

Call to order

Pledge of allegiance

Roll Call

Mrs. McMahon-Present

Mr. Virginia – Present

Mr. Sykes- Present

Mr. Roman-Present

Mr. Bowes-Present

Mr. Schazenbach-Present

Mr. Budosh- Present

Budosh-Meeting minutes-no comments on March meeting minutes. Chair makes motion to approve the March meeting.

Roman- 1st

Virginia-2nd

Budosh-Motion carried and approved.

Budosh- first item on agenda 411 Idlewood Blvd, Baldwinsville N.Y. 13027 Tax map (031.2-02-07.0) Residential Area Variance in an R-15 district. Chair entertains motions to call to order a public hearing for 411 Idlewood Blvd, Baldwinsville N.Y. 13207 tap map (031.2-02-0).

McMahon-1st

Sykes-2nd

Busosh- Carried and approved for opening of public hearing.

Mr. Anderson-411 Idle wood Blvd, Baldwinsville N.Y. 13027, basically we are looking to replace the old fence with a new fence and add a privacy fences in the back. Due to the installation of a new road, we are getting a lot of foot traffic right along the side of our house every day, we are looking to get more privacy.

Budosh- So your looking to have a total height of the fence to be six feet, five feet being the solid fence and a foot of lattice along the top, so the variance is for the height of the fence, so that we are in a public hearing does anyone in the public want to speak for or against this proposal, I will say it again anyone want to speak for or against this item. Chair entertains the motion to close the public hearing for 411 Idlewood Blvd, Baldwinsville N.Y. 13027.

McMahon-1st

Sykes-2nd

Budosh- All those in favor, motion carried and approved to close public hearing.

Anderson-411 Idlewood Blvd, Baldwinsville N.Y. 13027

Budosh- We have seen this before so looking for height variance, the school built this access road and it caused a privacy issue on the property it's a side lot so the front yard is the side yard also this a is a type 2 action so no additional SEQR was required, no county referral was needed. Does anyone on the board have any comments?

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Sykes- Is the fence going to be in the same exact place?

Anderson- Yes.

Bell- By way of explanation, the resolution that was circulated it says five feet instead of six.

Budosh- Reads resolution

Scott Anderson ("Applicant") of 411 Idlewood Boulevard has applied for area variance Relief from Section 200-72 (B) of the Town of Van Buren Zoning Code relating to the installation Of a privacy fence measuring five (5) feet in height in his front yard. The property is located on The corner of Idlewood Boulevard and the accessory drive for Reynolds Elementary School, and Is identified as Tax Map No. 031.2-02-07.0 ("Property"). Pursuant to the Zoning Code, because The parcel has frontage along a public street and a public right-of-way, it has two (2) "front lot Lines" and constitutes a corner lot.

The Applicant appeared before the Zoning Board of Appeals seeking approval for the Placement of a five (5) foot high privacy fence on the corner lot. Section 200-72(B) of the Zoning Code provides, "[o]n all lots, no wall, hedge or fence over 3 ½ feet in height shall be Erected within the front yard." A public hearing on the application was held on April 9, 2024. During its deliberations, the Board acknowledged that there are no sight distance concerns Presented by the proposed variance. No one appeared in opposition to the application. In support of the application, the Applicant submitted an Application for Variance, Agricultural Data Statement, Notification to Surrounding Property Owners, a Short Environmental Assessment Form, and a survey prepared by George Venditti, Jr., dated March 9, 2016.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it Involves the granting of an area variance related to a single-family residential use.
2. It is determined that the requested variance relief will/ will not produce any Undesirable change in the residential character of the neighborhood and will/ will not be a Detriment to nearby properties as it was noted by the Board that there are no line-of-sight issues. Variance relief for the proposed fence will/ will not have an adverse effect or impact on the Physical environmental conditions in the neighborhood or district. Neighbors did/ did not Express any opposition to the variance. There is an/ is no apparent method to achieve the benefit The Applicant wishes to obtain, other than a variance and the benefit to the Applicant does/ does Not outweigh any detriment to the neighborhood or community because of granting the variance

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Relief.

3. An area variance is hereby granted/ denied allowing a picket fence measuring Five (5) feet in height to be situated in the front yard along the public right-of-way accessing Reynolds Elementary School, on property located at 411 Idlewood Boulevard, Tax Map No. 031.2-02-07.0.

Dated: April 9, 2024

Mark Budosh Chairman
Zoning Board of Appeals
Town of Van Buren

Schazzenbach- Can we add a condition to this? The condition would be the fence in the front yard has to be behind the building line of the building because it will cause line of site issue, the way it written now, he could put in a fence in the front yards.

