

ZONING BOARD OF APPEALS MEETING

June 17, 2021

6:00 PM

The meeting was called to order by Chairperson Kathy Taylor at 6:00 PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Chairperson

Bob Faynor

Ernie Rivera

Maureen Riester

Donna Gilfus, Alternate

Absent: Craig Coleman

Also in attendance: Bill Gabak, Jr., Zoning Officer

Brian & Cathleen Fedigan

Joe & Colleen Vasile

Steve Wilkinson, REV

Sean Gleeson, REV

Jim Young

Don Oltz

Bob Faynor made a motion to approve the minutes of May 20, 2021, seconded by Kathy Taylor. Approved AYES 5-0.

The purpose of this meeting was to hear the following requests:

1. Joseph Vasile, 3020 Pinfeather Place, Tax Map #137.02-2-21, is requesting a west side yard area variance of 10 ft from the required 25 ft and a south rear yard area variance of 10 ft from the required 30 ft, for the placement of a 12' x 24' storage shed (Bulk & Use Table, R-2 District).

Mr. Vasile stated that he would like to place a movable 12' x 24' shed on his property to store the garden tractor, tools, lawn equipment.

Chairperson Taylor stated that she is not comfortable with the side yard variance request. She believes it is too close to the neighboring property and asked if he could move it over about 10 feet. There was further discussion about this after which the applicant agreed that 20 ft would work.

Chairperson Taylor reviewed the five criteria for granting the area variance with the Board Members.

Chairperson Taylor made a motion to vote on a rear yard variance of 10 feet from the required 25 feet and west side yard variance of 20 ft from the required 30 feet, seconded by Bob Faynor.

Roll call vote was taken by the Board.

Maureen Riester	YES
Donna Gilfus	YES
Bob Faynor	YES
Ernie Rivera	YES
Chairperson Taylor	YES
MOTION APPROVED	

2. Brian Fedigan, 2808 White Birch Lane, Tax Map #130.06-1-38, is requesting a west side yard area variance of 5 ft from the required 10 ft for the construction of a 12' x 12' shed (Town Zoning Law, Bulk & Use Table, R-1 District). The shed would be about 10-10 ½ ft from the rear lot line.

Mr. Fedigan stated that it was actually the east end of the property not the west. They are looking at a 10' x 12' storage shed for the lawn mower, snow blower, odds and ends. He initially put down 12' x 12' on the application as he wasn't sure at that time which size he was going to get. He indicated that he spoke to all of his neighbors and they don't have any issues with it. He can't place it on the west side of his parcel as there is a pipe there and it gets soaked in that spot and all the water runoff from the top of the hill settles right there.

Chairperson Taylor reviewed the five criteria for granting the area variance with the Board Members.

Bob Faynor made a motion to vote on the east side yard variance of 5 feet from the required 10 feet, seconded by Ernie Rivera.

Roll call vote was taken by the Board.

Ernie Rivera	YES
Bob Faynor	YES
Donna Gilfus	YES
Maureen Riester	YES
Chairperson Taylor	YES
MOTION APPROVED	

3. Lincoln Dairy is requesting a Special Use Permit for the construction of two manure anaerobic digesters, gas collection and processing equipment and truck loading facility to deliver gas to remote pipeline injection site with associated access road, utility services and underground piping.

Steve Wilkinson and Sean Gleeson of REV LNG were present to explain the Lincoln Dairy RNG (Renewable Natural Gas) Project. Steve stated that they have been working with Lincoln Dairy to try and help them manage their manure and one of those ways is to have the manure run through anaerobic digesters to help break it down and release more of the methane, so instead of releasing that into the atmosphere, they capture it, clean it up and then inject it in the pipelines. They answered questions and concerns that the Board had regarding noise, odors, safety, traffic, environmental issues.

The Board reviewed and discussed the plans for this project. They had a concern with safety issues regarding emergency response. The Board will submit a letter to the Town Board with this concern.

There being no further business, Bob Faynor made a motion to adjourn the meeting, seconded by Chairperson Taylor. Time was 7:00 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals