

3/9/04 Zoning Board of Appeals Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, March 9, 2004 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Harry Kaczmarek Also: Robert Pierce, Town Attorney
Lee Occhino Tom Stynes, Asst Building Inspector
Robert Schafer
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #958, for James Zakrzewski, 460 Chairfactory Road, who is requesting a variance to build a 30G'+x40G'+ pole barn with metal siding for personal use only, no business use. Res. A., 52-6. Appeals Case # 959 for James Wolski, 315 Hall Rd, who is requesting a variance to build a 30G'+x50G'+ pole barn 105G'+ back of existing garage for personal use only, no business use. Res. B, 52-6.

In the matter of Appeals Case #958, James Zakrzewski presented his case stating he will tear down and replace an existing 10G'+x18G'+ building with a 30G'+x 40G'+ ivory colored metal vertical sided pole barn he purchased from 84 Lumber to house an antique car and garden equipment, etc. The structure will be approximately 21.7G'+ high and will have three (3) overhead doors, an asphalt, barn style roof and electricity only, no water. The pole barn will be approximately 173G'+ off the easement. Mr. Zakrzewski says the lot is basically an open lot with some brush and a tree on the East Side. A sketch presented to the Board shows a fence surrounding the property but has long since been taken down and there is an existing driveway already leading to the existing 10G'+x18G'+ building, no new driveway is needed. David Engberg, 120 Treehaven Lane asked how tall the pole barn will be and which direction the garage doors will be facing. Leonard Sikora, 100 Treehaven Lane questioned the height of the pole barn and the size of the garage doors. Paul Chojnacki, 461 Chairfactory Road is in favor of the pole barn if it cleans up Mr. Zakrzewski property. Those against the project: Joan Cross, 91 Treehaven Lane does not want the pole barn constructed if it looks commercial. Gary Taylor, 93 Treehaven Lane feels any metal structure is out of context with a residential neighborhood and the proposed pole barn is too large. Monty Schrader, 481 Chairfactory

Road doesn't feel this metal structure has a residential look for the neighborhood. Leonard Sikora, 100 Treehaven Lane commented again on the pole barn being too large and would approve a smaller more garage type structure. There were no further comments for or against this project.

In matter the matter of Appeals Case #959 James Wolski presented his case to construct a 30G'+x50G'+ wood pole barn with metal siding and metal roofing, 250G'+ off the road, to house a boat and vehicles. On the original application the pole barn was to sit 105G'+ behind existing garage but was changed by Mr. Wolski to 120G'+ back. The surrounding area is grass 100G'+ back and there are a number of trees. Some stone will be added to extend the driveway. The pole barn will have electric and the siding will be two-tone in color. The top half of the barn will be tan and the lower half will be burgundy. The garage door will be 12G'+x12G'+. No one spoke for or against this project.

Mr. Schafer made the motion: In Appeals Case #958 for James Zakrzewski, 460 Chairfactory Road, who is requesting a variance to build a 30G'+x40G'+ pole barn with metal siding for personal use only, no business use, 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- 4 ayes. Carried.

Mr. Kaczmarek made the motion: In Appeals Case # 959 for James Wolski, 315 Hall Rd, who is requesting a variance to build a 30G'+x50G'+ pole barn 120G'+ back of existing garage for personal use only, no business, I move the variance be granted, per sketches submitted, and provided all Elma Town codes and ordinances are met. Seconded by Mr. Occhino. Poll vote G!(4 ayes. Carried.

Leonard Sikora, 100 Treehaven Lane, spoke again this time to ask the Board if he wanted to construct a pole barn of any size would he have to come before the Zoning Board of Appeals.

The minutes of the last meeting were approved as submitted.

Chairman Trzepacz mentioned the joint meeting of the Town Board, Planning Board and Zoning Board on Saturday, March 27, 2004 at 9:00AM to discuss 280-AG'+s and subdivisions. Although he will not be able to attend, Chairman Trzepacz would like the

Zoning Board to go to the meeting unified on important zoning issues and improvements to the Zoning Book.

Chairman Trzepacz asked Mr. Kaczmarek how the Association of Towns meetings in New York City went. Mr. Kaczmarek said things went well and will give copies of the information he collected to the other Zoning Board members at the next meeting.

Chairman Trzepacz inquired as to when the Town of Elma Code Book was last updated.

There being no further business, the meeting was adjourned at 8:40PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk