

**TOWN OF BARRE
ZONING BOARD OF APPEALS
FEBRUARY 19, 2018**

CALL TO ORDER: 7:00 PM by Mrs. Tierney

BOARD MEMBERS PRESENT

LuAnn Tierney Richard Miller
Charles Swan

BOARD MEMBERS ABSENT/EXCUSSED

Cindy Burnside

By video conference

Stephen Karas Rick Root

Others present: Karl Driesel, Lynn Condoluci, Joe Grabowski, Janice Grabowski, Larie Vagg, Jerry Edwards, Shawna Edwards, Mora Edwards, Kirk Mathes, Larry Gaylard, Tom McCabe, Susie Miller, David Snell, Tim Tierney and Shellye Dale Hall

I. APPROVAL OF MEETING MINUTES – December 18, 2017

Mr. Miller made a motion to approve the meeting minutes of December 18th; seconded by Mr. Swan and carried (5-0).

II. PUBLIC HEARING AREA VARIANCES APPLICATION
Barre Center Presbyterian Church – Grange (95.3-1-15.1)

Mrs. Tierney reviewed the answers from before regarding the SEQR since a declaration was not declared.

Resolution No. 1-218

**Introduced by: Dick Miller
Seconded by: Charles Swan**

A negative declaration is declared regarding the application of Barre Center Presbyterian Church – Grange.

The resolution was thereupon duly adopted.

The questions regarding variances were asked. All questions were answered no except on traffic flow (was a possibility) and self-created (yes).

Because of the building on a state road, the application was referred to the County Planning Board. Mrs. Tierney read the entire report from the County. The County application recommendation was denial. Their comments were: *To grant two such substantial area*

variances is to essentially undermine the zoning regulations of the Town of Barre. The Town may wish to pursue the implementation of subdivision regulations to prevent similar situations from arising in the future. It should be noted that any potential future use of the structure will likely require area variance(s) as well. Moreover, as the parcel boundary essentially hugs the structure itself, there is no potential for a septic system on site – an issue that is expected to severely limit any such future uses. Parking at this site is also problematic. While there is a small area of the front of the structure that could accommodate vehicles, it could not accommodate many and would encourage vehicles to reverse onto Route 98. Finally, the Short Environmental Assessment Form (SEAF) describes the lot as being “made non-conforming” when in fact it was non-conforming prior to the subdivision. The SEAF should be amended to reflect this.

The public hearing was formally opened at 7:17 pm.

- Once sold may have been used for storage?
 - Not sure are 25 essential uses it could be used for
 - May need other variances as well and possibly a special use permit
 - Off street loading has its own requirements
- Would like to see it being used in some way and not fall down
 - Zoning members also would rather see it used but have concerns
- Neighbor backs out onto 98 everyday so why should there be a concern with the Grange
- Felt County assumed would have to back out onto the road
- No water
- No place for a septic
 - Room for a holding tank in the front
 - Smell and possibility of backing into it were negatives
- First buyer who has currently backed out was going to use it for storage with only 2 tenants, one for each story.
- Second potential buyer would use it for storage himself consisting of commercial things
- Why can't Zoning Board approve the application making conditions that would need to be followed?
 - We are not the problem by trying to follow the Town's zoning laws
 - This would eliminate all of the zoning laws if it goes thru
- Could apply for a special use permit if denied
- Mr. Snell was not involved with the first sale to the neighbor and agreed that there is a process. What will happen if it's not approved? There are a lot of properties in poor condition.
- Outcome is worse than working with someone
- A positive would be it goes onto the tax roll.
 - Mrs. Tierney did some research on this and it may be approximately \$95.00 added
- Values of single family dwelling went up in the surrounding area except for Orleans County
- The church did have a lawyer when some of the Grange property was sold to the neighbor feeling that they had done their job but it wasn't and the church takes total responsibility
- Financially, church does not have money to “give” to the Grange
 - Have looked into having a salvage company come in and take what they can
- Is it an historic building? No
- Could it be joined Edward's land across on the other corner?

The public hearing was closed at 7:50pm

RESOLUTION NO 2-218

**Introduced by: Rick Root
Seconded by: Steve Karas**

WHEREAS, The Barre Zoning Board of Appeals has reviewed the application of **Barre Center Presbyterian Church - Grange** for area variances for property located on the southwest corner of Maple Street and Route 98 (95.3-1-15.1); and be it hereby

RESOLVED, that the area variances be denied.

UPON ROLL CALL VOTE:

Mrs. Tierney – Aye
Mr. Karas – Aye
Mr. Miller – Aye
Mr. Swan – Aye
Mr. Root – Aye

The resolution was thereupon duly adopted.

III. OLD BUSINESS

Mrs. Tierney has not heard from the Town Board in regards to the proposal on subdivision of property.

IV. NEW BUSINESS

There is no new business at this time. However there is a possibility that we will be having a meeting on an area variance by Mrs. Dale Hall.

V. ADJOURNMENT

Mr. Karas made a motion to adjourn at 7:55 pm; seconded by Mr. Miller and carried (5-0).

Lee A. Preston, Clerk