

**TOWN OF SCHUYLER FALLS
ZONING BOARD OF APPEALS
ORGANIZATIONAL MEETING 04-18-2022**

The regular meeting of the Zoning Board of Appeals was called to order at 6:30 p.m. by Chairman Frank Dorrance.

Roll Call	Present	Absent
Frank Dorrance (Chairman)	X	
Tom Carlsen (Vice-Chairman)	X	
Rick Hazen	X	
Tim Aubin		X
Kelsi Russell (Alternate)	X	

Others Present: Brandon Goddeau, Montana Kirkum, Nicole Goddeau, Lance Goddeau

Mr. Carlsen expressed that whatever this board does for a decision is a precedent for future behaviors and actions. Mr. Carlsen expressed that what we decide today as a board on any given situation that anyone thereafter can say in the future that it was done in this situation and so now you have got to do it for me. He expressed that if we don't keep that in mind, we can put ourselves in jeopardy in the future. He expressed that it is unfortunate that Mr. Murnane is not present at tonight's meeting for any questions, should they arise. Mr. Dorrance expressed that we can also make a decision and do it correctly and with the correct set of requirements listed that it may not be a generic decision, that it is to a similar situation but not to all situations. Further discussion took place on the matter among board members.

Mr. Dorrance moved on to the second item on the agenda. Approval of the October 2021 meeting minutes. Mr. Dorrance made a motion to approve the October 2021 minutes as written. The motion was seconded by Mr. Carlsen.

Roll Call	Aye	Nay	Absent
Frank Dorrance (Chairman)	X		
Tom Carlsen (Vice-Chairman)	X		
Rick Hazen	X		
Tim Aubin			X
Kelsi Russell (Alternate)	X		

Motion Passed

Mr. Dorrance moved on to the third item on the agenda approval of the February 2022 meeting minutes. Mr. Dorrance made a motion to approve the February 2022 meeting minutes as written. The motion was seconded by Mr. Hazen.

Roll Call	Aye	Nay	Abstain	Absent
Frank Dorrance (Chairman)	X			
Tom Carlsen (Vice-Chairman)			X	
Rick Hazen	X			
Tim Aubin				X
Kelsi Russell (Alternate)	X			

Motion Passed.

Mr. Carlsen made a motion that if there is no conflict, we proceed from this point forward with an electronic/digital decision document. The motion was seconded by Mr. Dorrance.

Roll Call	Aye	Nay	Absent
Frank Dorrance (Chairman)	X		
Tom Carlsen (Vice- Chairman)	X		
Rick Hazen	X		
Tim Aubin			X
Kelsi Russell (Alternate)	X		

Motion passed.

Mr. Dorrance then moved on to the next item on the agenda, Appeal 22-001. Mrs. Russell expressed before moving into appeal 22-001 that she works with Mrs. Goddeau and wanted to make sure there would be no conflict of interest in taking action as a board member due to this. The board discussed the matter. No conflict of interest was found so Mrs. Russell proceeded as an active board member for this matter. Mr. Dorrance moved on to the Short Form Assessment for this variance. Mr. Carlsen made a motion that the Town of Schuyler Falls Zoning Board of Appeals become the lead agency for SEQR purposes in the matter of appeal 22-001. The motion was seconded by Mr. Hazen.

Roll Call	Aye	Nay	Absent
Frank Dorrance (Chairman)	X		
Tom Carlsen (Vice-Chairman)	X		
Rick Hazen	X		
Tim Aubin			X
Kelsi Russell (Alternate)	X		

Motion passed.

Mr. Dorrance proceeded to go through the SEQR form with the board members.

Mr. Goddeau described to the board what he would like to do and why the variance is requested. Discussion took place among the board members and Mr. Goddeau about the request. Mr. Carlsen expressed that whatever decision the board comes to today needs to be carefully worded so that the same argument can not be used by anyone else in the future. Mr. Dorrance and other board members agreed. Further discussion took place among the board members. Mr. Dorrance made a proposal that given the uniqueness of this lot Parcel # 218.1-4-20.4 and it having eleven single-wide with in a 650 foot radius of it per boundaries that adding an additional single wide on this lot will not change the character of the neighborhood that the inability to acquire a double wide at a reasonable price in a reasonable timeframe being brought on by the current supply chain problems that we are experiencing makes this a unique not self-originated problem in this particular case because the pricing structure and the availability structure changed radically in a very short period of time. Mr. Carlsen made a motion that we approve this variance on the above listed conditions. The board expressed that the wording for this approval needs to be carefully written so the decision document will take a little bit of time to come up with the appropriate wording to back up the approval. The motion was seconded by Mr. Hazen.

Roll Call	Aye	Nay	Absent
Frank Dorrance (Chairman)	X		
Tom Carlsen (Vice- Chairman)	X		
Rick Hazen	X		
Tim Aubin			X
Kelsi Russell (Alternate)	X		

Motion passed.

Old Business: Mr. Dorrance gave an update on the Gherke property. Communication was sent from lawyer to lawyer but the town Zoning officer did not serve them as was requested. Mr. Dorrance expressed that when Mr. Murnane is at the next meeting, we will need to speak to him to proceed further.

New Business: Mr. Hazen expressed that the property on the corner of Shingle Street and Flat Rock Road. Discussion took place among the board members on this matter.

Mr. Dorrance made a motion to adjourn the April 2022 ZBA meeting. The motion was seconded by Mrs. Russell.

Roll Call	Aye	Nay	Absent
Frank Dorrance (Chairman)	X		
Tom Carlsen (Vice- Chairman)	X		
Rick Hazen	X		
Tim Aubin			X
Kelsi Russell (Alternate)	X		

Motion passed.

The April 2022 Zoning Board of Appeals meeting was adjourned at 6:45 PM.

Respectfully Submitted,

Kelsi Russell