

PRESENT: Katharine Prackajlo, Chair  
Tracy Hirsch  
Bethany Pryor  
Robert Woodring

ABSENT: Courtney Yoviene

ALSO	Sean Costello	Town Attorney
PRESENT:	William Ferguson	Code Enforcement Officer
	Thelma Faulring	Secretary to the Boards and Committees
	Allison Koczur	Secretary to the Boards and Committees
	Lisa Rood	Applicant - 8798 Zimmerman Road
	Wendy O'Bryant	4718 North Boston Road
	Linda Cessario	153 Audubon's Drive, Snyder NY
	Karen Manning	8798 Zimmerman Road
	David Nowakowski	8788 Zimmerman Road
	Lynn Knowles	8811 Zimmerman Road

Mrs. Prackajlo read Town Engineer James Hannon's report in its entirety; the closing points being:

- The materials submitted are sufficient to begin the SEQR process of environmental Review.
- The construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls is a Type II Action. Since the size of the building proposed exceeds this threshold, the action must be considered UNLISTED.
- The action is SUBJECT TO REVIEW under Part 617.
- A lead agency must be established to conduct the environmental review, then the action must be classified and the lead agency must make a determination and declaration of significance.
- It is presumed that the ZBA will be the lead agency and the non-coordinated review may be performed as there are no other involved agencies.

Mr. Costello: For the record, the Town of Boston ZBA was established as the lead agency with a negative declaration of the application at the previous public hearing on June 7, 2018.

Mrs. Rood came up to the microphone, asked for permission to approach the bench, and provided packets for the board members including: rendering of the proposed addition, recommendation on industry standards regarding indoor riding arenas, a re-survey of the land, a tax map, and pictures of the current space and where the proposed area would be.

- Read list of common sizes of indoor arenas in town
- She does, in fact, have over 5 acres of land; properties were merged
- Would not be able to see the proposed barn from Zimmerman Road

Mrs. Prackajlo read the letter signed by neighbors, stating that they were in favor of the building of the indoor horse barn. The letter was signed by: Wanda Sherman (8828 Zimmerman Rd), Karen Manning (8755 Zimmerman Road), Ryan Knowles (8811 Zimmerman Road), David Nowakowski (8788 Zimmerman Road), John Soltis (8723 Zimmerman Road), Michael Soltis (8709 Zimmerman Road), Linda Bihl (8712 Zimmerman Road), Deanna and Richard Camizzi (8731 Zimmerman Road), and Linda Kobiolka (5791 Polish Hill Road).

Mrs. Prackajlo opened the public comment portion of the public hearing

Karen Manning  
8798 Zimmerman Road

- I have been Mrs. Rood's neighbor for 26 years and she has always kept the land immaculate.

- I have horses
- Lisa is a very horse friendly neighbor
- Proposed arena would increase Mrs. Rood's property value

David Nowakowski

8788 Zimmerman Road

- Mrs. Rood takes pristine care of her property for the barn
- I am in favor of the proposed arena

Lynn Knowles

8811 Zimmerman Road

- I cannot add anything more to what the other neighbors said, but would like to state I am in favor of the proposed arena.

Mrs. Praczkajlo: Is there anyone else to speak? Hearing no further comments I will close the Public Comment portion of the petition and request a motion.

Ms. Pryor: I will make a motion that we approve both variances – 4,076 square foot variance and the side yard (variances of 15 and 5 feet) with the stipulations that the arena will be used for personal use only:

- |  |      |
|--|------|
| (1) Does it create an undesirable change to the character of the neighborhood?                                       | No.  |
| (2) Can the benefit sought by the applicant be achieved if the variance is not granted?                              | No.  |
| (3) Is the requested variance substantial?   | Yes. |
| (4) Will the variance have an adverse effect/impact on the physical or environmental conditions of the neighborhood? | No.  |
| (5) Is the alleged difficulty self-created?  | Yes. |

seconded by Mrs. Praczkajlo.

Secretary Faulring: If you're in favor of the motion to approve both of the variances please say yes:

Mr. Hirsch	Yes
Ms. Pryor	Yes
Mr. Woodring	Yes
Mrs. Yoviene	Is absent
Mrs. Praczkajlo	Yes

I move that we close Petition 528 and move on to Petition 529.  
All were in favor of the motion.

Signed: \_\_\_\_\_  
Katharine Praczkajlo, Chairman

Dated: \_\_\_\_\_  
July 12, 2018