

**TOWN OF SCHUYLER ZONING BOARD OF APPEALS
PUBLIC HEARING: CHRISTOPHER WARN
MAY 29, 2018 - 7:39 PM (SCHEDULED TIME: 7:00 PM)**

Due to the failure of the applicant to appear at the 7:00 scheduled time, Chairman Ronald J. Beach, Jr. called the meeting to order (following the Public Hearing for Green Waste Recycling) at 7:36 PM at the Schuyler Town Office, 2090 State Route 5, Utica, NY, when it became obvious the applicant was not planning to attend.

Also present were ZBA Members Christine Proulx, Jo Ann Mammone, Robert Wasyleski, and Alternate Member David Pasick; Town Supervisor Anthony J. Lucenti; Codes Officer Philip Green; Bette Szesny, who served as Recording Secretary; Town resident Ricky Proulx; Town residents/property owners within 500' ft. of the applicant's proposed site: Andrea Stillwell and her minor son; Thomas Humphreyville; Sharon & Joe Rolchigo; and Stanley Coffin. Absent was Vice Chairman Joseph Aiello, IV, and the applicant, Christopher Warn.

The Town's zoning regulations require 2 acres for this project, which proposes a used car sales and auto repair operation at 3653 State Route 5, Frankfort, NY 13340, Tax Map # 112.2-3-35.7, which is located in the C-H (Commercial-Highway) zone of the Town of Schuyler. However, the proposed project location absorbs only one acre of land.

Since the applicant was not present to state his case, Chairman Beach elicited comments from the public regarding this application.

Andrea Stillwall, Thomas Humphreyville, and Stanley Coffin spoke, all expressing strong objections to the proposal. Board Member Robert Wasyleski who also resides within 500' of the proposed action, strongly stated his objections, as well.

Chairman Beach then asked the full Board for their input. All members present agreed the proposed site is significantly lacking in lot size to meet the required 2 acre minimum for this proposed action. This is in accordance with Section 8.03-D of the Town's zoning regulations. As well, public opposition to the project expressed during public comment segment of the hearing upheld the Board's stance to deny this application.

Mr. Green agreed with the Board's stand, further stating the significant lack of required acreage is sufficient in itself to deny the application.

Motion by Chairman Ronald J. Beach, seconded by Robert Wasyleski to deny the application submitted by Christopher Warn for a used car sales and auto repair operation at 3653 State Route 5, Frankfort, NY 13340, which is located in the Commercial-Highway (C-H) District of the Town of Schuyler at Tax Map #112.2-3-35.7. All members voted affirmatively as polled by voice vote to deny the above referenced application submitted by Christopher Warn; motion carried.

Chairman Beach adjourned the public hearing at 8:03 PM.

– Bette I. Szesny, Recording Secretary