Leslie Kajewski be appointed as an active member of the ZBA.

4. Correspondence/Workshops/Reports/General Information

5. Adjournment:

A **Motion** was made by ZBA Member Boldt and seconded by ZBA Member Balonek to close the ZBA meeting at 8:10 PM.

Motion was passed 5 to 0.

Walter Kershenski ZBA Recording Secretary
Approved at the November 19, 2018 meeting