

Village of Scottsville  
Planning Board Meeting Agenda  
Thursday, September 8, 2022 – 7:00pm  
Wheatland Municipal Building

Planning Board Members: Steve Cullum, Chairman  
Kevin Marks  
Patti Brandes  
David Domina  
Mark Smith, Co-Chairman

Agenda

1. **Call to Order:** Chairman Steve Cullum called the Thursday, September 8, 2022 Village of Scottsville Planning Board meeting to order at pm.

2. **Pledge of Allegiance**

3. **Roll Call:**

Steve Cullum  
Kevin Marks  
Patti Brandes  
David Domina  
Mark Smith

Also present: Emily Clarke, Deputy Clerk  
Andy Fraser, Deputy Mayor  
Anne Hartman, Village Clerk

4. **Approval of Minutes:**

**Motion:** made by and seconded by to approve the minutes of the Thursday, August 11, 2022 Planning Board Meeting as submitted.

**Vote:** Carries (-)

Steve Cullum Patti Brandes  
Kevin Marks David Domina  
Mark Smith

5. **Public Hearing**

*Chair Cullum opened the public hearing by reading the notice from the Sentinel at pm.*

**LEGAL NOTICE  
VILLAGE OF SCOTTSVILLE**

**PLEASE TAKE NOTICE**, a public hearing of the Village of Scottsville Planning Board on September 8, 2022, at 7:00 p.m. at Village Hall, 22 Main Street, Scottsville, New York, has been scheduled regarding an application for subdivision approval regarding property located at 585 Scottsville-Mumford Road by the Wheatland-Scottsville Joint Fire District and owned

by the Village of Scottsville. Subdivision review to be done in accordance with the requirements of Chapter 145 of the Code of the Village of Scottsville.

*Public Comment opened at            pm.*

Public Comment:

*Public Comment closed and Board Comment opened at pm.*

Board Comment:

*Public Hearing closed at            pm.*

**Motion** made by Trustee            and seconded by Trustee            to approve the subdivision of the property located at 585 Scottsville-Mumford Road by the Wheatland-Scottsville Joint Fire District and owned by the Village of Scottsville.

**Vote:** *Carried (- )*

Steve Cullum

Patti Brandes

Kevin Marks

David Domina

Mark Smith

6. **New Business**

39 Main Street application for special use permit.

7. **Old Business**

8. **Adjournment:**

**Motion:** made by            and seconded by            to adjourn the meeting at            pm.

**Vote:** *Carries (- )*

Steve Cullum

Patti Brandes

Kevin Marks

David Domina

Mark Smith



APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

A zoning variance is essentially a waiver of specific zoning requirements to a parcel of land that may be authorized if certain conditions exist. The Zoning Board of Appeals grants variances.

Certain Uses, not permitted as a matter of right in a zoning district, may be allowed by the issuance of a special use permit issued by the Planning Board.

For a complete explanation of procedure, please refer to:

Village of Scottsville, NY Code

Chapter 170: Zoning  
<https://ecode360.com/12255670>

The application fee is \$100.00 plus all consulting and engineering fees incurred by the Village, if applicable.

APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

APPLICATION FOR:

Area / Use Variance from Code Section \_\_\_\_\_

Special Use Permit Manufacturing / Sales / Distribution of playground equipment

Interpretation of a Zoning Code \_\_\_\_\_

ADDRESS OF PROPERTY INVOLVED: 39 Main St., Scottsville

Zoning Classification: CBD Tax Map Number: 200.09-2-30

PROPERTY OWNER INFORMATION: Applicants

Signature Marcy L. Bears

Print Name Marcy L. Bears

Mailing Address 7577 East Main St. Lima, NY, 14485

Phone Number (585) 303-9192

Email Address mbears@bearsplaygrounds.com

Answer the following questions for an <sup>Special Use Permit</sup> ~~Area Variance~~ request:

- 1) Specific Request: Ability to manufacture / retail playground equipment.
- 2) Cost of Project: Unknown
- 3) Explain why a building cannot be built to comply with the existing code regulations.  
No variance requested.

- 4) Explain why your situation is unique and is not shared by all properties alike in the immediate vicinity of your property.

We manufacture, sell and distribute unique playground equipment all over the country as well as internationally. We are currently located in Lima, NY and have outgrown our facility. We are not moving out of Lima but expanding our business and think the Village of Scottsville would be a good fit.

- 5) Explain the effect on the character of the neighborhood.

We manufacture and sell playground equipment which we think will have a positive impact on the community and bring people and jobs to the area.

APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

If applying for a Use Variance, Special Use Permit or an Interpretation to the Zoning Code please complete the top portion of the application and provide the necessary information separately

For a complete explanation of procedure, please refer to:

Village of Scottsville, NY Code

Chapter 170: Zoning  
Special Uses Article IX  
[ecode360.com/33079883](http://ecode360.com/33079883)

I, \_\_\_\_\_ (owner of property),  
Print

Located at \_\_\_\_\_ hereby grant

Permission to members of the Scottsville Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application:

\_\_\_\_\_  
(signature of property owner)

APPLICATION FOR A VARIANCE / SPEICAL USE PERMIT OR AN INTERPRETATION OF  
THE ZONING ORDINANCE

Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees

In conjunction with an application made to the Village of Scottsville, the undersigned states, represents and warrants the following:

1. I/We am/are the applicant and/or owner with respect to an application to the Village of Scottsville.
2. I/We have been advised of, are aware of and understand the obligation to reimburse the Village of Scottsville for consulting and professional fees incurred in relation to my/our application(s), all in accordance with the Village of Scottsville Consultant Fee Reimbursement Law.
3. I/We understand that this obligation shall not be dependent upon the approval or success of the application.

Owner: \_\_\_\_\_  
Print

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

Applicant (if different from Owner): Marye L. Bears  
Print

Signature: Marye L. Bears

Dated: 8/30/22