Bell- Subject to the fence installation to be located in the existing location of fence.

Budosh- Chair entertains motion to approve resolution.

Sykes- First motion

Schazzenbach- Seconded motion

Budosh- All those in favor, approved. I guess we don't need a roll call now.

Budosh-Second item on the agenda-7290 Cornwall Rd, Baldwinsville N.Y. 13027 tax map parcel # 038.-01-26.4 (R-80) subdivision and resident area variance.

Taylor Vanslyke- Taylor Vanslyke I live at 6481 Newport Rd Warner N.Y 13164 basically we are going to buy the farm from Maryanne and we are trying to do the subdivision, which will be 2 subdivision and the first subdivision will be Maryanne's house and the second subdivision is lot two and Todd he lives on the river across the street wants to purchase that parcel. So its two subdivisions and three parcels.

Budosh- So there is an overall property that is going to be subdivided into three lots, lot three will be a residential lot and remain a residential lot.,

Vanslyke-Correct.

Budosh-The second lot will be a non-buildable lot, Correct?

Todd (Party in subdivision)-We plan to Build a pole barn, in-law apartment

Perdue-So because the way the property is built and set with the area variance that you will get, we are given an area variance for 200 feet it's a non-conforming lot, even if you want to put a pole barn there you would have to put a house. You can't just do an accessory structure, I had a conversation I had with your wife this would be granted if you were just keeping the property undeveloped. If that has changed that is fine but we need to have a conversation about it if we can even grant the area variance. What you're planning on doing now is going to complicate the subdivision. We aren't saying no but.

Todd- The plan was always to put a three car garage there, we jumped through all these hoops to get a septic plan drawn up cause it less than five acres. This is a five ten year plan.

Schazzenbach- Are we in public hearing?

Budosh- We are in general session.

Schazzenbach- You're talking about lot number two? Is there part of lot two that's show across the street?

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Perdue –They live across the street.

Schazzenbach- You're saying in the future you want to build on that lot?

Todd- Yes, I have not even decided if there will be electricity to the building. This is a down the line thing.

Perdue-So then you would have to look into a second variance on that property, Part of this subdivision application is a variance for the 200 foot frontage which is required in the (R-80) zone, then we would be looking into a second area variance. But the problem is granting an area variance for an accessory structure without a primary resident structure.

Bell-The codes officer is trying to say is that the zoning code distinguishes between principal uses, structure and accessory so you can't have an accessory without a principal so that's why you can't. Necessarily just put a pole barn up without a principle structure, it wouldn't be an area variance it would be a use variance, because the use your looking for is not permitted as proposed. You would have to show certain criteria that are established by state law it's not a town of Van Buren standard, it's under the town law under article 16 and the way it works with area variance there is certain criteria and with use variance there is different criteria, the use variance by state statute are supposed to be hard to get for example you have to demonstrate is that the property can't be used in a conforming way, that is very hard to demonstrate but it won't affect the subdivision. We don't want you to come back later down the line and be told this and have you tell us we weren't told all this information.

Todd- So we have to jump through some hoops then

Bell to be honest they are pretty big hoops, the use variance is very hard to get its not us it's the state they don't want property to be used in manners not contemplated.

Perdue-it opens up a can of worms

Schazzenbach- The lot in my opinion is going to cause some issues with your setbacks it's an odd shaped lot. You could get variances for it.

Bell-the struggle you might have, again when there is an area variance you have to demonstrate the applicant is how that burden will be proved but to Mr. Schazzenbach point if you were to try to locate a house on the property with setbacks you can always apply for an area variance. Where you would have difficulty is that you have to prove it's not self-created.

Budosh-The difficult part will be getting the area variance.

Todd- We can't tie it into the property across the street we own?

Virginia- Not on the same lot

Schazzenbach- You can't tie it in to the same lot across the road

Perdue-You can but the county doesn't do it very often, there is a process it's harder than getting the use variance

Todd- Our next door neighbor has one across the street it's just the barn.

Perdue- I have been running into this a lot the past year and I'm just trying to get everything up to codes, there is a lot of stuff that is old as an example Maryanne's garage, I can't find any records of the area variance for the property. It's difficult, those may have been there for years as long as they didn't tear down the whole structure they wouldn't need to come back in.

