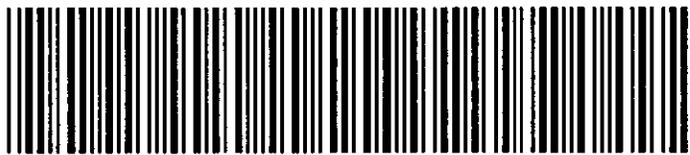


# Zoning Board



1989



TOWN OF URBANA

ZONING BOARD OF APPEALS - APRIL 13, 1989

Record of Public Hearing on the matter of the application by David M. Scofield for Special Use Permit.

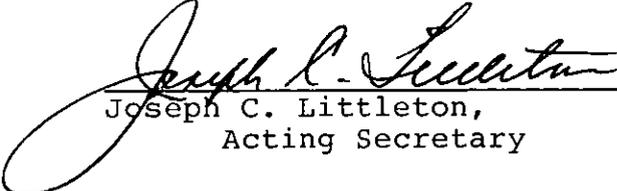
It being determined that public notice had been properly served and that all members of the Board of Appeals were present with the exception of Mr. Domras, the Chairman declared a quorum of the Board present and called the Hearing to order at 7:10 p.m.

Several interested members of the public spoke in favor of granting the Special Use Permit. None spoke in opposition.

Those in favor included adjacent property owners who stated that they had received by mail written notices of the meeting from the Town Clerk..

Mr. Scofield was questioned about his plans by several Board Members and gave satisfactory answers. In particular he stated that no junk cars would be stored on the site.

All members of the Public present were invited to speak. There being no others requesting to be heard, the Chairman declared the Hearing closed at 7:30 p.m.

  
Joseph C. Littleton,  
Acting Secretary

TOWN OF URBANA

ZONING BOARD OF APPEALS

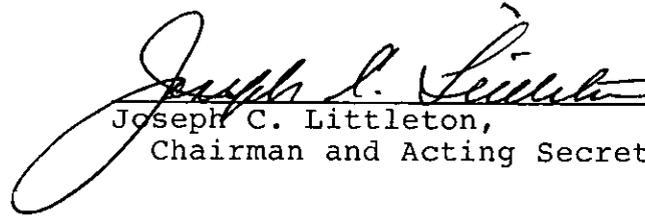
Minutes of Special Meeting held on Thursday, April 13, 1989

The meeting was called to order at 7:30 p.m. All Board Members were present with the exception of Mr. Domras. The Chairman determined that a quorum was present.

The first order of business was the application of Mr. David M. Scofield of Mail Route 1 for a Special Use Permit to build and operate an automobile repair garage in an agricultural district.

Board members reviewed the comments made by interested members of the public at a Public Hearing which had been held earlier this same evening, noting that no opposition had been raised, and that Mr. Scofield had promised that no junk cars would be stored at the site. In further discussion it was generally agreed that the plans of Mr. Scofield met all the requirements of Section 8.5 of the Zoning Law. A motion to approve Mr. Scofield's application was unanimously approved by voice vote.

There being no further business, the meeting was adjourned at  
8:00 p.m.

  
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Joseph C. Littleton,  
Chairman and Acting Secretary

PUBLIC HEARING - JULY 27, 1989

7:00 p.m.

RAY KEEFER

Members Present: J. Littleton  
J. Bailey  
T. Doherty  
R. Cornell  
R. Domras

No comment from public.

Mr. Keefer presented drawings and photos. Discussed 3' side line restriction.

Public hearing adjourned at 7:25 p.m.

Board Meeting called to order at 7:29 p.m.

- RESOLVED:
1. That strict application of Local Law #1 of 1988 would deprive applicant of reasonable use of land enjoyed by other properties.
  2. That granting variance is necessary for the reasonable use of said land.
  3. That granting the variance will be in harmony with the general purpose and intent of this Local Law and will not be injurious to adjacent properties.
  4. That the variance granted will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity.
  5. That proposed structure shall be a minimum of three (3) feet from adjacent property line.

Approved by unanimous vote.

General discussion raised by R. Cornell as to function of Board.

Meeting adjourned 8:00 p.m.

  
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TOWN OF URBANA  
Zoning Board of Appeals  
Public Hearing - August 24, 1989

Called to order 7:00 p.m.

Members present: J. Littleton  
R. Cornell  
J. Bailey  
T. Doherty  
R. Domras

Atty. Flynn  
A. Chapman

Application #8 David Johnson  
Variance pursuant to Section 5.7

Comments from public: Milton Stiles - neighbor - no objections.  
Feels site is well done and is an improvement rather than  
a detriment.

