

Town of Richfield ZBA
Meeting Minutes
September 12th, 2017

Call to order

Tim Cantwell called to order the regular meeting of the Zoning Board of Appeal at 7:00 pm at the Richfield School Cafeteria.

Note: Richfield Town Hall was unavailable due to Republican Primary being held. Change was properly noticed and known interested parties contacted individually by phone.

Roll call

Marje Walter conducted a roll call. The following persons were present: Tim Cantwell, Bill Berberick, Tom Richvalsky, Larry Frigault, Marje Walter.

Approval of minutes from prior meetings

The June 13, 2017 minutes were read, 2 typographical errors were noted and corrected.

Motion by Tom Richvalsky, Second by Larry Frigault, to accept the minutes with corrections. All present voted in favor except Bill Berberick who abstained.

The August 8, 2017 minutes were read, several corrections and modifications were made.

Motion by Tom Richvalsky, Second by Larry Frigault, to accept the minutes with modifications. All present voted in favor except Bill Berberick who abstained.

Open issues

Gary Techout application for variance was discussed. The Chairman had retrieved Land Use Permit Application 2017-11 signed July 27, 2017 by the Land Use Officer, Marge Woodrow. Ms. Woodrow denied the application because of an undersized lot and inadequate setbacks. Chairman Tim Cantwell and Larry Frigault met with Mr. Teachout at the project site on Thursday September 7 and spent about an hour getting a better understanding of the current property conditions and proposed project. Members looked at the application and discussed the variances which would be needed for the project to move

forward as well as the concerns of the neighbors several of whom were in attendance

Motion by Larry Frigault, Second by Tom Richvalsky to schedule a Public Hearing to be held at the Richfield Town Hall on September 26,2017** at 7:30 PM to take comments concerning the Teachout Applicaiton for variance. All present voted in favor.

Motion by Larry Frigault, Second by Bill Berberick to schedule a Special Meeting of the ZBA September 26,2017** at the conclusion of the public hearing for the purpose of considering the Teachout Variance. All present voted in favor

Motion by Larry Frigault, Second by Marje Walter that this action be classified as a Type II SEQR action by virtue of SEQRA 617.5(c) list numbers 2, 12, and 13. This completes the SEQR consideration and obligation of the board. All present voted in favor.

Priveledge of the floor was afforded those present and a sign in sheet was passed, Kathy Faber, Susan Rosengrant, and Lance Alusio all spoke and asked questions.

New business

- No Applications for variances were received from the Land Use Officer.
- No Appeals were received from the Land Use Officer.

Adjournment

Motion by Tim Cantwell, Second by Tom Richvalsky to adjourn. All present voted in favor.

Adjourned the meeting at 8:45 PM.

Minutes submitted by: Marjorie Walter-Secretary

Minutes approved by: Approved at the September 28,2017 Special Meeting.

**The initial date for the Public Hearing and Special Meeting was voted on to be held September 26, 2017. Due to scheduling and public notice requirements this meeting was subsequently moved to September 28,2017.