Budosh-So that's something to think about in the future of your property. But let's talk about the subdivision, a couple other things I notice. We have the accessory structure we are going to need to get a variance because it's In front of the residence. For the second lot there needs to be 150 lot frontage it needs to be 200 feet for the (R-80) so an area variance for that. So there is two area variance and a subdivision. So the question I have there is coming into lot 2 the southern property line goes into the existing lot there, is there a reason it can't tie into the existing pin there.

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Kyle-There is a road way there it's all Christmas trees there, so I think they just followed the lines

Budosh- It just creates award lines for down the road, we are going to have to call a public hearing for the next meeting, and we might have to get county comments

Bell-Let me check

Budosh- We might have to get county comments for this to make the approval

Virginia-I have a couple other questions.

Budosh- Yeah go ahead

Virginia- What is this well here?

Kyle- That is the old house well, it's out of service

Schazzenbach- So the well over here is servicing the house on lot three.

Kyle-Yes

Schazzenbach-Where is Patricia's well, I want to make sure it's not near anything.

Todd- That is Patricia's lot she lives next to me she has the pole barn.

Bell-Is it one parcel that Patricia's own. If you look at the legend it says it's adjacent and not one lot

Perdue- It's one lot, the engineer was having a difficult time with it

Sykes- So that old well is abandoned?

Kyle- Yes.

Virginia-How many lot are within lot 2?

Kyle- This is the boundary of lot 2

Budosh-The Patricia sits by her self

Virginia-What is that square to the east of it

Kyle-That's all one

Perdue- It is its own parcel it all connected somehow to the same trust.

Virginia-Why are you leaving that pocket there on parcel three?

Taylor- It's just a grass lot line,

Virginia- They are just strange lot line

Maryanne- I just don't want anything to do with the tree business. I just want to see the tree farm be successful

Virginia- So we are going to subdivide and create a non-conforming lot.

Budosh- Yes, there is no other way around it because there is two existing properties. If they want access to the road there is no other way

Virginia- Why are we even subdividing, they want to build a pole barn which will require a use variance which they most likely won't get. So why are we even looking at lot 2.

Budosh & Virginia- That's a question I would ask.

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Budosh- There is precedence like said before by the town attorney it's going to be very difficult to get, we can't tell you what to do we can just give advice.

Todd- Eric Buck made me these plans and put a pole barn on this property.

Kyle- Do you really want the lot if you can't put a barn on it

Todd- We need to talk to our attorney, I have been staring at this empty lot. I want to build it, our next door neighbor did.

Virginia- The issue is the non-conforming lot

Schazenbach- It's unusual that it is a non-conforming lot

Bell- When scheduling the public hearing we need a hearing for the area variance one for subdivision

Sykes- Is this a deal breaker if they don't buy the lot

Kyle- No, it's like right now I got money just sitting in boxes I can't put the trees into the ground that I don't own. We just want to make it work for everyone

Perdue- So does the town and board

Schazenbach- It doesn't mean that the subdivision can't happen.

Taylor-Like you guys said it just going to be very hard, to do what Todd wants to do

Virginia- It's self-created that's the problem

Kyle- Is there any way to get an approval on lot two today

Budosh-You still have to go through a public hearing. Everything has to be adjusted even if lot 2 is involved or not. If we are going to subdivide this we will do it all at once

Schazenbach- Why can't we split it?

Budosh- We are just look for down the line.

Kyle- We are trying to get this done

Virginia- It makes sense to me to have the subdivision of the two lots now and the other later, but that means you guys buying the

Schazenbach- I didn't know that.

Sykes-That's why I asked if it was a deal breaker.

Budosh- You guys are going to have to figure this all out, but we have to schedule a public hearing.

Taylor- Let schedule the public hearing either way we are buying the farm

Budosh- Chair entertains the motion to schedule a public hearing for 7290 Cornwall Rd, Baldwinsville N.Y. 13027 tax map parcel # 038.-01-26.4 (R-80) resident area variance.

Shcazenbach- So Moved

McMahon- Second

Budosh- Any comment, all those in favor, approved and scheduled

Budosh- Chair entertains the motion to schedule a public hearing for 7290 Cornwall Rd, Baldwinsville N.Y. 13027 tax map parcel # 038.-01-26.4 (R-80) Subdivision

McMahon – Moved

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Shcazenbach- So moved

Budosh-Any Comments, all those in favor, approved and scheduled. We will find out about the comments from county.

Virginia- Can you get a new updated map

Budosh- Make sure it is sign stamped and dated properly

Taylor- Thank you.

