

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

January 24, 2012

AGENDA: Iron Horse Solutions/Todd Goldthwait Public Hearing
Regular Monthly Meeting

ROLL CALL:	Peter Holmes	present – Chairman
	Peter LeoGrande	present
	Linda Fadden	excused
	Sam Trepasso	absent
	Michael French	present

ALSO PRESENT:

Chairman Holmes called the meeting to order at 7:03 pm.

PUBLIC HEARING

Iron Horse Solutions/Todd Goldthwait – 423 State Route 48, Fulton
Tax Map # 288.03-01-16

Chairman Peter Holmes opened the Public Hearing at 7:03 pm and asked the applicant to explain his variance request because the paperwork submitted was confusing. The applicant, like the Board Members, was unclear as to what area variance he was requesting because the CEO's had each spoken about different issues. He received a violation notice for adding a sign to the business without obtaining a building permit, or without going thru the ZBA/Planning process. When the applicant spoke to the Code's Office to complete the application, a discussion concerning the business operation developed and possible Planning Board involvement for a new use of the property could be warranted. Board Member Mike French and Chairman Holmes asked several questions about the current business operation and the usage of the previous businesses that occupied the space, as well as questions about the sign – placement, design, age and size. The applicant explained that he had placed the sign on the property approximately 2 years ago (6 months before he moved the business in) and that it was completely movable having being placed on skids. The sign had been designed with safety in mind and is why the sign was made portable as well as transparent. Chairman Holmes asked how far from the edge of the road the sign was located because 50' front setback is required by Zoning Ordinance and Mr. Goldthwait replied that 50' is a problem since his building is probably closer to the road than that. The retro design was also chosen for aesthetic value in the neighborhood and to alert people of a business location. A few neighbors present at tonight's meeting had the following remarks:

Tim Libbey of South Granby Road stated that he was concerned about the auto sales business and the potential for traffic accidents from increased traffic and improper parking allotment. State Route 48 has fast moving traffic with narrow roadway shoulders

and the business location is in a low area unseen by oncoming cars – this is a dangerous situation and road studies by the DOT should have been required for this type of business to operate here.

Lynn Moyer – Resides across the street on State Route 48 and has seen no problems with the traffic, increased or otherwise. He and his wife also stated that the retro designed sign was nice looking and seemed to help with traffic in that being lit at night alerts drivers to a business and possibly slows down traffic.

Mr. Goldthwait voiced concern about his choice to move a thriving business from Volney to Granby since his experience with the Codes Office. He has received conflicting opinions about a situation that has been in existence for over 2 years. His business has qualified for many licenses which involve site inspections and can be found displayed along the front face of the business. If he neglected to fulfill a requirement of the Town, he has no problem with following procedure but needs clarification as to what is needed. The Board Members turned the discussion to the property usage issue and asked Todd Goldthwait what his business operations were. Mr. Goldthwait answered that his business differed from the previous, which was Don's Garage, only by not having towing services. He had checked with the DMV to see if the previous business sold cars and was told that it had, he sells only 2 or 3 at a time and his main focus is his existing customer base not drive-by sales. Discussion ensued amongst the Board Members and the audience on the age of the commercial use which was established to be at least 50+ years. At 7:30 pm Chairman Holmes stated that the Board Members agreed that the Public Hearing would be adjourned until the February 28th meeting, and correspondence for and against would be accepted. Measurements of the sign and building locations, as well as contacting the CEO to attend the next meeting, is required to determine what if any variance is needed. Chairman Holmes also stated that a letter from the property owner, Don Miexell, allowing the applicant to request the variance should be submitted at the next meeting. Mr. Goldthwait had already presented a letter from Mr. Miexell in favor of the current sign and a petition signed by neighbors in favor of the current sign for Iron Horse Solutions.

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REGULAR MONTHLY MEETING

The Regular Monthly meeting was called to order at 7:30 pm.

IRON HORSE SOLUTIONS/TODD GOLDTHWAIT – Chairman Holmes instructed the secretary to write letter to Codes Office requesting their presence for February 28th meeting. Some discussion ensued regarding CEO presence at regular ZBA meetings. Board Member Mike French stated that the ZBA should approach the Town Board and ask for approval of CEO to be present at all ZBA meetings.

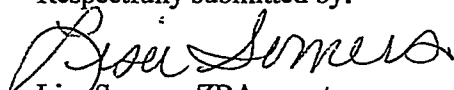
TUG HILL COMMISSION CONFERENCE – All Board Members were supplied copies of registration and session information for the 2012 Tug Hill Commission Conference held on March 29th near Watertown. Chairman Holmes stated that after speaking with Supervisor Williamson, the Members must complete forms and leave for the next days business to be included on Town Board Meeting agenda.

Chairman Holmes commented that Member Linda Fadden was excused from the upcoming meeting and training session due to illness.

A **motion** to approve the meeting minutes for September 13, 2011 was **moved** by Chairman Peter Holmes and seconded by Member Peter LeoGrande, all were in favor, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:51 pm was **moved** by Member Michael French and seconded by Member Peter LeoGrande, all were in favor, **motion carried**.

Respectfully submitted by:



Lisa Somers, ZBA secretary