

01/09/07 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, January 9, 2007 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Alfred Harrington also: Tom Stynes, Asst Bldg Inspector
Harry Kaczmarek Phyllis Todoro, Town Attorney
Mike Komorek Greg Kalinowski, Alternate
Robert Schafer
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1067 for Frank Campofelice, 670 Chairfactory Rd, who is requesting a variance to build a new residence on a vacant lot west of 631 Chairfactory Rd. The lot does not meet the 300Æ depth requirement. Res. A. 144-97 C (2); Appeals Case #1065 for Richard Pancali, 1271 Rice Rd, who was granted a 1 month continuance at the meeting of December 12, 2006.

In the matter of Appeals Case #1067 a representative for Mr. Campofelice stated that Mr. Campofelice purchased the lot next to 631 Chairfactory Rd to build a new residence for a family member. The house will be 3400 sq ft to include a 2nd story and will sit 75Æ off the road with 46Æ3ö side set backs. (A variance was granted for this property on November 8, 2005 to a different owner). There are residences on both sides of this lot. No one spoke for or against this project.

In the matter of Appeals Case #1065 Mr. Panicali stated he would like to improve the existing front porch by adding a surround porch to the entire front and the south side of the house with the front entrance being on the front corner of the house (angled away from the road). The porch will be unenclosed and less than 50Æ from the road. He would also like to add a second story addition to the rear of the house for his son and daughter-in-law who will be moving into the house. There are no plans for the other building on the property except to improve the exterior. There is a full basement in the house. A new septic system is currently being put in the back yard. Mr. Panicali submitted a petition of signatures from surrounding neighbors in support of the improvements being made to the

house. No one spoke for or against this project.

Mr. Schafer made the motion: In Appeals Case #1067 for Frank Campofelice, 670 Chairfactory Rd, who is requesting a variance to build a new residence on a vacant lot west of 631 Chairfactory Rd. The lot does not meet the 300' depth requirement, I move the variance be granted, per sketches submitted, and provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Kaczmarek. Poll vote 5 ayes. Motion carried.

Mr. Komorek made the motion: In Appeals Case #1065 for Richard Panicali, 1271 Rice Rd, who was granted a 1 month continuance at the meeting of December 12, 2006, I move the variance be granted for an unenclosed porch constructed in the 50' set back code and for a second story addition to the rear of the house, per sketches submitted, provided all Elma Town Codes and Ordinances are met. Seconded by Mr. Schafer. Poll vote 5 ayes. Motion carried.

The Association of Towns meeting February 18-21, 2007 was mentioned, also there is a video presentation on Community Growth to be held on Tuesday, February 6 at 7:00PM at Clarence High School. The presentation will be 2 credit hours for any Board member attending

The minutes of the last meeting of December 12, 2006 were approved as submitted.

There being no further business, the meeting was adjourned at 8:50PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk