

ZONING BOARD OF APPEALS
5 ROUTE 31
P. O. BOX 568
JORDAN, N.Y. 13080



PLANNING BOARD
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TOWN OF ELBRIDGE ZONING BOARD OF APPEALS
May 18th, 2011

MEMBERS PRESENT: John Moorehead
Robert Decker
Floyd Backes
Paige Boratko- ZBA Secretary/Alternate
ZBA Attorney Scott Chatfield

ALSO PRESENT: Carl Petrosino, Jill Hathaway, Jim Aldrich

CORRESPONDENCE:

- ZBA Minutes of April 20th, 2011
- Codes Report from CEO R. Herrmann – April, 2011
- Application for Special Permit from Jill Hathaway – 1273 Rte #5, East, Elb.
(037.-01-24.0)

DETERMINATION OF QUORUM AND CALL TO ORDER – 7:00 PM EST

Chairman John Moorehead called the meeting to order at 7:00 p.m. and designated ZBA secretary Paige Boratko as an alternate voting member for tonight's meeting due to absent board members.

APPROVAL OF MINUTES: The board reviewed the previous month draft minutes of April 20th, 2011. A motion was made by Paige Boratko and seconded by Robert Decker to adopt the minutes as unchanged. It passed with all in favor at 7:03p.m.

Chairman John Moorehead continued the meeting with a review of the Town of Elbridge board minutes and the codes report from C.E.O. R. Herrmann.

Carl Petrosino
5863 Fowler Rd, Memphis
037.-01-03.0

Chairman Moorehead requested that Mr. Carl Petrosino approach the board. Chairman John Moorehead stated that the discussion was for informational purposes only as the board could not make any determinations or decisions without the application process. Mr. Petrosino explained that he was proposing to build any equipment barn to house his lawn tractor, tiller and all other equipment. Mr. Petrosino stated that the previous owner of his home took the garage and turned it into a bedroom. He produced a drawing of the property as it exists now showing the proposed barn, driveway and road frontage. Mr. Petrosino stated that he was told by the C.E.O. R. Herrmann that the front of the barn can't be placed past the rear line of the house. His reasons for requesting to build the barn in the proposed area were that he would not have to incur any expense to change the driveway, it would also hide some of his yard wood piles and the most important reasoning is that he and his wife are caring for their mother who is an Alzheimer's patient

and she spends a lot of time looking out the only window that would be blocked by the garage if they have to put it where the town laws state that it should be located. Mr. Petrosino stated that there is an in-ground swimming pool in the back yard and leach lines on the other side of the house so there is nowhere else for them to place the barn. Chairman John Moorehead informed Mr. Petrosino that he would need to return with a "to scale" drawing showing all the obstacles that are preventing him from building the barn behind the house. The drawing will need to show the location of all the obstacles such as the pool, leach lines, shed and the lot lines. The ZBA's job is to try to negotiate to the least amount of a non-conforming situation as possible. The barn will need to be as close to conformity as possible. Robert Decker stated that it would not hurt to have signed statements from his neighbors and informed him of the four criteria of the area variance.

Jill Hathaway:
1273 Rte #5 East, Elbridge
Dog Day-care
037.01_24.0

Jill Hathaway and Jim Aldridge came before the board for informational purposes concerning a special permit for a Dog Daycare Facility to be located at 1273 Rte #5 East, Elbridge. The property is owned by Mr. Mark Seigle of Elbridge Land Co.LLC. Ms. Hathaway was prepared to submit the application to the board at tonight's meeting. The ZBA Attorney Scott Chatfield explained to Ms. Hathaway the ZBA application and hearing process. The ZBA does not have jurisdiction until there is an application. Due to the property's location being on a state roadway, a GML-239 County referral is required to go before the Onondaga County Planning Board. This application will need to be submitted as soon as possible in order to meet the time frame of the County meeting schedule, and the area weekly publication for the legal notice as well as the ZBA's next meeting of June 15th, 2011 at 7:00 p.m. The application starts the process. The ZBA secretary will submit the legal notice and the GML-239 County referral application when the ZBA application and fee is received by the Town Clerks. A public hearing will then be scheduled for the next ZBA meeting.

NEW BUSINESS: None

DISCUSSIONS: The board reviewed page by page of the new Zoning application. Corrections were made. The new application will be modified and reviewed by the board again before submitting to the Town Board.

ADJOURNMENT: With no further business, on a motion made by Robert Decker and seconded by Paige Boratko the meeting was adjourned with all in favor at 8:40 p.m.

Respectfully Submitted,
Paige Boratko, Secretary