Budosh- Last up on the agenda 7431-7439 Canton St Baldwinsville N.Y. 13207, tax map # 032.-06-09.0 for a (r-40)

Chair entertains motion to enter into public hearing for 7431-7439 Canton St Baldwinsville N.Y. 13207, tax map # 032.-06-09.0

Roman-So moved

McMahon-Second

Budosh- Any comments, No Comment, all those in favor, approved now in public hearing

Joe Cavander- 450 South Salina Street Syracuse NY 13321. The board did not have the luxury of seeing our new plans that came off the press today we got the survey last week and did what we could in summary this lot topography wise, precluded the 37 space lot we formally proposed based on a site walk, heavily wooded edged by a wetland national not state, 100 foot buffers out the window and with the topography we need to have a large retain wall to capture seven more spaces, with the investment is not beneficial. Coming in at an angle bumper the residential and connecting this with an elevated walk to cross the wetland to get to Syracuse pickle ball, the other option could be coordinate with the county to create a walk way, which is also quite complex with the topography and current drainage easement which I understand is sensitive with knowing the area. This proposed plan doesn't modify the existing parking configuration that can exist at the apartments, we have expanded the restaurant and course lot to provide county dimensions and compliant curb cuts with an extension of parking. ADA is bumped closer to front of house clear entry and it is consolidated as well which typography fits it as well. We extended this linear parking and it will give us a couple different options for this ideal and we really can't do that with the drainage. One of the comments was how are we going to delineate this lot and we thought about movable signage and designated parking. It might be tricky but we will figure it out. Parking count required is 37 spaces we don't imagine that being the maximum spaces needed for the pickle ball court we don't anticipate there being a issue there, so following the requirement 104 for the restaurant, golf course and rental complex and pickle this shows 106 spots, if we omit the north lot we will be left with 86 that's a net gain of 20, that's if every pickle ball player drives themselves that's an extra 16 vehicles and there will be 4 spots for subs or whatever. With this it's a difficult installation with the topography, access and lighting and this being so close to the residence this is something we came across today and we are trying to gage what the board is thinking.

Budosh- We have to get out of public hearing.

Cavander- We did get geotech, infratational rates and it will be submitted sometime this week

Budosh- The three things you're looking for subdivide into one lot, Site plan approval of overall area and special use permit for the pickle ball is that correct

Cavendar-Did we have the special use on there as well?

Budosh-That's what the original plan was, I assume that still the plan recreation is allowed in a (R-40), with the approval.

Cavander-We may introduce a variance to reduce parking count and ask for relief of 20 Spots

Budosh- Knowing that you're going to want to keep this open.

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Busosh- Chair entertains the motion to keep the public hearing open till May 7th 2024.

Virginia-First

Sykes- Second

Budosh- Any Comment, hearing no comments, all those in favor. Approved.

Budosh -We are now in general session, Can you please state your name for the record

Cavander- Joe Cavander 450 South Salina street Syracuse N.Y. 13021

Budosh- Now we can talk. I agree with you 16 people can play at once and I believe there will be overlap with the golf course and the pickle ball court people are going to get there early and stay late. There was talk of potential of tournaments at the last meeting. Which is going to increase the parking if that is full 106 or whatever you mentioned. I think it's something we can all talk about I'm not sure, we just will have to discuss. I guess we have to ask the board before even thinking about a variance for parking.

Virginia- I am not up to date on the history, how did we even get here where the building is up but there is no site plan approval.

Perdue- I will answer that. The plans were issued through the portal as a pole barn the plans were initially as a pole barn at the bottom it had a blurb on it stating (A-4) occupancy, based off those two thing I issued the permit as a pole barn. I sent an email asking about the pole barn and there was nothing said to me about the pickle ball court. A couple weeks ago I was scrolling on Facebook and saw there was a post about a pickle ball court opening up and I didn't issue any permits for a pickle ball court and then I did what I had to do to bring it to the attention of the board.

Virginia- I also noticed there was some clearing as well as. So the intent was to always put parking there?

Moreland-Yes.

Sykes- Did you see the County comments?

Cavander- No.

Budosh- Were they sent to him?

Perdue-Yes

Sykes- When you talk to county DOT that may have a major impact on parking and the configurations. They are going to want to limit access obviously to the curb cut and right now it just one big curb cut now they are going to want to consolidate.

Budosh- That's why we talked originally, that it was one thing we need to talk to county about and we knew they were going to come back with.

Virginia- They also want um... accept and approve the existing septic.

