

ZONING BOARD MEETING
TUESDAY—FEBRUARY 22, 2022
ZONING BOARD OF APPEALS
7:00 PM—ZOOM

Present: James Brewster, Chairperson
Aleta Kinne, Vice Chairperson
Melanie Pandich, Board Member
Scott Smith, Board Member
Jon White, Board Member

Also Present: Nick Cortese, Attorney
Gavin Stiles, Ordinance Officer
Kari Strabo, Zoning Secretary

James Brewster: It's 7:00 therefore I will call the Town of Chenango Zoning Board of Appeals meeting for February to order and Kari, can we have a roll call please?

Kari Strabo: Mr. White; present, Mr. Smith; present, Mrs. Pandich; present, Mrs. Kinne; present, Mr. Brewster; present

James Brewster: All right, Mr. Cortese, we have a quorum and can continue on with our meeting tonight. First order of business tonight is to approve the minutes from January 25, 2022. Does anybody have and comments or questions about those minutes?

Aleta Kinne: They look good.

Jon White: I'm good.

James Brewster: All right, if everybody's in agreement, I'll seek a motion on those minutes.

Aleta Kinne: I'll move.

Melanie Pandich: I'll second it.

James Brewster: All right, moved by Mrs. Kinne and seconded by Mrs. Pandich. Roll call.

Kari Strabo:	Jon White, Board Member	Voted: Aye
	Scott Smith, Board Member	Voted: Aye
	Melanie Pandich, Board Member	Voted: Aye
	Aleta Kinne, Vice Chairperson	Voted: Aye
	James Brewster, Chairperson	Voted: Aye

The motion was thereupon declared adopted by a roll call of:

Ayes – 5 Nays – 0

James Brewster: Ok, minutes from January are approved and may be posted. We do have one application under new business tonight and that comes to us as 2022-V01. It's for 36 Stacy Dr, an application for an area variance to construct an accessory structure exceeding the maximum size from 1500' to 2240' in an Agricultural zone and we'll have to do a short EAF. Does anybody have any comments, questions, on the application that was passed to us? Any omissions, anything we need to discuss on that?

Jon White: I did find, Mr. Chairman, an omission on 17b and that was a yes or no question that wasn't answered and then I just wanted to kind of recommend, I don't know if the property owner is with us tonight, but I did notice within his paperwork, he did submit a letter from a neighbor

across the street but he does have four other neighbors that border on that site. I'd recommend probably to him to reach out and discuss with them this project, maybe get their opinion. That was my take on everything.

James Brewster: I noticed that too, thank you for bringing that up. Anything else on that?

Aleta Kinne: Yeah, I would like to ask, I'm assuming that this is a one-story? You're not going to have a second story?

John Jonassen: Yes, it will be a one-story.

Aleta Kinne: Ok.

John Jonassen: Yeah, and good point as far as the neighbors. I'm pretty new to the area, I bought the house three years ago. What I was planning on doing with the neighbors, especially on the property line closest to the structure, I did send him a letter just making him aware of the project and if he had any questions to give me a call. I'd be happy to do that with some other neighbors too. It was my understanding a postcard would be sent out to the neighbors?

James Brewster: That's correct, they'll be notified by postcard, residents within 500 feet of the centroid of your property or however that works. So that should cover a fair amount of people, especially those right next door. So they will have the opportunity to comment at the public hearing, that's what were doing now is just going over your application for its completeness to move forward and then we'll schedule the public hearing for next month.

John Jonassen: And then am I able to answer question 17b now or should I submit that to Kari?

Nicholas Cortese: Just a point of clarification on that. Question 17b asks, this is under SEQR, 'Will the proposed action create stormwater discharge either from point or nonpoint sources?' All you needed to do is just check the first box that says 'no.' Then there's two more that say 'If yes' then asks more specific questions so you actually didn't need to answer 17a or b is the answer to 17 proper was 'no' which it is.

John Jonassen: Ok. Do I need to resubmit that then? What do you need me to do?

Nicholas Cortese: No, you're fine. You just checked an extra box.

John Jonassen: Ok.

James Brewster: All right, that works for me. Does that work for the Board, the solution from Nick?

Jon White: Yeah, that works for me.

James Brewster: Anything else, Board Members, on this application, as far as preparedness to move onto the next phase?

Jon White: I'm good for myself.

Aleta Kinne: We can come and check the site any time?

John Jonassen: Yes, any time.

Aleta Kinne: Ok. Thank you.

James Brewster: All right, well, if we think this application is ready I'll seek the motion.

Jon White: I'll motion to accept this application.

Aleta Kinne: I'll second it.

James Brewster: Ok, motion to accept the application has been made and seconded and also to schedule it for the March meeting as a public hearing. Kari, can we get a roll call on that please?

Kari Strabo:	Jon White, Board Member	Voted: Aye
	Scott Smith, Board Member	Voted: Aye
	Melanie Pandich, Board Member	Voted: Aye
	Aleta Kinne, Vice Chairperson	Voted: Aye
	James Brewster, Chairperson	Voted: Aye

The motion was thereupon declared adopted by a roll call of:
Ayes – 5 Nays – 0

James Brewster: This application can be moved forward to the March meeting as a public hearing. And with that, we do not have any public hearings tonight. Does anybody have any further business or questions?

Webb Sisson: Question.

James Brewster: Yes?

Webb Sisson: This would be for the attorney. Does Coughlin and Gerhart have any association with the applicant whatsoever and if so would they recuse themselves if they did?

Nicholas Cortese: If we do, yes, either that or if the conflict is waivable we would seek a conflict waiver.

Webb Sisson: Ok, so you'll look into that and assure the Board that that's the case?

Nicholas Cortese: Yes.

Webb Sisson: Thank you.

Nicholas Cortese: You're welcome.

James Brewster: Anything else, Board Members? Anybody? Ok, let's seek a motion to adjourn the meeting then for tonight.

Melanie Pandich: I'll motion to adjourn the meeting.

Scott Smith: Second.

James Brewster: Motion made and seconded to adjourn. All in favor?

Board: Aye.

James Brewster: Any opposed? Ok, meeting is adjourned and we'll see you all for the public hearing in March. Thank you. (7:12 PM)

Respectfully Submitted,



Kari Strabo, Sr. Clerk