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

6280 Furnace Rd – Special Permit
The application of Denise Ruiz requesting approval of a Special Permit to operate an Urgent Care Facility. The property is owned by Rb-3 Associates and zoned B.

David Venniro explained they are looking at opening an Urgent Care Facility at 6280 Furnace Rd. Medical Waste (i.e. blood on gauze) will be stored inside and a company would be contracted to remove wastes. Rear door will be used for an emergency exit for patients needing an ambulance service (expected 1-2 trips per week). Medication will be stored under lock and secured. They expect up to 20 visitors a day, seven days a week from 8am-8pm.

Chairman Ruffell asked for public comment.

A resident, asked if the restrooms would be handicap assessable with 2 bars and raised toilet seats.

The public hearing was closed.

At its regularly scheduled meeting on March 27, 2019, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Special Permit with the following comments:

1) use of the building should proceed in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building and property maintenance, screening, landscaping, etc.), particularly given that the parcel is located on the corner of the highly traveled NYS Rt. 104 and Furnace Road,

2) emergency service vehicle access should be provided for,

3) proposed on-site traffic circulation, parking area(s), and total number of available parking spaces should be confirmed and be compatible with existing on-site uses and take handicapped and emergency vehicle parking into consideration,

4) the building must meet NYS Uniform Fire Prevention and Building Codes,

5) security measures should be intact (e.g. the site should be lighted),

6) hazardous materials should be properly stored, handled and disposed of,

7) all necessary local and NYS regulations and approvals/permits must be followed/obtained and

8) the applicant(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. Ruffell and seconded by Mr. Taylor to approve the Special Permit to operate an Urgent Care Facility at 6280 Furnace Rd.

Jason Ruffell Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard Absent
Dom Paz Absent

Vote 3 Ayes, 0 Nays. MOTION CARRIED

Minutes
A motion was made by Mr. Taylor, seconded by Mr. Graham seconded, to approve the minutes from November 7, 2018 meeting as presented.

Jason Ruffell Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard  
Absent
Dom Paz  
Absent
Vote 3 Ayes, 0 Nays. MOTION CARRIED

**1085 Willits Rd – Area Variance**
The application of Seth Holder requesting approval of an Area Variance to construct a 1200sf pole barn. The property is owned by applicant and zoned R2.

Seth Holder wants to remove a shed and place a 1200sf pole barn in the same location to line up with a current driveway. There is a natural swale on the east side of the shed that he would like to keep in place. He will be using the pole barn for recreational vehicles and equipment with the doors facing the driveway. Storage on the east side of the pole barn would be minimal.

Chairman Ruffell asked for public comment.

Don Anderson, resident, asked how high would the pole barn be. Mr. Holder explained it would be 20’ high.

The public hearing was closed.

A motion was made by Mr. Ruffell and seconded by Mr. Graham to approve the Area Variance to construct a 1200sf pole barn at 1085 Willits Rd.

Jason Ruffell  
Aye
Everett Taylor  
Aye
Robert Graham  
Aye
John Bouchard  
Absent
Dom Paz  
Absent
Vote 3 Ayes, 0 Nays. MOTION CARRIED

**1807 Route 104 – Use Variance**
The application of Daniel Young requesting approval of a Use Variance to operate a kennel. The property is owned by applicant and zoned BT.

Richard Williams, Town Attorney, explained the Use Variance procedure to the board and public.

Daniel Young stated he purchased the property a few years ago and had a hard time finding a tenant for this property. After finding a tenant for the building, Daniel still wants to put another business to use the rest of the property. He is concerned about some businesses that might spill on the property, cause pollution and damage to the land and wildlife. Because of this, Daniel was picky and took over a year to get a tenant. At this time Mr. Young is barely breaking even after renovating the building for the current tenant. Mr. Young loves animals and would love to put a kennel in the back part of this property to bring more income from the property. The building would be 2400sf with a fence in area behind the building. Animal waste containers will be stored outside and a contractor will be hired to remove the solid wastes from the property. The building would house 18-20 animals.

Chairman Ruffell asked for public comment, there were none.

At its regularly scheduled meeting on March 27, 2019, 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/tests) that are required to grant the area variance must be substantiated at the local level,
2) the minimum variance necessary should be considered,
3) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at [http://www.dec.ny.gov/gis/erm/](http://www.dec.ny.gov/gis/erm/)) and any planning/development should be done in accordance with applicable regulations.

Chairman Ruffell explained they could not vote on this application without financial records to prove that this property is a hardship.

A motion was made by Mr. Ruffell and seconded by Mr. Taylor to leave the Public Hearing open and bring financials to the May Zoning Board meeting.
Jason Ruffell  Aye
Everett Taylor   Aye
Robert Graham   Aye
John Bouchard   Absent
Dom Paz        Absent
Vote 3 Ayes, 0 Nays. MOTION CARRIED

**964 Route 104 – Area Variance**
The application of Sign and Lighting Services LLC requesting approval of an Area Variance to replace current sign with a 60sf illuminated sign. The property is owned by Thomas Nelson and zoned B.

Richard Williams, Town Attorney, explained this application came before the Planning Board in March 2019 and they approved the style and location on the property but needs to come to the Zoning Board due to the size of the sign. The Planning Board recommended approval for the area variance.

Jay Hurzy, Sign and Lighting Services LLC, stated the size of the sign is big but due to the location on Route 104, this is a reasonable request. The visibility is good and the sign would be illuminated.

Chairman Ruffell asked for public comment, there were none.

The public hearing was closed.

A motion was made by Mr. Ruffell and seconded by Mr. Taylor to approve the Area Variance to replace current sign with a 60sf illuminated sign at 964 Route 104.
Jason Ruffell  Aye
Everett Taylor   Aye
Robert Graham   Aye
John Bouchard   Absent
Dom Paz        Absent
Vote 3 Ayes, 0 Nays. MOTION CARRIED

**6150 Furnace Rd – Area Variance**
The application of Verschage Ventures LLC requesting approval of an Area Variance to construct a multifamily residence. The property is owned by applicant and zoned B.

Timothy Verschage, Verschage Ventures LLC, purchased this vacant property and would like to build a 3 family apartment building. The front set back is conforming with the other buildings in the neighborhood. A neighbor at the Planning Board meeting last month, asked if it would be possible to switch the house so the house would be facing south and closer to the north side of the property. The driveway will be 18ft wide on the south side of the property.

Discussion ensued concerning how many variances are needed for this application.

Chairman Ruffell asked for public comment, there were none.

The public hearing was closed.

At its regularly scheduled meeting on March 27, 2019, 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/tests) that are required to grant the area variance must be substantiated at the local level,
2) the minimum variance necessary/adequate should be considered.

A motion was made by Mr. Ruffell and seconded by Mr. Taylor to leave the Public Hearing open, submit a completed application and validate what variances are needed to the May Zoning Board meeting.
A motion was made by Mr. Graham and seconded by Mr. Taylor to move and adjourn the meeting.

Meeting adjourned at 8:18 pm.

__________________________________
Beth Hart
Secretary, Zoning Board of Appeals