

Cazenovia Zoning Board of Appeals

Meeting Minutes

April 25, 2011

Members present: Chris Fischer, Chairman; Gene Smith; John Tobin; Richard Sheridan

Absent: David Silverman

Others present: John Langey; Roger Cook; Ann Redfern; Graham Egerton; Ashley Baker; Shayne & Connie Sunderman; Jennifer Basic

C. Fischer called the meeting to order at 7:30 pm.
The next regularly scheduled meeting is June 23, 2011.

Motion by C. Fischer, seconded by G. Smith to approve the March meeting minutes as presented was carried unanimously.

Motion by C. Fischer, seconded by G. Smith to approve the April 4/11/11 special meeting minutes as presented was carried unanimously.

Eric Jerabek - #98-117 – Special Use Renewal – 1639 Delphi Road

C. Fischer stated that the special use permit is for a farm operation.

C. Fischer stated that R. Cook inspected the property on April 1, 2011 and found no items of non compliance.

Motion by C. Fischer, seconded by J. Tobin to appoint the Zoning Board of Appeals as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to declare the matter an Unlisted Action and to make a Negative Declaration of environmental significance, all based upon the Board's review of the Short EAF, and to approve the Special Use Permit Renewal under the same terms and conditions as the previously approved year was carried unanimously.

Syracuse SMSA/Verizon - #11-748 – Special Use Permit – 4466 Woodfield Road

C. Fischer stated that the application is for a special use permit for (1) new dish antenna and (1) replacement dish antenna. The tower currently serves Verizon and T Mobile cellular carriers. The antennas are for the expansion of the data network. The tower is 185' tall. No clearing is necessary. The antennas will be positioned by the engineers. A structural analysis has been completed with the data of the new antennas taken into consideration.

C. Fischer stated that he would like the town engineer to review the structural report as to be consistent with past applications.

The Planning Board gave a positive recommendation of the file to the ZBA.

C. Fischer asked if anyone is present to speak for or against the application. There was no one present.

Motion by C. Fischer, seconded by G. Smith to close the public hearing was carried unanimously.

Motion by C. Fischer, seconded by J. Tobin to appoint the Zoning Board of Appeals as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to declare the matter an Unlisted Action and to make a Negative Declaration of environmental significance, all based upon the Board's review of the Short EAF, and to approve the Special Use Permit contingent on review of the structural integrity by the town engineer.

Shayne Sunderman - #11-752 – Special Use Permit – 2683 Ballina Road

C. Fischer stated that the application is for an auto detailing business to be held in an existing out building at the applicant's residence. There are to be no changes to the property or structures. The business would detail approximately 1-2 cars/day. It would be simply washing/buffing exterior and steam cleaning the exterior. No painting or mechanical work would be done.

The current zoning of the Town of Cazenovia does not permit this use in the Rural A zoning district.

C. Fischer stated the possibility to reconfigure the application to a Home Occupation permit and that the business would need to be conducted in the garage that is attached to the existing home.

The applicant has chosen to re-think the application.

Phil & Tracie Cunningham – Informal

Jennifer Basic, attorney for the applicant, stated that the applicant is looking to possible re-zone 40.64 acres of their existing 93+ acre parcel from Rural A to Rural B. This change would allow the applicant to continue their excavation business from their parcel. The business is currently not in compliance. The applicant has appeared to the Town Board to request this change as well. The applicant would still be responsible to apply for a Special Use Permit.

At 9:00pm, a motion by C. Fischer, seconded by G. Smith to close the meeting was carried unanimously.

Zoning Board of Appeals Secretary – Jackie Diehl – May 9, 2011