

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

June 12, 2018

AGENDA: Majeski/Marathon LLC Public Hearing  
Regular Meeting

MEMBERS: Michael French, Chairman  
Peter LeoGrande  
Patricia Simmons  
Tom Thompson  
Tina Sawyer

ALSO PRESENT: Mike Majeski.

Chairman French opened the meeting at 7:00 pm.  
The Board Members welcomed new Member Tina Sawyer.

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**PUBLIC HEARING**

**Use Variance Request**

Michael Majeski for Marathon LLC -1024State Route 48, Fulton  
Tax Map #270.02-01-04.12

Chairman French opened the Public Hearing at 7:01 pm. Chairman French stated that the property is located within a residential R-1 zoning district but has historically been used as commercial and predates the Town's zoning law. He then asked Mike Majeski to present his request. The applicant stated that he has a signed purchase offer that is contingent to Town approval to use the property for his roofing business. He currently is located in Hannibal but has outgrown the facility and would like to move the business. The property on State Route 48 is located on a main thoroughfare to access Baldwinsville, Syracuse, Fulton and Oswego which is where most of his work is located. The property has large buildings that can be utilized to store construction materials, equipment and trucks with ample room left to grow. He currently employs 30 people and expects to increase that to 50 people next year so a large property that has commercial development - double graveled ingress/egress, graveled parking, two large storage structures that has been maintained with heat and electric to protect finished interiors and plumbing - is ideal for his proposed use. Chairman French asked about planned outdoor storage, to which Mr. Majeski replied that he intended to store everything inside including vehicles. He stated that one of the reasons the property is well-suited to his needs is because he plans to store everything inside for security due to possible theft of expensive construction materials, it also preserves the quality and condition of the materials and equipment. The Board responded positively in that a neat, orderly and maintained appearance would be essential for adapting and accommodating to the character of the residential neighborhood the property is located within. The applicant stated that he would have two dumpsters located behind the building for refuse and recyclable aluminum that would be out of sight from the road. The daily business activity would be minimal on site and involve arrival of employees at 7:00 am, who will park their vehicles and leave the property in

company trucks for the day, arriving back at the property at the end of the day to store company trucks and leave in their own vehicles. The occasional delivery of ordered building supplies and an office area for use as a showroom to select colors and products for customers with contracts would be the only other activity onsite. There would be no retail sales or storefront business activity because contracts/work estimates are prepared at work/job site as is common in the construction industry. Chairman French stated that all the neighboring properties had received a notification letter and only one had responded, James Barrett. Mr. Barrett had called stating that he would be out of town during the Hearing, lived directly across the road and was against approving a business use for the property. He stated that State Route 48 already has enough traffic and use as anything other than a residence would increase the traffic and inevitably create more noise as well. Mr. Majeski stated in response that the church next door creates much more traffic with services and special events than his business will. A large concern of the ZBA was regarding the large strip of the property that runs between residences and accesses Wilbur Road, and that any plans to use it as a second driveway or access point for the business would not be acceptable. The applicant stated that he had no plans to use the back property in that fashion and to do so would involve a lot of work because most of it is wooded; he had instead considered the possibility of subdividing a parcel to sell for a residence in the future. Without any further comment from the public or Board members, Chairman French closed the Hearing at 7:10 pm.

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**REGULAR MEETING**

**Michael Majeski for Marathon LLC -**

The Regular meeting resumed and discussion ensued amongst the Board members. Chairman French stated that he thought the proposed business was good fit for a residential community because of the limited business activity on the site as well as little traffic generation. Member Thompson commented that the property had always been used commercially and that the development created difficulty to use it residentially without incurring great expense. The other Board members were in agreement and added that the roofing company would be less invasive than other uses proposed in the past. Chairman French added that a property not used or abandoned is a detriment to the surrounding community in it may attract rodents, vandals and be unkempt in appearance. Member Thompson asked the applicant to describe the front area of the building that had been used in the past as a storefront. Mr. Majeski definitively stated that he had no intentions to have a storefront for retail sales; he would use the space as a showroom for contracted customers to select materials and colors only. Discussion ensued regarding possible conditions, if approved, to regulate the second access point and storefront/retail sales issue, but focus to the application for a requested Use variance for commercial in an R-1 zoned district and the need for the property to undergo Site Plan Review and approval from the Planning Board limited that discussion. A condition to stipulate that the showroom was subject to Planning Board approval was agreeable to all.

*Without any further discussion from the Board Members a **motion** was **moved** by Member Thompson and seconded by Member LeoGrande, to grant the Use Variance request to allow the commercial usage of a roofing company with warehousing in the R-1 zoning district on property located at 1024 State Route 48, Fulton, NY 13069 Tax Map #270.02-01-04.12 is hereby **GRANTED** with the following express condition:*

1.) Showroom (not retail storefront) subject to Planning Board Approval.

A roll call vote was taken:

Michael French, Chairman	Aye
Peter LeoGrande, Member	Aye
Patricia Simmons, Member	Aye
Tom Thompson, Member	Aye
Tina Sawyer, Member	Aye

5 AYES 0 NAYES – Resolution 2018-01 - **APPROVED.**

**MINUTES**

A **motion** was **moved** by Member Thompson to approve the meeting minutes for November 9, 2017 and November 20, 2017. The motion was seconded by Member Simmons, all were in favor without further discussion and the **motion carried.**

**TRAINING**

Chairman French expressed the need for the Board members to receive training and requested the secretary to contact Doug Miller (Town Engineer) to arrange a training session to satisfy NYS requirements.

**ADJOURN**

With no other business before the Board a **motion** to adjourn at 7:24 pm was **moved** by Member Thompson and seconded by Member Simmons, all were in favor and the **motion carried.**

Respectfully submitted by:



Lisa Somers  
ZBA secretary