



ZBA Meeting

Minutes

Tuesday, May 30, 2023 at 6:00 pm

Attendees: Chairman: David Swan, Members: Kyle Peterson, David Smith and James Austin. Absent: David Morse Secretary: Michelle Seeley, CEO Thomas Hargrave

Gusts

Kris Bowens

1. Pledge/Call to Order/Roll Call

Minutes:

Chairman David Swan opened the meeting with the Pledge of Allegiance at 6:00 PM. The Clerk then took roll call, David Morse was absent.

2. Prior Minutes

Minutes:

A motion by David Smith and seconded by Jim Austin to adopt the minutes as written, was adopted by vote.

Vote results:

Ayes: 4 / Nays: 0

3. New Business

a. Appeal 2-2023

Minutes:

Application of Appeal of Monroe Tractor at 8194 State route 415 Campbell NY 14821 The project is installing a 96 square foot monument sign in the rear of the property. Our current zoning law does not address a monument sign of this size in an Ag zone so this project will require a variance from the Zoning Board.

Kris Bowens represented the application. Chairman Swan opened the public portion of the meeting at 6:05 pm. Kris described the plan to place a double sided 96 sq. foot monument sign to advertise for the business. This is in a business/Ag district and would not change the character of the neighborhood. Monroe Tractor has an approved application from DOT for the sign to be near the back end of the property, which can be seen fro HWY 86. Chairman Swan closed the public hearing. Chairman Swan began conducting the Area Variance Test 1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: No, one property is joint owned and the neighborhood has the Campbell Savona Bus Garage, Will Wood Construction, and Elliott Logging. 2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: No.

This is the minimum required size for the sign. 3. Whether the requested variance is substantial: No. This request is not substantial due to the area where the sign will be placed and the type of neighboring business's. 4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: No. Due to the composition of the neighborhood. 5. Whether the alleged difficulty was self-created: No. For Monroe Tractor to sell CASE tractors. The ZBA, after taking into consideration the above five factors, finds that: the Benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community. The new sign will assist the business to be able to continue to conduct business that benefits the Town. A motion by Kyle Peterson seconded by David Smith to approve the requested Area Variance with out conditions was adopted by vote.

Vote results:

Ayes: 4 / Nays: 0

4. Old Business

5. Adjournment

Minutes:

A motion by David Swan and seconded by Jim Austin to adjourn the meeting at 6:45 pm was adopted by Vote.

Vote results:

Ayes: 4 / Nays: 0

Contact: Michelle Seeley (Townclerk@campbellny.com 6075278244)