Present: Zoning Board Members – Chairman William Bridson, Everett Taylor, Robert Graham, John Bouchard, Dom Paz; Richard Williams – Town Attorney; Beth Hart – Zoning Clerk; Town Councilman – Joe Catalano and Jason Ruffell; and 10 members of the public.

Chairman Bridson called the meeting to order at 7pm and led the Pledge of Allegiance.

Minutes

The minutes from December 6, 2017 was acknowledged but not approved due to lack of quorum from previous meeting.

1124 Route 104

The application of BME Associates requesting approval for construction of a 4’ X 8’ sign. The property is owned by Anthony and Sharon Strati and zoned B.

Greg Bell from BME Associates explained that this property is a flag lot with only 15’ strip of land leading to property from Route 104. The Strati’s rent out the building and they would like to replace the sign that was previously removed. They would like to replace the sign and put it in the middle of the driveway with a 2’5” variance for each side.

Richard Williams, Town Attorney, explained to the board that this property came before the board in November 2016 with just a drawing and not a map of the property. There were questions as to if the original sign was located on Strati’s property or to the property to the east. They were advised to get a survey of their property and return to the board. Mr. Williams explained to the board that they have two options: 1. approve an area variance for the east side of the lot and put the sign back in the same spot or 2. approve an area variance for both sides of the lot and put the sign in the middle of the driveway.

Sharon Strati said they would like to put the sign back where it was originally.

At its regularly scheduled meeting on December 13, 2017, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Preliminary/Final Site with the following comments:

1) the hardship criteria (rules/test) that are required to grant the area variance must be substantiated at the local level,
2) the minimum variance necessary/adequate should be considered,
3) the proposed sign should not impede available sight distance (if applicable),
4) the proposed sign should not impact the NYS Department of Transportation Rt. 104 right of way,
5) the proposed sign should not impact site ingress/egress or onsite traffic circulation and
6) the property owner(s) should be aware that portions of the parcel may contain (or be near) FEMA flood zone area (mapping available online at https://msc.fema.gov/portal) and any planning/development should be done in accordance with applicable regulations.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

ZONING BOARD OF APPEALS
TOWN OF ONTARIO
Re: Area Variance
1124 Route 104
Tax Map #: 62117-00-235610
Applicant: Anthony and Sharon Strati

The Ontario Zoning Board of Appeals grants to the above Applicant 7’2” and 7’ of relief on the east side of lot, where a foot 10’ is required according to Code Section 150-48 A (2), to allow the applicants at the above location and bearing the above Tax Parcel number to allow the construction of a business sign in the existing position that was granted in 1997.
The public hearing was closed.

ZONING BOARD OF APPEALS
TOWN OF ONTARIO
Re: Area Variance
2533 Lake Road
Tax Map #: 663119-16-998483
Applicant: Deborah Dowd

The Ontario Zoning Board of Appeals grants to the above Applicant to allow an accessory building to be in front of the primary structure according to Code Section 150-15B (1) at the above location and bearing the above Tax Parcel.

The within Resolution follows a Public Hearing held on February 7, 2018 and the review, by the Board of all written and oral submissions, together with due deliberation and consideration.

This application is a Type II Action under Section 617.5 and, therefore, is not subject to environmental review under SEQRA and this application is a local matter.

The within Resolution is based upon the following specific Findings of Fact and subject to the following Specific Conditions:

Findings of Fact

1) There is no undesirable change to the neighborhood. There is a precedence on Lake Road to put structures in front of residences so as not to block the view of the lake.
2) There are other feasible means, however, the accessory building can’t be moved further north due to water drainage and blocking the view of the lake.
3) The variance is substantial, however, there is a precedence on Lake Road that a number of residences have put similar structures in front of the residences.
4) The difficulty is self-created, however, the accessory structure will be a benefit to the applicant without impacting the neighborhood.

Conditions of Approval

The Board, in granting the within application, hereby imposes the following specific conditions:

1) This variance is granted only for the plans submitted and prepared by Santelli Lumber and dated December 4, 2017.
2) The building permit shall be drawn within one (1) year of this approval.

The within Resolution was moved by Zoning Board Chairman Bridson, seconded by Mr. Taylor and voted as follows:

William Bridson  Aye
Everett Taylor    Aye
Robert Graham    Aye
John Bouchard    Aye
Dom Paz          Aye

Vote 5 Ayes, 0 Nays.

Approved by the Zoning Board of Appeals on February 7, 2018.

2577 Putnam Road

The application SunCommon requesting approval of a special permit for the construction of a roof mounted solar array. The property is owned by Joe Harrison and zoned R2.
Mr. Graham moved to adjourn the meeting. Mr. Taylor seconded the motion.

Meeting adjourned at 7:50 pm.

Beth Hart
Secretary, Zoning Board of Appeals