Applicant addressed the Board on his own behalf.

Comments received from Mr. Chapman.

Application #9 Robert Dorsey

No comments from public.

Applicant not present.

Application #10 Edward Jackson

Comments from public - Carl and Linda Walker - neighbors.  
No objections.

Applicant addressed Board on his own behalf.

Discussion with Mr. Jackson by Board and Atty. Flynn relative  
to purchase of mobile home.

Applicant requested 5 year variance.

Public Hearings adjourned 7:40 p.m.

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M. Robert Domras

TOWN OF URBANA  
Zoning Board of Appeals

Board Meeting - August 24, 1989

Called to order 7:44 p.m.

Present: J. Littleton  
R. Cornell  
J. Bailey  
T. Doherty  
R. Domras

Atty. Flynn  
A. Chapman

Application #8 David Johnson

Following lengthy discussion, the Board, upon motion duly made and seconded passed the following resolutions

RESOLVED: That the application of David R. Johnson of 7479 Randallville Road, for variance of Section 5.7.2.2 of Local Law #1 of the year 1988 be approved. The Board finds that the proposed Mobile Home meets the spirit of said Local Law, consistant with Section 8.4.1; that denial would deprive the applicant of reasonable use of his land and privileges enjoyed by other properties in the vicinity and under identical district classification. This variance is granted subject to the condition that the Mobile Home will be removed from the property by August 24, 1994. The Board further finds that the granting of this variance meets all other requirements of Section 8.4.3., AND

Application #9 Robert Dorsey

Property is now out of compliance. Owner to North, David Park, has no objection as long as it does not further obstruct his view. Due to no presentation by applicant, Robert Domras moved for rejection. Seconded by James Bailey. Motion carried.

Application #10 Edward Jackson

ALSO RESOLVED: That the application of Edward G. Jackson of R. D. #1, Bath, NY for variance of Section 5.7.2.2 of Local Law #1 of the Year 1988 be approved. The Board finds that the proposed Mobile Home meets the spirit of said Local Law, consistant with Section 8.4.1; that denial would deprive the applicant of reasonable use of his land and privileges enjoyed by other properties in the vicinity and under identical district classification. This variance is granted subject to the condition that the Mobile Home will be removed from the property by August 24, 1994. The Board further finds that the granting of this variance meets all other requirements of Section 8.4.3.

Meeting adjourned.

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M. Robert Domras

TOWN OF URBANA ZONING BOARD OF APPEALS  
Public Hearing - October 26, 1989 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. All members were present as well as Attorney Brian Flynn.

Pursuant to the required legal notice duly published dated September 27, 1989. The meeting was convened to consider the application of Wallace F. Baker for variance pursuant to Section 8.4.2 of Local Law #1 of 1988.

No members of the public attended. Mr. Baker was present and described his plans and requested consideration on the basis of reasonable use of his property.

Written comments, copies attached, were received from a neighbor and from the Town of Urbana Planning Board.

The Board questioned Mr. Baker at length about the plans as submitted, about his use of the property in 1989, and about possible reasonable alternatives to the variance requested.

The hearing was adjourned at 7:38 p.m.

ZONING BOARD OF APPEALS REGULAR MEETING  
October 26, 1989

Meeting called to order at 7:40 p.m. to discuss the application of Wallace F. Baker for variance.

All Board members and Atty. Flynn were present.

The Board, following extensive discussion and review of the proposal voted unanimously to deny the request based on findings as follows:

1. The petitioner failed to establish either significant economic hardship or practical difficulty.
2. The Board has examined the proposal in detail and finds that the applicant will not be denied reasonable use of his property if the application is denied.
3. The applicant purchased the property in 1989 and has used it in its present condition. Any hardship is self-imposed and willingly assumed.

Other options were discussed which would be in compliance with the law or require less variance.

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required insurance on unit

Mrs. Walker asked as to why the ordinance —

Response by Mr. Littleton —

Question — Br. Flynn question as to how long unit to be on site

Mr. Jackson's Answer — probably 5 yrs. —

← Adjourned 7:40 pm. →

8/24

Board of Appeals Meeting.

Called to Order 7:44 pm.

Dorsey Application

~~Mr.~~ J. Littleton — Property is now out of compliance —

Owner to N. — David Park has no objection as long as does not further obstruct view.

Due to no presentation by applicant,

R. Dumas move for rejection

2nd J. Bailey

Motion carried.