

TOWN OF YORK
ZONING BOARD MINUTES
MARCH 21, 2012

Present: Chairman Dick Ellis, Mark Connolly, Jerry Ayers, Jerry Sturm

Absent: Paul Schneider

Others Present: Dave Russo, Planning Board Chair

7 pm – Board met to discuss the variance requested by Gary Wall.

- Dave Russo spoke in favor of Gary's request to upgrade an old 490 sq. ft. trailer in Fowlerville next to the church with a 2001 trailer that is 588 square feet (14x42). The newer trailer is smaller than the 750 ft. (14x76) required by zoning.
- Dave Russo said that he would personally see that the present zoning was changed regarding the size of a replacement trailer.
- Discussion regarding size and HUD requirements of the replacement trailer.

7:30 pm – Public Hearing

Present: Gary Wall, Craig Howe, Carl Peter, Mike Lobello, Fred & Jean Hyatt, Shannon Wall and Dwight Farwell

Chairman Dick Ellis called hearing to order to review Gary Wall's request for a variance to replace the existing 1960 trailer beside the Methodist Church in Fowlerville with a 2001 trailer purchased from Affordable Locations in Caledonia. The trailer is 588 square feet, not 750 square feet required by zoning ordinance.

Gary said it will be a rental and upgraded with pillars in concrete and NYS inspected.

Dave Russo stated that we want this kind of trailer in York, it is a definite improvement to the site and he is behind Gary 100 %.

The Hyatts (neighbors) agreed it would be a definite upgrade. They felt it was an eyesore and fire hazard. The new one would be a definite improvement.

Gary said he owns quite a bit of property in York and was looking for an affordable replacement. Didn't realize the 750 ft. requirement.

Dick asked how high the pillars would be. Gary replied they would be ground level and he would put hurricane straps on the trailer.

Jerry Ayers asked Dave what the feelings of the Planning Board were. Dave replied that they were for it. Jerry said he was undecided when he came tonight and thought the trailer was small, but would make a home for a couple.

Carl stated that absolutely it would improve the neighborhood, but because of the size difference, it wasn't up to him to approve it.

Jerry Sturm moved to approve the variance for Gary to replace the trailer with the smaller one, Mark Connolly seconded it.

Dick Ellis	No
Mark Connolly	Yes
Jerry Sturm	Yes
Jerry Ayers	Yes

Carried

Carl stated that when Gary replaces the second trailer on the property he has to watch the side boundaries.

Gary said he would look for a 750 sq ft trailer for the second one.

7:50 p.m. – Jerry Ayers moved to adjourn, Mark Connolly seconded, all in favor, carried.

Respectfully submitted,
Donna Falkner, Clerk