Budosh- Let me read the county comments

Onondaga County Planning Board RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-74

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Joseph M. Cavander for the property located at 7431-7439 Canton

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Street; and

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Canton Street (Route 31), a county highway, and a farm operation located in a NYS Agricultural District; and

the applicant is requesting a special permit to allow construction of an 8,580 sf pole barn and additional parking at an existing golf course facility on two parcels totaling 57.7 acres in a Residential (R-40) zoning district; and

the Board is concurrently reviewing a site plan referral (Z-24-73) to construct this indoor pickle ball building and parking lot and subdivision referral (S-24-10); and

the site is in a rural area between NYS Route 31 and NYS Route 690, surrounded by large lots containing active agriculture and wooded area; and

the site is an existing golf course, a clubhouse/restaurant building, and apartments in a converted single family house; the site has a driveway to Canton Street located between buildings and a gravel parking lot with unrestricted access to Canton Street; the remainder of the site is golf course;

ADVISORY NOTE: The proposed driveways onto Canton Street require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickle ball facility at the rear of the existing apartment-house, formalize the parking between the two buildings and the main lot, and construct a 36-space parking lot on the adjacent vacant site to the northeast; per the Layout Plan dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing parking lot to two 22'-wide asphalt driveways from Canton Street; the new parking lot will be in the northeast corner of the site and will have 24'-wide asphalt driveway from Canton Street and will be connected to complex by a concrete walkway; and

GIS mapping shows a NYS wetland occurring along the western parcel boundary; the NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the golf course; multiple small federal wetlands occur on the golf course along with a larger wetland occurring near the proposed parking lot; all wetlands shown on plans are labeled "NWI Wetland", per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated

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Wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

per the Environmental Assessment Form (EAF) dated 3/8/24, 1.6 acres of the site will be disturbed by the proposed project; per the EAF "storm water is directed to infiltration trenches, drywell, and/or

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infiltration trench” noting “storm water will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a storm water basin is proposed for south of the new parking lot and swale will be constructed along the existing parking lot’s road frontage with a 15” HDPE pipe to be installed under the proposed entrances; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and the additional facility may result in an increase in use;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickle ball facility may result in an increase in flow; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate Canton Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must conduct a formal wetland delineation to determine the

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Presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit request.

The Board offers the following comment:

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be

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included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, delineated wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).



Martin E. Voss, Chairman
Onondaga County Planning Board

Budosh- Those are the comments that will need to be addressed as well as our comments, are there any other comments.

Schazenbach- He wants an honest option on the temp of the board. If that lot doesn't go in if the variance is granted there is a significant gain to the applicant that is a huge cost that is not need to happen. I always say plan for the parking that is going to be needed, don't overbuild for parking. You need to come in with a plan saying this is what we exactly think is going to be needed. What are you going down to 86 from the 104. Why will 86 work, you don't have to answer that right now, we won't be burned in a year from now when there is an event and there is cars lined down Canton.

Cavander- It's based off of the 16 pickle ball players.

Schazenbach- I'm saying I could be possibly be convinced

Sykes-We have been told this on other projects. There is parking issues police get called and tickets issued and all I am saying is there has to be adequate parking.

Virginia- Have you done any parking counts.

Cavender-No

Mooreland- In the winter time there are no golfers so I don't think that I will need that parking.

Virginia- I'm interested in seeing what the parking occupancy is when the golf course and restaurant are open.

Mooreland- We honestly don't know, we will have to look into that and do some research, we are league based. On the days the league is running the lot is busier.

Budosh- We aren't against the variance but you will have to come to us with why the parking you have shown will work or we are going to have to stick to the Codes

Virginia- Is there any opportunity to have parking on the other side of apartments

Mooreland- We could talk to mark about a lease for if there is overflow that we could have People Park there and walk over

Sykes- People walk in a public right of way or through the grass

Bell- It would only help for an area variance it doesn't meet code

Mooreland-He has an abundance of stone parking

Budosh- We will have to find some type of access, any questions or Comments. So the public hearing will remain open.

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Virginia- Have you looked into the Septic cost if you move it?

Cavander- If we get it done we look into parking in front of an apartment even though it (R-40) it's the use so I don't know how we would do it with the set.

Budosh- Any Comments or Questions.

Budosh- Chair entertains the motion to close the April 9th 2024 Zoning and Planning Board Meeting.

Virginia- So Moved

Roman- Moved

Budosh- Hearing first and Second all those in favor, Approved.

Meeting Closed.

Respectfully Submitted

Kaitlyn Fowler

Secretary

4/15/2024