

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

ABSENT: Courtney Yoviene

ALSO PRESENT: Sean Costello Town Attorney
William Ferguson Code Enforcement Officer
Thelma Faulring Secretary to the Boards and Committees
Allison Koczur Secretary to the Boards and Committees
Carl Smith Applicant - 5257 Mayer Road

Mrs. Praczkajlo read the public hearing notice for petition #530 in its entirety.

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

- The materials submitted are considered sufficient to conduct the SEQR environmental review.
- 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 listed in section 617.5(c)(7) as a Type II Action.
- Since the proposal is for a 4,000 square foot building, and not less than 4,000 square feet, the action should 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 a non-coordinated review will be performed as there are no other involved or interested agencies.

Mrs. Praczkajlo made a motion to establish the Zoning Board of Appeals as the lead agency, and issue a negative declaration on the application; seconded by Ms. Pryor.

Secretary Faulring: If you are in favor of the motion, please say yes.

Mr. Hirsch	Yes
Ms. Pryor	Yes
Mr. Woodring	Yes
Mrs. Yoviene	Absent
Mrs. Praczkajlo	Yes

Carl Smith – Applicant approached the microphone to speak.

- There was a fire that burned down his two-story barn in March, right before Maple Weekend; many citizens from Boston attended Maple Weekend to support the local business.
- Over 12 years of business, over 15,000 people have visited the farm.
- 4,008 square feet on the prior barn, to a 4,000 square foot barn.
- Actually losing about 2,000 square feet with the new barn because the barn that burned down was a two story; proposed new barn will only be a single story.
- The new barn will be used for maple and honey production.

Mrs. Praczkajlo opened the public comment portion of the public hearing at 7:52 PM; however there were no other comments from the public and it was subsequently closed.

Mr. Hirsch made a motion to approve the variance request of 2,900 square feet for the new barn:

- (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? No.
- (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? No.

seconded by Ms. Pryor.

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

Mr. Hirsch	Yes
Ms. Pryor	Yes
Mr. Woodring	Yes
Mrs. Yoviene	Absent
Mrs. Prackajlo	Yes

I move that we close Petition 530 and move on to Petition 531.
All were in favor of the motion.

Signed: _____
Katharine Prackajlo, Chairman

Dated: _____
July 12, 2018