Present: Zoning Board Members – Chairman William Bridson, Everett Taylor, Robert Graham, John Bouchard, Dom Paz; Richard Williams – Town Attorney; Joe Catalano – Town Board Beth Hart – Zoning Clerk; and 7 members of the public.

Chairman Bridson called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

Minutes
A motion was made by Mr. Paz, seconded by Mr. Bouchard seconded, to approve the minutes from September 5, 2018 meeting as presented.

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

Vote 5 Ayes, 0 Nays. MOTION CARRIED

1334 & 1344 Route 104 – Use Variance
The application Patrick Almy requesting approval of a Use Variance to allow sales, repair and collision repair of automobiles. The property is owned by applicant and zoned B.

Jim Tucherello stated he will be the landlord for the properties and park his extra vehicles on the lot until a business vacates a building. Jim will also be filing an administrative subdivision to merge the two parcels into one.

A motion was made by Chairman Bridson and seconded by Mr. Bouchard to “Add Conditions” to the Use Variance approved July 11, 2018.

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

Vote 5 Ayes, 0 Nays. MOTION CARRIED

1046 Lake Mist Trail – Area Variance
The application D’Angelo Builders requesting approval of an Area Variance of 1’2” front set back relief where 50’ is required and 2’3” side set back relief where 15’ is required for construction of a 3113sf single family home. The property is owned by applicant and zoned R2.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

A motion was made by Mr. Graham and seconded by Mr. Taylor to approve the Area Variance for construction of 3113sf single family home at 1046 Lake Mist Trail.

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

Vote 5 Ayes, 0 Nays. MOTION CARRIED
1051 Lake Mist Trail – Area Variance
The application of Eric Weingartner requesting approval of an Area Variance of 35’ rear set back relief where 40’ is required and 8’ side set back relief where 20’ is required for construction of a 240sf shed. The property is owned by applicant and zoned R2.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

A motion was made by Mr. Paz and seconded by Mr. Taylor to approve the Area Variance for construction of a 240sf shed at 1051 Lake Mist Trail.
William Bridson Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard Aye
Dom Paz Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED

7667 Misty Way – Area Variance
The application of Sean O’Rourke requesting approval of an Area Variance of 10’ rear set back relief where 40’ is required for construction of a 240sf shed. The property is owned by applicant and zoned R2.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

A motion was made by Mr. Taylor and seconded by Mr. Bouchard to approve the Area Variance for construction of a 240sf shed at 7667 Misty Way.
William Bridson Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard Aye
Dom Paz Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED

1418 Route 104 – Special Permit
The application of Teon Kowalyk requesting approval of a Special Permit for the expansion of current business to include a health and wellness facility. The property is owned by applicant and zoned R1.

Teon Kowalyk said he will be expanding his chiropractic office to include a gym. He will be holding “Crossfit” training sessions and use the gym for his patients. This business will have its own LLC. Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

A motion was made by Chairman Bridson and seconded by Mr. Paz to approve the Special Permit for the expansion of current business to include a health and wellness facility at 1418 Route 104.
William Bridson Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard Aye
Dom Paz Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED
1214 Lake Road – Area Variance
The application of Matthew Nowak requesting approval of an Area Variance for construction of a 1344sf detached garage nearer to the front property line than the front of the main building. The property is owned by applicant and zoned R1.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

At its regularly scheduled meeting on September 26, 2018, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide impact with the following comments:

1) the hardship criteria (rules/test) that are required to grant the area variance must be substantial at the local level,
2) the minimum variance necessary/adequate should be considered,
3) the Town may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances and
4) the property owner(s) should be aware that portions of the parcel appear to contain (or be near) FEMA flood zone area (approximate mapping available online at https://msc.fema.gov/portal) and any planning/development should be done in accordance with applicable regulations.

A motion was made by Mr. Bouchard and seconded by Mr. Graham to approve the Area Variance for construction of a 1344sf detached garage at 1214 Lake Road.

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

Vote 5 Ayes, 0 Nays. MOTION CARRIED

Chairman Bridson moved to adjourn the meeting. Mr. Graham seconded the motion.

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

Vote 5 Ayes, 0 Nays. MOTION CARRIED

Meeting adjourned at 8:05 pm.

__________________________________
Beth Hart
Secretary, Zoning Board of Appeals