

VILLAGE OF CENTRAL SQUARE

ZONING BOARD OF APPEALS

July 24, 2007

PUBLIC HEARING

AREA APPLICATION

DR. FRED RICH

Present: Mike Wildrick, Mary Ninemire, Bob Loran, Gabe Buschle, Mike Sperling, Jacques Monica.

Guests: Ray Scruton & Matt Murray – ZFS & A and Dr. Fred Rich.

Public hearing was called to order at 7:05 PM.

RE: Area Variance for Dr. Rich – drawings were presented . Request is for variance to add a vestibule to front of structure for reason of energy conservation and comfort of patients.

Mr. Buschle: Building will protrude out quite a bit. Mr. Buschle read a section of the Village of Central Square Comprehensive Plan 2005. The structure being made to look like a professional building in a business residential area is not consistent with the comprehensive plan.

Dr. Rich was asked if there is a need for a handicap ramp. Mr. Scruton of ZFS&A Architectural Firm indicated that there is a need to make the structure adaptable to change for handicap, but no need to put in a ramp at this point in time. However, door cannot be less than 3 feet due to codes. Ramp is not feasible, but a lift might be at some point. The ADA laws require the need to become as compliant as possible. Any changes must comply with ADA codes for handicap accessible.

Mary Ninemire: What prompted the need to change?

Dr. Rich: The need is for a vestibule area, separate from the office, for energy savings and comfort for the patients.

Mike Wildrick: Building probably preceded zoning. Pre-existing, non-conforming.

Mary Ninemire: Any thought regarding snow removal with additional three feet.

Mr. Scruton: Snow is negligible. Vestibule is mainly to provide comfort for patients.

Mary Ninemire: Has the plan been shared with the neighbors?

Dr. Rich: No objections have been received from the neighbors.

Mike Wildrick: Neighbors are sent letters regarding the requested variance. No replies were received thus far. Deadline for anyone to voice their objections would be at tonight's meeting. No one appeared at the public hearing to voice concerns.

The public hearing was adjourned at 8:00 PM. The ZBA Meeting was called to order.

Discussion of the board members took place regarding their recommendations to the variance request.

Mary Ninemire: Dr. Rich is a hometown dentist and has received the trust and respect of his patients and the community. He would like to upgrade his existing structure.

Mary indicated that she does not think this upgrade is what we need on Main Street. Pretty close to sidewalk. No current recommendation from Mary to alter the plan.

Bob Loran: It would be nice to be able to cooperate under the law to maintain the business in the village. Bob sees no concerns with the current plan. Should not look to hinder business as long as its close to the law. Believe there should be give and take to those providing service and employment to the village.

Jacques Monica: Doesn't like protrusion close to road. What happens when a ramp is needed. Plan is aesthetically pleasing – has a nice look. Would recommend moving the vestibule to the right a little to align with the current waiting room and not change the footprint of the building. Not changing the line of the building would be a compromise to keep a nonconforming building in exchange for going into waiting room.

Mike Sperling: Dr. agrees to alter plans for compliance. The changes would keep the building from sticking out further than already there. Question regarding the cost to restructure the wall.

Mr. Scruton: Cost would probably be in the several thousands of dollars.

Mike Wildrick indicated that because the variance is requested on Main Street it needed to go to the Oswego Co. Planning Board for review. The board has determined that there is no significant county impact and is a local issue to be determined by the local Planning Board and ZBA. Mr. Wildrick read from the Planning Board Minutes of 7/19/2007 which indicated that they recommended the variance be sent to the ZBA for approval as long as it will not hinder the removal of snow.

Mike Sperling made motion to approve plans as presented. Seconded by Bob Loran. Discussion took place to amend the motion and to approve the amended. The motion was amended by Mike Sperling to approve the amended plans, which is 6" less than current plan. Seconded by Bob Loran. The board voted: Mike Sperling, Gabe Buschle, Bob Loran voted yes. Mary Ninemire abstained from vote. Jacques Monica voted against. Motion carried.

Environmental Assessment will be completed. Questions were asked to Dr. Rich by Gabe Buschle from the environment assessment form.

Motion was made by Bob Loran to document the ZBA as the lead agency and that there was no environmental impact. Mike Sperling seconded. Motion carried.

Motion by Bob Loran to adjourn meeting at 8:25 PM. Seconded by Jacques Monica. Motion carried.