

Town of Alfred
Zoning Board of Appeals Minutes
October 26, 2020
6:00 p.m.

Members Present: Dennis Brewster, John Caramihalis, Julie Gerrish, Rick Carter, Cynthia Swaney and Bruce Norton

Absent: Ricky Hambleton

Others Present: Charlene DeMarett, Seth McCoy, Jim Allaire and Tammy Bellman

Chairman Brewster called the meeting to order at 6:05pm. A quorum is attained with the members present tonight.

New Business and Public Hearings

Public Hearing

Seth McCoy – Setback Variance Appeal – 39 Blueberry Hill Road, Map 3 Lot 80A – Rural Residential Zoning District – Mr. McCoy provided an overview for his setback variance request; the house was built when Blueberry Hill Road was a dirt road back in 1820 - 1840+/-; and at which time Blueberry Hill Road may have served as the driveway to the residence. The house faces Route 111 and the side of the house faces Blueberry Hill Road; the reason for the variance is for an addition to have more room for homeschooling. Mr. Brewster read the letter from Janet and William Dunn that states their concern that the setback is not to exceed a 25' variance. Ms. DeMarett is an abutter and was concerned that this variance would be for his business. Discussion took place on the actual distance required for the variance. The closest corner of the existing house is 70 feet from the road. Twenty percent of 70 feet would be a 14 foot variance; bringing the setback to 56 feet. Mr. Brewster closed the Public Hearing at 6:40pm. Mr. Carter made the motion to approve the variance for Seth McCoy based on the information received with second by Ms. Sweeney. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Swaney – yea; and Norton – yea. The documents will be provided to Mr. McCoy as soon as they are prepared and signed.

New Business

The following three applications were provided to the Board. They reviewed the information on each application – so they would be able to prioritize the applications and set dates for the Public Hearings.

Hand-out: Administrative Appeal - George D. Chamberlin – Mr. Allaire shared that Mr. Chamberlin would like put additional smaller dwelling on his property than the existing one. Mr. Chamberlin requires a dimensional variance to build the smaller house on his lot. The Board will meet with the applicant on December 14, 2020 at 6:00pm.

Hand-out: Request for Reconsideration – York County Commissioners – Mr. Allaire shared that the York County Commissioners would like to request a reconsideration of the decision made by the Zoning Board of Appeals on October 26, 2020. This one has a 45 day decision timeline per code. The ZBA could request an independent engineer/hydrologist, not affiliated with neither the County nor the Water District nor the Town to review the two reports presented to the ZBA. This may be a way to see if a compromise could be obtained. Mr. Caramihalis made the motion to reconsider the decision made on the York County Commissioners application and have a second opinion on the reports obtained with a second by Mr. Norton. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Swaney – yea; and Norton – yea. Mr. Allaire will contact multiple

engineers/hydrologists for consideration. The Board determined that November 9, 2020 at 6pm for the next meeting.

Hand-out: Administrative Appeal - Megan Gean-Gendron and Zachary Gean via Attorney Gene Libby's Request – Mr. Allaire shared that the Town considers this a single family residence. It is located in the Center Village Zoning District. The Board will meet with the applicants/attorney on Monday, December 14, 2020 6:45pm.

Old Business

York County Commissioners – Findings of Fact/Notice of Decision – The Board reviewed the Findings of Fact/Notice of Decision. Ms. Gerrish made the motion to approve the York County Commissioners variance request Findings of Fact/Notice of Decision with second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Swaney – yea; and Norton – abstain.

Minutes

September 28, 2020 – Mr. Caramihalis made the motion to approve the September 28, 2020 minutes as presented with second by Mr. Carter. Vote: Brewster – yea; Caramihalis – yea; Gerrish – abstain; Carter – yea; Swaney – yea; and Norton – abstain.

Correspondence

Alfred Water District – Nitrate Test Results October 2020 - The Board reviewed the wellhead test results.

Miscellaneous

None.

Adjournment

Mr. Caramihalis made the motion to adjourn the meeting at 7:19pm with second by Mr. Norton and all 6 members in attendance voted in favor of the motion. The meeting was adjourned.

These minutes were approved on November 9, 2020

Dennis M. Brewster
Dennis Brewster, Chairman