

Town of Conklin Zoning Board of Appeals – March 5, 2019

MEMBERS PRESENT: William Northwood, Chairman; Art Boyle, Elizabeth Einstein
Norm Pritchard,

ABSENT: Attorney Keegan Coughlin, Hal Cole, Nick Vascello

ATTORNEY: Keegan Coughlin -absent

ALSO PRESENT: Mary Plonski, Secretary
Willie Platt, Town Board Liaison

VISITORS: none

7:00 P.M. Chairman Northwood called the meeting to order

Chairman Northwood asked for a motion to accept the minutes of our last meeting.

Norm Pritchard motioned to approve the minutes of the February 5, 2019 minutes, Art Boyle second. All present board members approved.

Agenda Item #1 no case

Chairman Northwood explained that there were no cases for tonight, but there is a case pending for our next meeting. An Area Variance for a garage that will extend 15 ft. in front of the house.

Willie Platt (Town Liaison) asked what would be acceptable circumstances for the Zoning Board to approve an area variance. Chairman Northwood gave an instance of where the septic system is located on the property. Another would be fire prevention. Would it be too close to another dwelling or accessory building? Art Boyle commented that in the past when a 239 Review was done, Broome County would come out to the site and actually see what the request was for. Chairman Northwood commented that now with new technology they are able to review these cases from their desk. Art told of an instance that the wrong maps were being reviewed. He likes when people can talk face to face.

There was a discussion on Property maintenance issues.

Art Boyle asked Willie Platt to explain the Zoning changes that the Town Board is discussing. Willie explained that there was a discussion about a change in the R-15 zoning. R-12 has restrictions of permitted uses. R-15 has the same as R-12 and a few more permitted uses. The board is looking at allowing some NC Neighborhood Commercial uses in the R-15 districts upon Special Use Permit from the Planning Board. It would allow more areas to be open for small businesses. There will be more discussion at the next Town Board Meeting. Liz Einstein commented that it would open up so many opportunities for other businesses.

Chairman Northwood asked if Willie Platt had heard anything on the Dollar General that came before the Zoning Board last year. Willie said he had heard they were trying to work things out with Marchuska, the property owners.

Art Boyle asked about a house going in on Adriance Rd. He asked what rules they go by when putting a house in the floodplain. Chairman Northwood thought they would abide by FEMA rules.

Chairman Northwood asked for a motion to adjourn.

Art Boyle motioned to adjourn the meeting. Norm Pritchard second motion. All present board members approved.

Next Zoning Board Meeting will be held on Tuesday, April 2, 2019.

Northwood closed the meeting at 8:03 p.m.

*Respectfully Submitted,
Mary Plonski – Zoning Board Secretary*