

**Present:** Chris Krawiec, Peter Bowers, Sherri Licata, Kathy Bills, Deputy Clerk  
Jo O'Neill, Atty. David Mayer  
**Absent:** Judy Gurnett, Building Insp./Code Enforcement Officer Will Barham

Meeting came to order at 7:30pm.

Chris Krawiec asked the board to review the minutes from September 7, 2017.

**Motion:** Kathy Bills made a motion to accept the September 7, 2017 meeting minutes as written. Seconded by Sherri Licata. All were in favor. Motion passed.

- 1) Application:** Kevin Werther, owner of 107 Curtice Park. Tax ID# 080.10-3-22.  
Application to convert a single car garage to a two-car garage making it approximately 658sf. Current zoning allows for 600sf. Applicant also seeks to place garage 5ft from the property line. Current zoning allows for 8ft. Applicant seeks relief from zoning regarding size and side setback distance. Applicable zoning sections: 175-11E, 175-59A. Property Zoned R1-13.6.

**Presentation:** Kevin Werther and family have lived in this home for about 10yrs. They love the house and neighborhood, but would like a larger garage. They will need variances to expand the garage into a 628sf two-car garage, which will be 5ft from the property line. They would also be enclosing some steps between the house and garage making it into a mud room. They have spoken to all of their neighbors and they are very supportive of the idea.

Chris Krawiec noted that they had an architect draw up the plans. At the time the house was built, small garages were okay. Over time needs have changed, and most people need a larger garage.

Sherri Licata indicated that she lives down the street, and the Werther's take very good care of their home. The way houses are situated on that street, they are not so close together that a larger garage would be a problem. A two-car garage in this climate would be a plus.

Kathy Bills asked about a shed in the back, and if that would be removed once the garage was built.

K. Werther replied that they're not sure yet. They are planning on putting everything in the garage, if it will all fit.

Peter Bowers has driven by the house and reviewed the plans, and is happy with the project.

**Open to the Public:**

Rick Walter, 20 Elm St., is working on his own garage and thinks it's a good idea. Do it!

**Closed to the Public:**

David Mayer brought up that we should make sure there is no historic significance to the old garage. He explained that prior to issuing a demo permit for the old garage, if needed, they may require a ruling from the Historic Preservation Commission (HPC).

K. Werther indicated that the houses in that neighborhood were built in the 1950's.

R. Walter added that according to the HPC, any structure over 50 years old could be considered historic.

Jo O'Neill noted that no demo permit has been issued as of yet for the old garage. If the application has to go before the HPC, it will delay the process.

C. Krawiec questioned whether they are taking the old garage down, or just extending it.

K. Werther clarified that the foundation will stay, but the old garage will be taken off. Then it will be extended wider towards the lot line, farther forward to be in line with the house, and a little bit deeper to the back as well.

C. Krawiec proposed that the Planning Board make their motions contingent on a ruling about the historic value of the structure.

K. Werther added that they are not planning on starting the project until next spring. They are getting a head start now in case revisions are needed.

Chris Krawiec then asked the board for motions on this application.

**Motion:** Kathy Bills made a positive recommendation to the Zoning Board of Appeals for a Type II action pursuant to SEQR. Seconded by Peter Bowers. All were in favor. Motion passed.

**Motion:** Sherri Licata made a positive recommendation to the Zoning Board of Appeals for a 58sf size variance. Seconded by Kathy Bills. All were in favor. Motion passed.

**Motion:** Peter Bowers made a positive recommendation to the Zoning Board of Appeals for a 3ft side yard setback variance. Seconded by Chris Krawiec. All were in favor. Motion passed.

**Motion:** Peter Bowers made a motion for a contingency, should a demo permit be deemed necessary, that the Historic Preservation Commission review and determine if the structure has any historical significance. Seconded by Sherri Licata. All were in favor. Motion passed.

C. Krawiec then reiterated that the board members are required to get four hours of training per year, and encouraged them to look at the options available.

C. Krawiec then made mention of some updates pertaining to the Brittany Woods Development. For the sake of transparency and public disclosure, he informed the board that he and Jack Buholtz, from TY-Lin, are communicating via phone and email to develop an acceptable understanding for the Letter of Credit items and dollar values for infrastructure. Jack, representing Mark VanEpps, the developer, will be providing preliminary engineer's estimates for the Letter of Credit soon. All will be shared with the board at the appropriate time for discussion/negotiation.

C. Krawiec asked the board for a motion to adjourn.

**Motion to Adjourn:** Kathy Bills made a motion to adjourn the meeting.  
Seconded by Sherri Licata. All were in favor. Meeting adjourned at 7:48pm.

The next Planning Board Meeting is scheduled for 7:30pm on November 2, 2017.

Respectfully submitted,  
Jo O'Neill, Deputy Clerk