

Joint Town/Village of Lima Zoning Board of Appeals Meeting

April 7 and 14th, 2015

MEMBERS PRESENT:

John Bailey; Chairman, Jim Van Dick; Vice Chairman, Dennis Neenan, Duane Fuller, Andy Matthews, Duane Thompson, Steve Werner.

ATTENDEES

Cathy Gardner; Town Board Liaison, Cindy DePuy; Secretary.

GUESTS

Dan Holtje, Surveyor (representing applicant Gruschow and the Village Walk development)

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 8:02 p.m. on Tuesday, April 7, 2015 and opened with the Pledge of allegiance

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NEW BUSINESS:

1. Proposed Cavanaugh Rd Subdivision

The referral from the Planning board was received without negative comment and was presented by Dan Holtje from Finger Lakes Land Surveying, representing property owner Ryan Gruschow, requesting a Farmstead Subdivision approval for property located at 6841 Cavanaugh Rd. The proposed subdivision would create a 1.5 acre lot from the total 99 acre parcel where a 2.5 acre lot is the usual standard.

Dan reviewed the proposal and Board members asked questions. The Chairman noted that this application is a SEQR type II, the Agricultural Data Statement is complete, and the required neighbors have been notified. All other criteria were discussed and were found to have been met, with the exception of the septic location. The Board concluded that they could take no action without the exact locations on the map of the wells and septic as the Code requires.

The Board concluded that a continuance was necessary and that is scheduled for April 14th at 8:00

2. Village ordinance interpretation

The village ordinance as concerns shared driveways was discussed at length. A motion was made by Jim Van Dick: "According to current interpretation that since private shared drives are not allowed in the code; they are disallowed" The Vote was unanimous in favor, and the motion carried. Letters will be sent to the interested party from Charlie and Steve concerning their areas of concern.

The meeting was adjourned at 9:15.

April 14th

The meeting was reconvened at 8:00 with the same people in attendance minus Cathy Gardner.

Dan presented updated maps showing the required existing septic. Discussion ensued concerning spacing and future expansion and/or replacement. Steve proposed a motion to grant the variance with the boundary as shown on the proposed map with the exception of adding 10' along the north property line. John Bailey seconded.

All were in favor and the motion passed

It was agreed that the next ZBA meeting would be on May 4th instead of April 27th.

Dennis Neenan made a motion to close the meeting and Duane Thompson seconded. The meeting closed at 8:37pm