

**Town of Ontario
Zoning Board of Appeals
Minutes
September 5, 2018**

Present: Zoning Board Members – Chairman William Bridson, Robert Graham, John Bouchard, Dom Paz; Richard Williams – Town Attorney; Joe Catalano – Town Board Beth Hart – Zoning Clerk; and 5 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 August 1, 2018 meeting as presented.

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

Vote 4 Ayes, 0 Nays. MOTION CARRIED

7721 Misty Way– Area Variance

The application of Gerber Homes requesting approval of an area variance of 6’2” front setback relief where 40’ is required for the construction of 227sf front porch. The property is owned by applicant and zoned R2.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.

Mike Greene, Greenland Surveying PLLC, stated that they neglected to put the porch on the drawing before staking out the house. The house is complete and when doing up the instrument survey for the property, they realized their mistake.

A motion was made by Mr. Bouchard and seconded by Mr. Graham to approve the Area Variance for construction of 227sf front porch at 7721 Misty Way.

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

Vote 4 Ayes, 0 Nays. MOTION CARRIED

INFORMAL:

1334 & 1344 Route 104 – Use Variance

Jim Tucherello is discussing the site plan for the approved use variance from July 11, 2018.

Al LaRue, McMahon LaRue Associates, PC, described the proposed site plan to be developed in 5 years. The parcel is now 3.46 acres. They would be changing from 3 driveways off of Route 104 to 2 driveways, eliminating the middle driveway. A detention basin would line the west side of the property. Jim Tucherello would like to build this in 7 phases (totaling 309 parking spaces) for vehicle sales, in the hopes of eventually getting a franchise to buy and sell new/used vehicles. Each phase would have gravel/hard surface to park the cars in. There would be indoor storage (classic vehicles) and a mechanical shop in the building that is now the Glass Gallery. Jim Tucherello has not taken possession of the property until this zoning application has been completed.

Rich Williams, Town Attorney, explained this clearly will need a site plan and go before the Planning Board after the Zoning Board rules next month. In the site plan, you will need buffering, configuration, drainage, lighting, aesthetics and overall number of vehicles for this parcel.

Robert Graham left the meeting.

Discussion ensued.

Rich Williams, Town Attorney, advised the Board members to drive by the property and see what a “reasonable amount” of vehicles for this property. Also to set the reasonable parameters that will fit into the neighborhood. Mr. Williams also advised Jim Tucherello, to come back to the board next month with the absolute minimum amount of vehicles he would need to make this application work.

Application will be brought to the Zoning Board in October.

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

William Bridson Aye

Everett Taylor Absent

Robert Graham Absent

John Bouchard Aye

Dom Paz Aye

Vote 3 Ayes, 0 Nays. MOTION CARRIED

Meeting adjourned at 8:05 pm.

Beth Hart
Secretary, Zoning Board of Appeals