

ZONING BOARD OF APPEALS MEETING

February 16, 2023

6:00 PM

The meeting was called to order by Chairperson Kathy Taylor at 6:00 PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Chairperson

Bob Faynor

Ernie Rivera

John Yurco

Craig Coleman

Also in attendance: Bill Gabak, Jr., Zoning Officer

Jared Dudek

Gerald Dudek

Dominic Giacona

Todd Post

Craig Coleman made a motion to approve the minutes of January 19, 2023, seconded by Bob Faynor. All in favor.

The purpose of this meeting was to hearing the following:

1. Jared Dudek, 5423 Ridge Road, Tax Map #128.00-1-17.2 is requesting a variance to the provisions of the Minimum Lot Size contained in the Bulk & Use Table, Agricultural District, from 10 acres to 2 acres in order to make custom parts/machinery for agricultural and established manufacturing companies.

At this time, Chairperson Taylor stated the following: Since the processing of this variance application and upon further review of this matter, the Zoning Officer has determined that a variance is not required. Under Local Law 2020-1, the Ag District Bulk and Use Table was amended to reduce the minimum permitted lot size in the Ag District from 10 acres to 2 acres for Permitted Uses and Uses Requiring a Special Use Permit. Also, Cayuga County Real Property has verified that the applicant's lot size is 2 acres. Therefore, there is no need for a variance.

Zoning Officer Gabak explained that he originally thought applicant needed the variance but after further review of the separate amendments to the Zoning Law, he found that the 2 acres would apply for all Permitted Uses and Uses Requiring a Special Use Permit, within the Ag district.

The Board then proceeded to review the Special Use Permit Application submitted by Jared Dudek in regards to providing custom precision parts/machinery for agricultural and established manufacturing companies. There was discussion about the parts/machinery that will be produced, the noise, environmental factors, etc. Applicant stated that there will be no customer traffic as he is dealing mostly with larger established companies for which he would personally deliver the parts that they order. The deliveries of raw material would come via Econo-van approximately once a month or so. Any waste he would bring to a recycling center via personal vehicle.

The only concern that the Board had was for the proper disposal of any hazardous material per DEC rules. The Board will submit a letter to the Town Board with this concern.

2. Dominic Giacona appeared on behalf of his clients, Todd Post, Linda Polinsky, John McHugh and Lisa Engert, who own property at the Buck Point Subdivision. He gave a brief presentation of his clients' Subdivision Application on Buck Point.

Mr. Giacona was informed and acknowledged that the Board is waiting for advice/direction from the Town's Zoning Attorney before they can proceed with this application.

Chairperson Taylor made a motion to adjourn the meeting, seconded by Bob Faynor. Time was 6:15pm.

Respectfully submitted,

Cindy Schiminske, ZBA Clerk