

**VILLAGE OF ALBION
ZONING BOARD MEETING
May 17, 2016**

PRESENT:

E. Jean Smith, Tony Wynn, Jeannette Riley, Tracy VanSkiver and Chris Kinter

ALSO IN ATTENDANCE:

CEO Vendetti

Paul Mutch (Stonefield Engineers), Anthony Patronski

CALLED TO ORDER:

Jean opened the meeting at 4:01 pm. The Pledge of Allegiance followed

APPROVAL OF MINUTES

A motion was made by Jeannette, seconded by Tony to approve the minutes of the November 17, 2015 meeting as written.

AREA VARIANCE : 153 SOUTH MAIN STREET (73.10-1-9)

The public hearing for the area variance at 153 South Main Street was opened at 4:02 pm.

Paul Mutch of Stonefield Engineers addressed the board regarding a new ATM for Bank of America to be located at Dunkin Donuts (153 South Main Street). The Village and County Planning boards have reviewed this project. Bank of America would like a variance to be able to stack three (3) cars in the queue instead of the five (5) required by code. Mr. Mutch informed the board that the 3 car stack would be sufficient for the anticipated traffic at the ATM. If a situation arose, there would still be room within the parking lot for any additional cars to wait without disrupting the flow of traffic for Dunkin Donuts. There was no one else present who wished to speak.

A motion was made by Jeannette, seconded by Tony that in as much as everyone who wished to speak regarding the area variance was heard, the public hearing be closed at 4:08 pm.

Jean reviewed the criteria for granting an area variance. The applicant met all of the requirements.

A motion was made by Jeannette, seconded by Tony to grant the area variance for the Bank of America ATM to be located at 153 South Main Street

Motion passed unanimously

AREA VARIANCE: 252 CHAMBERLAIN STREET (73.6-5-28)

The public hearing for the area variance at 252 Chamberlain Street was opened at 4:11 pm.

Anthony Patronski requested an area variance for the setback of his front porch. The code requires a 30ft setback. The setback is 20 feet, so he would need a 10ft variance. After reviewing the code, CEO Vendetti stated that the porch itself did not require a variance, only the steps. He stated that the actual variance would be about four (4) feet. This was determined by taking the setback average of the houses within 150 feet of 252 Chamberlain Street. Mr. Patronski gave the board his reasons for not wanting to re-locate the steps. He stated that the porch was not built to accommodate moving the steps due to the pitch of the porch roof and its design. There was no one else present who wished to speak.