

Sennett ZBA Regular Monthly Meeting

Meeting minutes

Minutes of the Town of Sennett Zoning Board of Appeals Meeting Held on Thursday, February 27, 2025, at 7:00 PM at the Sennett Town Office Building.

Members Present: Dennis Sherry, Chairman
David Sikora, Member
Edward Magdziak, Member

Excused: Jeffrey Hofmann, Member
Robert Steiner, Member
Heather Edmunds, Secretary

Also Present: Kathleen Salisbury, Town Clerk

Remotely: Tim and Jessica Kepple

Pledge of Allegiance

The Pledge of Allegiance was recited.

Call the Meeting to Order

Chairman Sherry called the Sennett Zoning Board of Appeals meeting to order on February 27, 2025, at 7:00 PM.

Approval of Minutes from Last ZBA Meeting

Chairman Sherry requested a motion to approve the minutes from the previous ZBA meeting. The motion was made and seconded by board members.

Motion to approve the minutes of the last ZBA meeting. Motion: David Sikora Second: Edward Magdziak

All members voted in favor, and the motion passed.

Public Hearing – Regarding an Area Variance for Krista Savage/Ralph Lee Schooley for property located at 2909 Turnpike

Chairman Sherry opened the public hearing for the area variance application. The applicant, Ralph Schooley, was present to discuss his request to widen his driveway on the property located at 2909 Turnpike.

Rich Andino provided clarification on the property details. He explained that the lot in question was a 1.67-acre parcel, from which 0.19 acres would be added to Mr. Schooley's larger property. The remaining 1.48 acres, which required the variance, would be sold off.

Chairman Sherry asked for questions from board members, but none were raised. It was noted that all required notices had been properly provided by the town clerk.

The board clarified that this was a Type 2 action under SEQR (State Environmental Quality Review) and that they were the lead agency for this application.

Tim and Jessica Kepple, who had dialed into the meeting, asked for clarification on the variance. Chairman Sherry explained that the variance was to allow Mr. Schooley to take a strip of land along his driveway to have room for snow plowing, and that the rest of the property would be sold.

After addressing all questions, Chairman Sherry closed the public hearing.

Motion to close the public hearing. Motion: Edward Magdziak Second: David Sikora

All members voted in favor, and the motion passed.

The board then proceeded to review the area variance findings and decision sheet:

- They determined that no undesirable changes would be produced in the character of the neighborhood or detriment to nearby properties.
- The board agreed that the benefits sought by the applicant could not be achieved by a feasible alternative to the variance.
- The requested variance was not considered substantial.
- The board found that the variance would not have an adverse impact on physical or environmental conditions in the neighborhood.
- The alleged difficulty was considered self-created, but it was noted that this is not a determining factor.

Based on these findings, the board concluded that the benefit to the applicant outweighed any potential detriment to the neighborhood or community.

Motion to approve the area variance for Krista Savage/Ralph Lee Schooley for the property located at 2909 Turnpike. Motion: David Sikora Second: Edward Magdziak

A roll call vote was conducted, and all members voted in favor. The variance was approved.

The Resolution of the ZBA Area Variance Findings and Decision is at the end of the minutes.

Attorney Andino advised Mr. Schooley to follow up with the Planning Board to confirm if any further steps were needed to finalize the subdivision process.

Old Business

There was no old business discussed.

New Business

The board congratulated Ed on becoming a full board member for a five-year term.

Meeting Adjournment

Motion to adjourn the meeting. Motion: Edward Magdziak Second: David Sikora

All members voted in favor, and the meeting was adjourned at 7:14 p.m.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

- the benefit to the applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is DENIED.
- the Benefit to the applicant DOES outweigh the Detriment to the Neighborhood or Community and therefore the variance request is APPROVED.

Reasons: _____

The ZBA further finds that variances from Section _____ of the Zoning Code for _____
minimum lot size Variance Requested
 is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety, and welfare of the community because: _____.

STANDARD CONDITIONS (If Approval is Granted):

1. That the construction be completed in strict compliance with the submitted plans and application materials.
- 2.

ADDITIONAL CONDITIONS (If Approval is Granted): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1:

Condition No. 2:

The Board by motion made by Dave and seconded by Ed adopted the above Resolution.

Dennis Sherry
 Dennis Sherry, Chair
 Zoning Board of Appeals

2/27/25
 Date

RECORD OF VOTE

	MEMBER NAME	AYE	NAY	EXCUSED
Chair	DENNIS SHERRY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member	JEFFREY HOFMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Member	DAVID SIKORA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member	ROBERT STEINER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Member	MARION COOL <u>Ed</u> <u>magdziak</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>