

ZONING BOARD OF APPEALS MEETING

MONDAY, APRIL 23, 2018

MEMBERS PRESENT: JEFF MULLIGAN, CINDY KELLEN, BOB WESTFALL

VISITORS: BRIAN GLISE, TOM SMITH, BRYAN PARKS, CHUCK  
BARRESI (PRO-MECH) & KELLY PHALEN (PDI)

CLERK: KIM MCDOWELL

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MOTION TO OPEN THE MEETING WAS MADE BY BOB; SECONDED BY CINDY.

JEFF MULLIGAN - AYE  
CINDY KELLEN- AYE  
BOB WESTFALL- AYE  
DIANE ATTEA - ABSENT  
SAM PRICE - ABSENT

CARRIED 3-0.

MOTION TO APPROVE THE MINUTES FROM THE MARCH 26, 2018 MEETING AS  
SUBMITTED WAS MADE BY BOB; SECONDED BY CINDY.

JEFF MULLIGAN - AYE  
CINDY KELLEN- AYE  
BOB WESTFALL- AYE  
DIANE ATTEA - ABSENT  
SAM PRICE - ABSENT

CARRIED 3-0.

BARRESI, CHUCK/PRO-MECH LEARNING SYSTEM/2979 LAKEVILLED ROAD/TAX  
MAP PARCEL#55.-1-78.1/EXPANSION OF TRAINING CLASSES.

Mr. Barresi is looking to expand his training classes to train drivers and they have partnered with PDI. Ms. Kelly Phalen from PDI was present as well. Mr. Barresi & Ms. Phalen's hope is to have 6-12 students a month no more than 24 students. The hours of operation will be similar to what they are currently operating, however they would like to add these additional hours 6-10PM and Saturday. PDI is currently located in Churchville. Mr. Barresi is testing out the partnership in the hopes of a merger next year. The road training is a one month class where they would be driving in Avon, Henrietta and downtown Rochester. There will be no change to the approved site plan, however they will be building a wooden dock for the trailers to bump as part of their training.

There will be additional vehicles on premises but not all will be in use at the same time. Brian Glise stated one of the contingencies of the originally approved Special Use Permit with Silvarole was the parking lot had to be paved to eliminate dust. The parking lot was treated with calcium instead of being paved and that was acceptable with the Board. There are 9 full time employees and 3 of the employees travel continuously. Brian stated that you need to have 1 parking space for every 200 square feet of floor area. The building is less than 9,000 square feet and there is plenty of space to add parking spots.

They will need to change/add the sign but are not sure exactly what they want to do yet. Brian stated code allows 2 signs that do not exceed 120 square feet. Mr. Barresi will get information on the signage and make sure it is within the Town code regulations.

Jeff & Cindy stated a public hearing will be needed for the variances of additional hours, sign and parking lot requirements. Kim will research to find out exactly what the facility was approved for previously to determine what variances are needed. Cindy stated we can do all variances at one public hearing. Jeff determined the public hearing will be at our May 21, 2018 meeting. Kim will get in touch with Mr. Barresi for the next steps in the process.

SMITH, THOMAS/4870 DARBY ROAD/TAX MAP PARCEL #34.-1-11.12/FRONT SET BACK VARIANCE TO BUILD A POLE BARN GARAGE 32` X 56` X 12` FOR STORAGE NEEDS TO BE BUILT IN FRONT OF THE PRIMARY DWELLING 15 FEET - PUBLIC HEARING.

Tom needs a 15 foot set forward from primary structure due to swale. Jeff read the legal public notice to all. Jeff asked if there were any questions, comments or objections to the variance. No objections were stated.

MOTION TO APPROVE THE 15 FT VARIANCE WAS MADE BY BOB; SECONDED BY CINDY.

JEFF MULLIGAN - AYE  
CINDY KELLEN- AYE  
BOB WESTFALL- AYE  
DIANE ATTEA - ABSENT  
SAM PRICE - ABSENT

CARRIED 3-0.

PARKS, BRYAN/WEST WIND BARNS/1391 OAK OPENINGS RD/TAX MAP PARCEL #26.-1-22.2/CONTINUATION OF SPECIAL USE PERMIT APPROVED APRIL 5, 2016 FOR TWO YEARS.

Mr. Parks is asking for a continuation of his special use permit for event venues in his barn. The permit was approved on April 5, 2016 for two years. Jeff and Cindy both stated how great the barn looks. Mr. Parks stated there are no changes to the approved site plan. They hold approximately 8-10 events per season and that is what they were planning.

MOTION TO GRANT A 3 YEAR SPECIAL USE PERMIT WAS MADE BY CINDY; SECONDED BY BOB.

JEFF MULLIGAN - AYE  
CINDY KELLEN - AYE  
BOB WESTFALL- AYE  
DIANE ATTEA - ABSENT  
SAM PRICE - ABSENT

CARRIED 3-0.

MOTION TO CLOSE THE MEETING WAS MADE BY CINDY; SECONDED BY BOB.

JEFF MULLIGAN - AYE  
CINDY KELLEN - AYE  
BOB WESTFALL- AYE  
DIANE ATTEA - ABSENT  
SAM PRICE - ABSENT

CARRIED 3-0.

MEETING CLOSED.