

Town of Urbana Zoning Board

Regular/Public Hearing

April 18, 2022

The Town of Urbana Zoning Board of Appeals held their regular/public meeting on Monday April 18, 2022 at 5:30 pm., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath New York.

Board Present: Scott Burg	Chairman
Bill Fries	Board Member
Thomas Cole	Board Member
Steven Catherman	Board Member
Nicole Dresser	Board Member (Absent)
Penny Wells	Recording Secretary

Public Present: Charles Diven and Matthew Barnes

Meeting was called to order at 5:50 pm by Chairman Scott Burg.

On a motion to approve minutes from January 13, 2022 by Chairman Scott Burg and seconded by Bill Fries.

Carried all AYE

Old Business – None

New Business –

2022-015, Area Variance Application submitted by Barbara Buchanan and Charles Diven, 8578 Urbana Road, Town of Urbana.

This meets zoning lot size requirements for the town. However, the lot frontage does not meet width requirements for frontage. Applicant did not know 250' width requirement. Survey is complete and has 225' road frontage. 1000 'depth. Applicants dividing lot in to 2 lots.

Area Variance Findings & Decision:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: **NO**
2. Whether benefit sought by application can be achieved by a feasible alternative to the variance: **NO**
3. Whether the requested variance is substantial: **NO**
4. Would the variance have an adverse impact on the physical or environment conditions in the neighborhood: **NO**
5. Whether the alleged difficulty was self-created: **YES**

On a motion to approve Area Variance for Sub Division made by Bill Fries and seconded by Tom Cole.

Carried all AYE

See Attachment

2022-007, Area Variance Application submitted by Matthew Barnes, 10524 West Lake Road, Town of Urbana.

This application is compliant other than needing a variance for side yard setbacks.

Applicant has an application in to DOT for bank highway permit request. (Zach Williams)

Area Variance Findings & Decisions:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: **NO**
2. Whether benefits sought by applicant can be achieved by feasible alternative to the variance: **YES**
3. Whether the requested variance is substantial: **YES**
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: **NO**
5. Whether the alleged difficulty was self-created: **YES**

On a motion to approve Area Variance findings made by Steve Catherman and seconded by Tom Cole.

Carried all AYE

See Attachment

PUBLIC COMMENTS: None

On a motion to adjourn made by Scott Berg and seconded by Steve Catherman.

Carried all AYE

Meeting adjourned 6:35 pm.

Penny Wells

Recording Secretary