

# VILLAGE OF DOLGEVILLE

**41 North Main Street**

**Dolgeville, NY 13329**

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## **ZONING BOARD OF APPEALS**

Chairperson – Joseph Viscusie

Members

Randy Barnes, Brenda Naizby, Mark Riley, Vacancy

Recording Secretary – Tammy L. Chmielewski

**October 22, 2020**

ATTENDED: Geoffrey Grace, Shirley Ferris, Amber Kraszewski, Evan & Julie Castor.

By Randy Barnes

Motion to nominate Joseph Viscusie - ZBA Chairperson, sec. Mark Riley. Ayes all.

ZBA Chairperson Joseph Viscusie at Village Hall called the Village of Dolgeville ZBA Meeting to order at 6:05 p.m.

The purpose of the meeting is to go over the four (4) considerations per the ZBA application for a Use Variance as submitted by Geoffrey Grace. Public Hearing held on September 28, 2020.

After reviewing drawing submittal there were suggestions for possible double landscaping on the street sides and question about fencing. Geoffrey has no plans for fencing at the parking lot and would be amenable to landscaping hedges or thick foliage to block noise and light in/around the parking lot. Suggestion included lighting in parking lot shine toward the bridge/road and not houses. The only fencing proposed will be at the main building.

Evan Castor – will there be a sidewalk on that side? Geoffrey – what's there, stays there. Geoffrey's biggest concern is people coming to work at 7:00 a.m. – 3:30 p.m., ex.-parking on Main Street, so the parking lot will pre-empt that problem and leave parking for Main Street businesses and industry. Parking lot will have assigned slots and separate parking lots for two shifts.

Evan – can the road be marked with driving lanes/centerline markings from the mill to East State Street? Village will check into this question.

Mark Riley – could you provide parking behind the mill? Geoffrey – we don't let employees park close to the building due to forklifts, product, etc.

Shirley Ferris – only concern is noise.

Evan Castor – where are the break areas? Geoffrey – in the buildings.

Mark Riley – drainage in the winter (salt). Geoffrey – this will be part of the parking lot final design including grading, etc.

Application questions/responses:

1. The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial:

Proof: Unable to provide sufficient parking for employees needed to produce product.

2. The alleged hardship relating to the property is unique. (The hardship may not apply to a substantial portion of the zoning district or neighborhood.):

Proof: Limited to parcel directly across from building, not to rest of Zoning District.

3. The requested use variance, if granted, will not alter the essential character of the neighborhood:

Proof: Changing from residential to a parking area. Parking area will have landscaping conducive to a residential neighborhood.

ZBA – shown partial evidence and ideas. Randy – lower parking lot concern regarding a potential blind spot. Can you move the entrance? Yes. Make sure there are no drainage issues once pavement replaces soil/grassy area (part of engineering) and parking lot spacing (capacities).

4. The alleged hardship has not been self-created:

Proof: Hardship is due to purchase of facility, sufficient parking is needed for existing buildings.

SEQR Short Form Part I, II, III completed.

Two questions arose on SEQR Part I:

5-B. Is the proposed action – consistent with the adopted comprehensive plan?  
N/A

16. Is the project site located in the 100-year flood plan?  
No

By Randy Barnes

Motion to approve use variance sec. Brenda Naizby. Ayes all.

By Randy Barnes

Motion to adjourn ZBA meeting at 6:51 p.m. sec. Brenda Naizby. Ayes all.