

**TOWN OF POMPEY ZONING BOARD OF APPEALS MINUTES
JULY 31, 2017**

The Town of Pompey Zoning Board of Appeals meeting was held on Monday, July 31, 2017 at 7:00 pm at the Town Hall. Present were: Acting Chairman Kevin Sharpe, Dave Hale, Pat Frazee and Don Neugebauer. Code Enforcement Officer Fred Hill and Town Attorney Jeff Brown were also present.

Acting Chairman Sharpe opened the meeting at 7:10 pm.

Acting Chairman Sharpe stated that Highway Superintendent Tom Purcell looked at the site, 2741 Brennan Road and stated there weren't any issues with the snow where the barn would be placed.

SOCPA has a no position on the request for the height variance to go from 15 feet to 21 feet.

Attorney Jeff Brown stated that the Board would need to do SEQR before opening the public hearing.

Attorney Jeff Brown said this is a type 2 unlisted action. ZBA is the lead agency.

Motion by P. Frazee, seconded by D. Hale that this a Type 2 unlisted action with no potential for significant adverse environmental impact. All in favor. Passed.

Motion by D. Hale, seconded by D. Neugebauer to open the public hearing.

Acting Chairman Kevin Sharpe asked if there were any comments from the audience.

Brian Stone stated that he did look at other truss designs, but decided to keep what they have on the design.

Motion by D. Hale, seconded by P. Frazee to close the public hearing. All in favor. Passed.

Acting Chairman Kevin Sharpe then went over the Area Variance Criteria. The applicant is requesting a 30 foot front yard set back and a height variance of 6 feet for a height of 21 feet.

The Area Variance Criteria are:

1. achieve by other means feasible to the applicant – No
2. change in neighborhood character – No
3. substantial – Yes
4. adverse physical or environmental effects – No
5. self created – Yes

Attorney Jeff Brown said that Code Enforcement Officer Fred Hill has said that this location is the best place for this to be built.

Motion by P. Frazee, seconded by D. Hale to approve the area variance for front yard set-back to 30 feet and the height variance be approved for 21 feet, from the required 15 feet on the condition that it will have a shaded light on the new building and that it will be placed so there is no impact of lighting on the road. All in favor. Passed.

Motion by D. Hale, seconded by P. Frazee to adjourn at 8:05 pm.

Respectfully Submitted.

Darla M. Mawson, Secretary
Town of Pompey Zoning Board of Appeals