

Elba Zoning Board of Appeals

February 5th, 2024

Chairman Rick Sanfratello called the regular meeting of the Elba Zoning Board of Appeals to order at 7:00 PM leading with the Pledge of Allegiance.

Members present were:

Rick Sanfratello

Maxwell Torrey

Charles Norton

John Given

Mark Capparco

Also present:

Wade Chamberlain, Town Councilman

Chairman Rick Sanfratello opened the public hearing on Dominic Gregori's petition for a side yard variance to build a lean-to off an existing pole barn. The project required a 14ft variance as the required setback is 25ft and the proposed structure would be 11ft from the side lot. Letter from neighbor Ed Buczek was read to members. He opposed the variance requested as he states the barn floods his field and more roof would cause more flooding. No other neighbors were in attendance. The board felt as though the proposed structure was not impeding on Mr. Buczaks property but on another neighbor the variance request was minimal being up against an agricultural field. The variance was voted on and passed 4 to 1. Chairman Rick Sanfratello then closed the public hearing.

Charles Norton read the minutes of January 8th, 2024. Motion was made by John Given to approve minutes it was seconded by Charles Norton, motion approved.

John Mudzynski has applied for a variance at his home at 7146 Norton Rd. He plans to build a pole barn in front of his primary residence and house farm animals in it, within 100ft of property line. The public hearing will be March 4th, 2024 at our next meeting.

Charles Norton moved to adjourn at 7:25 PM, Mark Capparco seconded, and the motion carried.

Respectfully submitted,

Maxwell Torrey, Secretary

Town of Elba Zoning Board