

## **Colden Zoning Board Meeting**

August 19, 2021

**Zoning Board**            Mark Bus, Andrew Geist, and Bernie Horschel  
**Members Present:**

**Excused:**                 Janet Dillsworth and Shawn Webster (Chairman)

**Also Present:**            Mr. Matthew Waltos and Ms. Cheryl Schenne  
                                      Robert Walker and Leonard Uzar

Mark Bus was asked to be the Chairman for the August meeting. Shawn had a conflict in his schedule and wasn't able to attend the meeting. Mark called the August 19, 2021 Zoning Board Meeting to order at 7:02 PM. The meeting was held at the Colden Senior Center.

I. Mark made a motion to approve the June minutes and Bernie seconded.

II. Mark asked Mr. Waltos to review his request for a variance for his property located on Center Street. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a pole barn to be constructed without a principal structure. Town code 108-132 was referenced.

Mr. Waltos explained that he would like to construct a house in the near future but the cost of building materials were the cause of the delay for this year. The pole barn would be used to store tools, equipment, and accessories. Mr. Waltos currently uses an enclosed trailer on his property to store his items to help maintain the property. He did price out the cost of using a shipping container but the cost was not economical. Having the pole barn would allow him to have more room for storage and would be secured.

Bernie stated that a house must be built first before an accessory structure as per the Town Code. Mark asked if the property has any utilities, and Mr. Waltos responded that he was in contact with a NYSEG Representative regarding electric poles, but at this present time the property doesn't have any utilities. Andrew asked for the material that would be used to construct the pole barn and Mr. Waltos responded that it will be a wood frame and a metal exterior.

The meeting was open for public comments: Mr. Walker and Mr. Uzar expressed their concern of having a principal structure before a house being built on the property.

The Board Members took a vote, and it was three votes to deny the variance request.

III. Mark asked Ms. Schenne to review her request for a variance for her property located on Partridge Rd. The reason why it was denied by the Town and was presented to the Zoning Board is because the requested variance is for a shed used for storage doesn't meet required yards. Town Code 108-40 was referenced.

Ms. Schenne explained her parcel to the Board Members. Her property isn't large and drops off on an incline. She placed her shed where she would be able to access her equipment and avoid the drop off from her property. Ms. Schenne wasn't aware that she needed a permit to place a shed on her property and she did call the Town before it was bought. She doesn't remember who she talked to but was told that the shed needed to be placed up on blocks and a permit was not necessary, if the shed was moveable.

Andrew was concerned about the power lines as the shed is placed directly under them and Ms. Schenne mentioned that when NYSEG Representative came to inspect tree limbs to be taken down, he wasn't concerned about the shed placement. Andrew and Bernie discussed the drop off and noted it's visible from the road. Bernie asked about moving it to other locations on the property and Ms. Scheene mentioned that a propane tank would be in the way.

There weren't any written concerns from surrounding neighbors or attended the meeting.

The Board Members took a vote and 2 out of 3 Members approved the request. Ms. Schenne was advised to reapply and request all Zoning Board Members to present to review her variance.

Bernie motioned to adjourn at 7:26PM, seconded by Andrew. All were in favor.

Submitted by: Crystal Barrett