

Zoning Board of Appeals  
Meeting minutes – 02.01.2024

Attendees: Lisa Rood, Beth Pryor, Dave May, Robert Ballard, Tony Rosati,  
COE/Tom Murphy, Attorney Laurie Baker  
Absent: Kelly Martin/Town Liaison, Mike Flattery

1. Work Session – Planning Board – 7pm

2. Call Meeting to Order

Meeting called to order by Ms. Rood at 733pm.

ROLL CALL

Ms. Pryor

Mr. May

Mr. Ballard

Mr. Rosati

Ms. Rood

**ALL PRESENT**

3. Pledge of Allegiance – Lead by Ms. Rood

4. ZBA Responsibility Reading –

Not read for this meeting due to the applicant being the one person in the audience.

5. Minutes

Motion to accept November 2023 minutes with corrections made by Ms. Pryor

2<sup>nd</sup> by Mr. Ballard

ROLL CALL

Ms. Pryor

Mr. May

Mr. Ballard

Mr. Rosati

Ms. Rood

Ms. Rood explained that Mr. Rosati was filling in for Mr. Flattery and has all voting rights.

Letter from Mr. Winnicki read:

We (Joseph and Nicole Winnicki) would like to build a 40x62 storage building adjacent to our home at 6212 Rice Road. (the complete letter in the applicant's packet)

Ms. Rood read the public notice:

The ZBA will meet at the Town of Boston Town Hall on **Thursday, February 1, 2024 at 7:00 PM** for the Work Session in the Planning Board Room followed by the Public Hearing in the Court Room to hear the following petitions:

Petition #618 – Joseph & Nicole Winnicki, 6212 Rice Hill Rd, seeking an **AREA** variance of 15ft to construct a 40x62 pole barn, Town Code section 123-51 B (2).

Ms. Rood read the letter from the Code Enforcement Officer Tom Murphy. Copy of letter in the applicant's packet. (recording-03:19)

Ms. Rood read the SEQR letter:

TO: ZBA Chairman and Board members

FROM: Sarah desJardins, Planning Consultant

RE: February 2024 ZBA petition

Chairman and Board members:

Regarding Petition # 618, Joseph & Nicole Winnicki, 6212 Rice Hill Road, they are requesting an area variance of 15 feet in order to construct a 40 x 62 pole barn.

The proposed Action is classified as a Type II Action and therefore is not subject to review under SEQR.

Respectfully submitted, Sarah desJardins, Planning Consultant

## 6. Public hearings

Motion made by Ms. Rood to open the public hearing to hear petition #618

Applicant, Joseph Winnicki, spoke to the board. What questions does the board have.

Mr. Rosati asked if there will be electric. RESPONSE: Yes, will probably want to put in electric for lights.

The building will be storage and other personal types of work, like changing oil on owned vehicles.

Everyone should have a pole barn. Never big enough.

Mr. May asked if there will be any water or plumbing? RESPONSE: No.

Ms. Rood commented that she visited the property and saw the gate. RESPONSE: would have been opened.

Ms. Pryor confirmed that the building is for storage. RESPONSE: Yes – tractor, lawn mower, etc.

Mr. Ballard commented that there was plenty of drainage.

Motion made to close the public hearing by Ms. Rood.

2<sup>nd</sup> by Mr. May

ROLL CALL

Ms. Pryor

Mr. May

Mr. Ballard

Mr. Rosati

Ms. Rood

Motion made to approve Petition #618 by Ms. Pryor

Conditions for approval:

Approve  x  Deny   Reserve Decision

Table   Time Frame

Conditions to approval:

(1) Does it create an **undesirable change to the character of the neighborhood?**

Yes [ ] No [ x ]

(2) **Can the benefit sought by the applicant be achieved if the variance is not granted?**

Yes [ ] No [ x ]

(3) Is the requested variance **substantial?** Yes [ ] No [ X ]

(4) Will the variance have an **adverse effect on the physical impact or environmental conditions of the neighborhood?** Yes [ ] No [X ]

(5) Is the alleged difficulty **self-created?** Yes [ x ] No [ ]

2<sup>nd</sup> by Ms. Rood

ROLL CALL

Ms. Pryor

Mr. May

Mr. Ballard

Mr. Rosati

Ms. Rood

**APPROVED**

Applicant advised to see CEO/Murphy within 6 months by Mr. Ballard. RESPONSE: Yes.

7. New business

none

8. Old business

None

9. Motion to Adjourn

Motion to adjourn made by Ms. Rood at 741pm

2<sup>nd</sup> by Ms. Pryor

ROLL CALL

Ms. Pryor

Mr. May

Mr. Ballard

Mr. Rosati

Ms. Rood