

**ZONING BOARD OF APPEALS
TOWN OF COLTON, NY
May 3, 2017**

MEMBERS PRESENT: Chair Cynthia Hennessy, Warren Dyke, Judy Fuhr, Floyd Supernault
PUBLIC PRESENT: Arthur "Sam" Buckley

Meeting was called to order by Chair C. Hennessy at 7pm with quorum present.

J. Fuhr motioned to accept the minutes from the November 2016 Meeting, seconded by F. Supernault. All were in favor.

PUBLIC HEARING RE: Mr. A. Buckley is proposing a "You Store It" at the corner of Route 56 and No. Nine Rd. S. Colton. Mr. Buckley would like to put up a self storage unit for the purpose of renting space to store personal property. The building would be 20x100 with 22 units total, with vehicle storage as well. Mr. Buckley states that the barn would come down. There will also be sales as well. Such as furniture, antiques etc. W. Dyke motioned to close the public hearing, seconded by J. Fuhr. All were in favor.

REGULAR MEETING RE:

Chair C. Hennessy addressed the applicants as to how the hearings would proceed and also informed them of their rights to appeal under Section 78 of the NYS Supreme Court once the board made their decision. The Chair noted that regarding

- The Colton Town Planning Board recommended to the Zoning Board, due to the close proximity to the neighbor that a barrier fence be put in place. Also, that all proper set backs be put in place.
- The County Planning Board Staff recommends the existing vegetation along the eastern lot line is shared with LaBrake be retained as much as possible, and to consider the construction of a solid fence to minimize the storage facility's visual impact on the LaBrake residence. Any proposed exterior lighting for the facility should be dark sky compliant to minimize light trespass. The ZBA could also examine whether the .32 acre parcel and 1.2 acre parcels should be combined to minimize the variance needed to grant relief.
- This is a Type II SEQR and requires no SEQR action.

Chair C. Hennessy reviewed the "Summary of Area Variance Criteria" that Mr. Buckley filled out. The Zoning Board agreed with all of Mr. Buckley's responses except #5, Has the alleged difficulty been self created? Mr. Buckley's answer was no. The answer from the ZBA is yes.

Chair reminded board they may approve with or without conditions, or not approve giving significant reasons.

F. Supernault made the motion to approve the area variance for Mr. Buckley with the conditions that the two lots be combined and a visual barrier be put into place between Mr. Buckley's property and his neighbor, J. LaBrake, seconded by W. Dyke. All were in favor.

ADJOURNMENT: With no further issues to discuss, F. Supernault motioned to adjourn the meeting, seconded by W. Dyke. All were in favor. Meeting closed at 7:37pm.

Respectfully submitted,
Jennifer Cole, Secretary

