

Colden Zoning Board Meeting

February 18, 2021

Zoning Board Janet Dillsworth, Andrew Geist, Bernie Horschel, Mark Bus, and
Members Present: Shawn Webster (Chairman)

Also Present: Jeff Genzel

Shawn Webster called the February 18, 2021 Zoning Board Meeting to order at 7:06 PM. The meeting was hosted via GoToMeeting.

I. Shawn welcomed Andrew Geist to the Zoning Board. Andrew mentioned that he's a Resident of Colden and that he was the Building Inspector for the Town of Orchard Park. He looks forward to working with the Zoning Board Members.

II. Shawn mentioned that he's the new Chairperson for the Zoning Board and he's looking forward to working with everyone. All the Board Members took a moment to remember Peter Frank.

III. Shawn asked Mr. Genzel to review his request for a variance for his property located on South Hill Road. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a minimum lot size, denied as per section 108-23 (B1) Lot Width at Building Line. Also, the property didn't meet the requirement of two hundred fifty feet without public utilities of the Town of Colden Code.

Mr. Genzel explained his reasons why he would like to obtain the variance and reviewed the drawings submitted with the Zoning Board Members. Mr. Genzel would like to subdivide the property into three individual parcels. The reason for the variance is so the Cazenovia Creek wouldn't need to be crossed to access the 28 acre lot.

Zoning Board – Questions & Answers Session

Janet asked if any surrounding Neighbors submitted and comments regarding the variance request. The Zoning Board didn't receive any documentation from the Town Clerk.

Mark asked about potential flooding near the pond located on the property. Shawn reviewed the drawing submitted to show that there's a natural drain divided at a ditch to avoid the potential flooding issue.

Shawn was concerned about the ditch and garage setback because of a drawing that was submitted. Mr. Genzel emailed a different drawing to Shawn. Shawn was able to review the drawing with the Zoning Board Members from his screen. After reviewing the different drawing, the ditch and garage setback was satisfied.

Andrew questioned who will be responsible maintaining the property. Mr. Genzel replied that it will be a shared effort between the buyers to maintain the property.

Bernie and Shawn reviewed that the property will not be for additional homes, buildings or a subdivision. Mr. Genzel replied that the easement will be for recreational use only as he harvests for timber. When logging is to take place Mr. Genzel receives permission from the Town of Colden Highway Superintendent.

The Board Members took a vote and 4 out of 5 Board Members approved the Variance. Bernie made a motion to deny the variance. Mr. Genzel thanked the Board Members for their time and disconnected from the meeting.

Shawn motioned to adjourn at 7:40PM, seconded by Janet. All in favor.

Submitted by: Crystal Barrett