

March 18, 2024
Zoning Meeting

Present: Chairman Bill Nickal, Ron Jackson, Robert Doss, Dan Newton, Paul Adams, Counsel Nadine Bell, Trustee Baldwin, Mr. & Mrs. Peter Winkert, Mr. & Mrs. Zachery Mitchell and children, Code Officer Jeff Geer, Jill Doss

Chairman Nickal called the meeting to order at 7 p.m.

Minutes

The Board members reviewed the minutes of February 19, 2024. Secretary Jill Doss thanked Robert Doss for taking notes at the last meeting in her absence. Upon the motion made by Ron Jackson, and seconded by Robert Doss minutes of February 19, 2024 approved as written. All members present voting in favor.

New Business

Peter Winkert who owns 253 Genesee Street submitted a use variance application. He is requesting that the existing office space on the first floor front area of the building be allowed to convert to an apartment. Over the past several years, he has been unable to rent the area as an office. He's owned the property for the past 20 years with the four apartments and an office area. With this conversion, the structure would have five apartment units. any variance granted would follow the property. Counsel Bell advised Mr. Winkert of the four criteria for use variance requests that he would need to explain at the hearing. Code Officer Geer explained that apartments are not allowed in the downstairs front area of buildings in the business district. Counsel Bell also advised that because this property is located on a County/State road, the request will be required to be sent to Madison County Planning for their review and recommendation. SEQR form has been provided but will be reviewed at the hearing. Mr. Winkert advised that there are plenty of parking spaces available at the rear of the property. This request will also be required to go before the Village Planning Board as the next step for site plan review. Mr. Winkert advised he will not be available for the ZBA meeting in April. A public hearing date of May 20 at 7 p.m. was scheduled.

Zachery & Joanna Mitchell - 292 Race Street - area variance request

Mr. & Mrs. Mitchell discussed with the Board their requested area variance. They would like to remove the existing porch at the back of their property and replace it with a four-season room. The deck is already non-conforming with the side yard setback. A ten foot setback on one side is required and they only have 7 +/- feet. This request will not be required to go to Madison County Planning. This is a Type II action for purposes of SEQR, so no further action is required. Counsel Bell advised the Mitchell's that they will need to explain/address the five criteria in the variance application relative to their request for variance at the hearing. The Board established April 15, 2024 at 7 p.m. for the public hearing.

Next meeting
April 15, 2024 at 7 p.m.

Old Business
The Retirement ROA forms were discussed briefly.

With no further business, meeting adjourned at 7:30 p.m.

Respectfully submitted,

Jill A. Doss
ZBA Secretary