

Village of Scottsville ZONING BOARD OF APPEALS Meeting
Thursday October 13, 2022 at 7:00 pm
Wheatland Municipal Building
22 Main Street
Approved Minutes

Call to Order: Chair Kevin Marks called to order the regular meeting of the Village of Scottsville **Zoning Board of Appeals** at 7:00 pm on October 13, 2022 in the Wheatland Municipal Building, 22 Main Street, Scottsville, NY 14546

Pledge of Allegiance:

Roll Call: Kevin Marks
Steve Cullum
David Domina
Mark Smith

Absent: Patti Brandes

Also Present: John Mancuso, Attorney
Anne Hartman, Clerk
Maggie Ridge, Mayor
Andy Fraser, Deputy Mayor
Bob Hatch, Schultz & Associates
Jay Coates, Fire Commissioner
Bears Playground

Continuation of the discussion on the application from Bears Playground at 39 Main St. and the Use Variance required.

Attorney Mancuso explains the process. Bears Playground would like to purchase and utilize 39 Main St as a secondary location for the manufacturing, sale, distribution and storage of playground equipment. Based on sites visits to the current location in Lima and the proposed 39 Main St., reviewing the code and additional information provided by Bears the approvals needed are Use Variance from ZBA to allow for the use of that property for manufacturing, sales and distribution in the Central Business District. The second is from the Planning Board for design approval based on its location in the Village. Provided a letter to the applicant stating the necessary steps. We will schedule a public hearing for the Use Variance.

Marcy Bears reviewed their plans with best estimates of uses, storage, employees, etc. Proposed placement of dust collection system with a decibel rating of 50-70 dB which is the equivalent to a lawnmower. If it is intrusive, there are options to mitigate some of the sound. A display play area for the community to enjoy will be off Scott Crescent along with bins of free firewood. Dust will be disposed, it will not be dumped on site, options are still being investigated. Log storage in back parking lot. Truck traffic will be primarily Monday-Thursday 9am-5pm. Mr. Cullum asked about fencing or landscaping to shield the storage from the adjacent residents. Bears is willing to do that if necessary. Logs will be stored this winter and we will see what it looks like and address if needed. The logs are bundled in "bunks" that will look like a horizontal fence. It may not be an issue.

The Board's main concerns are noise, truck traffic and storage.

Attorney Mancuso stated no existing architectural drawing available, but the survey will address questions. Survey should be done by the next meeting. Attorney is satisfied with the info supplied.

Set Public Hearing

Motion: Made by David Domina and seconded by Mark Smith to schedule a public hearing for a Use Variance for the manufacturing, sales and distribution of Bears Playground at 39 Main St, Scottsville, New York in the Central Business District on November 10, 2022 at 7:00 pm.

VOTE: carries: (4-0)

Kevin Marks	AYE	Steve Cullum	AYE
Patti Brandes	ABSENT	David Domina	AYE
Mark Smith	AYE		

Adjournment

Motion: Made by Steve Cullum and seconded by Mark Smith to adjourn the meeting at 7:45p.m.

VOTE: carries: (4-0)

Kevin Marks	AYE	Steve Cullum	AYE
Patti Brandes	ABSENT	David Domina	AYE
Mark Smith	AYE		

Respectfully submitted by,



Anne Hartman
Village Clerk