

Town of Alfred
Zoning Board of Appeals Minutes
December 14, 2020
6:00 p.m.

Members Present: Dennis Brewster, John Caramihalis, Julie Gerrish, Ricky Hambleton and Bruce Norton

Absent: Rick Carter and Cynthia Swaney

Others Present: George Chamberlin, Cheryl Chamberlin, Patrick Desmond, Rick deRochemont, Jim Allaire and Tammy Bellman

Chairman Brewster called the meeting to order at 6:00pm. A quorum is attained with the members present tonight.

Ms. Gerrish moves to accept the agenda as presented with second by Mr. Brewster. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

New Business and Public Hearings

Public Hearing: George D. Chamberlin – 388 Gore Road – Tax Map 7 lot 6-B – Administrative Appeal for 2nd Dwelling – Mr. Brewster moves to open the Public Hearing to hear the Administrative Appeal with second by Mr. Norton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea. Mr. Chamberlin provided the following overview: we want to put a smaller house on the field below the existing house which is too big for us now. Mr. Chamberlin was asked to explain his issues with the zoning ordinance being too restrictive. I do not believe it will bother the neighbors. There are three acres. According to Mr. Allaire each residence require three acres. Mr. Chamberlin will need to an additional three acres plus the road frontage requires for the Rural Residential Zoning District. Each residence will be under separate ownership. Ms. Gerrish moves to end the discussion on the Administrative Appeal with second by Mr. Caramihalis at 6:20pm. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Mr. Caramihalis moves for a denial based on the fact that Mr. Chamberlin does not meet the requirement for the Rural Residential Zoning District with second by Ms. Gerrish. No further discussion. Vote to deny: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea. Administrative Appeal has been denied.

Mr. Chamberlin continued that it does not make sense to move a trailer in for six months and then have to move it. Mr. Caramihalis offered that we are not forcing you to do anything. Mr. Brewster added that this is out the scope of the Zoning Board of Appeals authority – it does not meet Town Codes. Mr. Caramihalis moves to go to the next agenda item with second by Mr. Norton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

New Business

Request for postponement by Attorney for Gean-Gendron/Gean Administrative Appeal – Ms. Gerrish moves to have the letter read from the Attorney for the Gean-Gendron/Gean appeal postponement second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea. Mr. Brewster read the request for postponement to a later date from Attorney Libby to the Board. Ms. Gerrish moves to postpone the Gean-Gendron/Gean Public Hearing to a later date with second by Mr. Hambleton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Old Business

York County Commissioners – Request for Reconsideration – Submission of Hydrologists. Mr. Brewster moves to accept the hydrologist list from Mr. de Rochemont with second by Ms. Gerrish. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Mr. Caramihalis moves to make identification to select SW Cole to complete the hydrologist review and get the report to the Board in time for them to review it before the next meeting with second by Mr. Norton. Discussion: Mr. Brewster – we only have the list – no follow up on the names; Mr. Caramihalis said Mr. de Rochemont provided two independent hydrologists as requested; Mr. Brewster – need to do a review on the names; Mr. Norton – the County has done the due diligence. No further discussion. Vote: Brewster – nay; Caramihalis – yea; Gerrish – nay; Hambleton – yea; and Norton – yea.

Mr. Caramihalis made the motion to move on to the Minutes of November 9, 2020 with second by Mr. Norton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Minutes

November 9, 2020 – Mr. Caramihalis moves to accept the November 9, 2020 minutes as written with second by Ms. Gerrish. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Mr. Caramihalis moves to go to the Communication section of the agenda with second by Mr. Brewster. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Correspondence

None.

Mr. Norton moves to go to the miscellaneous section of the agenda with second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Miscellaneous

Mr. Caramihalis thinking ahead that once we receive the report having the hydrologists at the meeting would be beneficial to both sides. We are looking for the opinion being specific as to how to treat the site. Mr. Caramihalis motions to schedule a meeting to take place within 30 days of receiving the

independent hydrologist report and have the hydrologists in attendance for the meeting to review with second by Mr. Norton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea.

Adjournment

Mr. Brewster made the motion to adjourn the meeting at 6:55pm with second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; and Norton – yea. The meeting was adjourned.

These minutes were approved on February 8, 2021

Dennis M. Brewster
Dennis Brewster, Chairman