

**MINUTES OF THE STAFFORD ZBA
MEETING OF June 18, 2018**

PRESENT:

Michael Lathan	-Chairman
Crista Boldt	-Board Member
Jackie Cavanaugh	-Board Member
Jim Balonek	- Board Member
Bonnie Kinney	- Board Member
Walt Kershenski	- Recording Secretary
Nicholas Pascucci	- Alternate Board Member

ABSENT:

OTHERS PRESENT:

Gerry Wood	-CEO/ZEO
Gene Sinclair	-CEO/ZEO

Andrew Darling, David Vicary, John Garner, Phyllis Darling, Cheryl White

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 June 18, 2018 at 7:00 p.m. regarding an application for an Area Variance to divide a residential lot from the rear farmland. The application is made by David Vicary for property at 6497 Main Rd., Tax Map 10.-1-11.211, pursuant to Town of Stafford Zoning Law, Article II, and section 182-14, subsection C, paragraph 2. 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 then called upon the people present to comment on any concerns or issues related to this application for an Area Variance.

One person asked about driveway access and a possible increase in traffic. Also question the zoning designation of the property.

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

Motion was made by ZBA Member Boldt and seconded by ZBA Member Cavanaugh to close the Public Hearing 7:07 PM.

Chairman Lathan called the Regular ZBA meeting to order at 7:07 PM.

1. Approval of May 21, 2018 Meeting Minutes:

Motion made by Board Member Boldt seconded by Board Member Cavanaugh to accept the minutes of the May 21, 2018 ZBA Meeting as submitted by Secretary Walter Kershenski.

Approved 5 to 0

2: OLD BUSINESS:

a. David Vicary application for variance for a Land Separation at 6497 E. Main St. Rd.

Chairman Lathan initiated discussion amongst the ZBA Members regarding Mr. Vicary's application. After a brief discussion regarding Mr. Vicary's application Chairman Lathan requested a Motion be made to approve or disapprove Mr. Vicary's application.

A **Motion** was then made by ZBA Member Boldt and Seconded by ZBA Member Balonek to approve David Vicary's variance application for a Land Separation at 6407 E. Main St.

Motion was approved 5 to 0 via a Roll Call vote as follows:

ZBA Member Cavanaugh	Yes
ZBA Member Balonek	Yes
ZBA Member Kinney	Yes
ZBA Member Boldt	Yes
ZBA Chairman Lathan	Yes

Chairman Lathan then reviewed the Zoning Variance Findings and Decision form and collectively answered all relevant questions. This report will be filed with Mr. Vicary's activity folder in the ZEO/CEO office files.

3. NEW BUSINESS

a) John Garner's Application for a variance for a side and rear set back at 6688 Randall Rd., Tax ID 7.-1-17.12.

Chairman Lathan asked Mr. Garner to come forward and explain the details of his application for a side and rear set back variance. Mr. Garner explained that he wants to build a 20 x 48 ft. Accessory Building 20 ft from the neighboring property. Zoning regulations require 30 ft. After reviewing the submitted site plan map and the proximities to the neighboring properties it appears that this would not create any hardships for any of the Neighbors. A **Motion** was then made by ZBA Member Boldt and seconded by ZBA Member Kinney to refer Mr. Garner's application to the Genesee Co. Planning Board for their review and recommendation and also to schedule a Public Hearing for the July 16, 2018 ZBA Meeting.

Motion passed 5 to 0.

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 7:28 PM.

Motion was passed 5 to 0.

Walter Kershenski, ZBA Recording Secretary

Approved at the July 16, 2018 meeting