

**Mexico Zoning Board of Appeals
Minutes of the Regular Meeting
Held April 17, 2023 at McAuslan Hall
Commencing at 7:00 P.M.**

Present: Ned Waterbury, Chairman
Lori Behling, Counselor
Dan Yawman, Counselor
Marty Trey, Counselor
Absent: Ron Marsden, Code Enforcement Officer
Graham Seiter, Town Attorney

And 2 in the audience.

Chairman Waterbury called the meeting to order with the Pledge of Allegiance at 7:02 pm. Chairman Waterbury gave the board time to review the minutes from the regular March meeting.

A motion was made by Waterbury and seconded by Behling to approve the minutes of the regular ZBA March meeting. The motion was adopted by a vote of 3 ayes: Waterbury, Behling, and Trey, and 1 abstention: Yawman.

Old Business- none

New Business

Special Use Permit Application- Cartier Mini Storage Facility

Waterbury welcomed Cartier to the meeting and commended the engineer's (LaCelle) work. Waterbury explained the process to the applicant. Yawman noted the use of the new form created by the Planning and Zoning boards. Yawman showed the board members a satellite view of the site. Waterbury asked the board to review the application against section 340. Cartier said 212 pitch, eaves are 8'4" so approximately 13' height. Waterbury commented about slopes and asked if the site is relatively flat. Dan said yes; a flat lot. Yawman asked if fill is being brought in. Cartier said no fill other than gravel for pad and driveway, which is why the lot was selected. Yawman asked if trees had to be removed. Cartier said another 100' of trees would need to be cleared but the front portion and driveway portion were already clear.

Waterbury asked if the units are fully enclosed, aka no provision for outdoor storage like rv's and boats. Cartier said correct- no outdoor storage. Waterbury asked about signage. Cartier said a sign would be minimal- but doesn't expect a need. Waterbury suggested submitting an idea to the planning board regarding signage. Cartier said plan is to complete in the fall but delivery of building would be mid-October. Second building would be next year. Waterbury said to be prepared to review outdoor lighting. Waterbury said the planning board will want to see architectural drawings of the buildings. Yawman asked about parking. Waterbury said that most vehicle traffic will be ingress, offloading/retrieving, egress; Cartier confirmed. Cartier said access is 24/7. Waterbury asked if there would be security cameras; Cartier said yes. Cartier

said the business across the street would have an office and the storage unit wouldn't need an office. Cartier said LaCelle suggested moving the buildings forward on the site to be farther away from wetlands.

A motion was made by Waterbury and seconded by Behling to deem the application complete and pass the application along to the Planning Board. The motion was adopted by a vote of 4 ayes: Waterbury, Behling, Trey, and Yawman.

Waterbury said Graham said this is an unlisted action so suggests to pass a resolution to act as lead agency for the seqr and direct lead agency letters to go out to appropriate agencies (local, county, state) for feedback on proposal; graham would like the board to declare this as an unlisted action.

RESOLUTION

WHEREAS, Dan Cartier of Cartier Motor Sports has made application to the Town of Mexico Planning Board for Site Plan Approval and a Special Use Permit to construct a Mini-Storage Building at 3195 US Route 11 in the Town of Mexico; and

WHEREAS, the Project Engineer, Michael Lasell, has completed and provided the Applicant with a Short Environmental Assessment Form and Preliminary Site Plan; and

WHEREAS, after discussions with Town Attorney, Graham B. Seiter, they have been informed that the proposed action would be an unlisted action under the State Environmental Quality Review Act, and

WHEREAS, the Town of Mexico Zoning Board of Appeals wishes to comply with all the rules and regulations of the State Environmental Quality Review Act, 6 NYCRR Part 617.

NOW, THEREFORE, on motion made by Waterbury, and seconded by Behling, be it resolved as follows:

1. That the Town of Mexico Zoning Board of Appeals does hereby declare the proposed Special Use Permit to be an unlisted action pursuant to the New York State Environmental Quality Review Act hereinafter SEQRA.
2. That the Project Engineer has completed Part 1 of a Short EAF and the Town of Mexico Zoning Board of Appeals does make same part of this Resolution.
3. That the Town of Mexico Zoning Board of Appeals desires to act as lead agency for said action and thus, directs the Attorney for the Town to contact other involved agencies to determine lead agency status for coordinated review, including, but not limited to, the New York State Department of Environmental Conservation, New York State Department of Transportation, Oswego County Planning Board and the New York State Office of Parks, Recreation and Historic Preservation.

4. That the Zoning Board of Appeals shall hold a Public Hearing at the Town Hall, 64 S. Jefferson Street, Mexico, New York, on the 17th day of May, 2023, at 7:00 P.M., to hear all persons interested in the matter of the proposed subdivision.

MOTION adopted as follows:

NED WATERBURY, Chairman	<u>AYE</u>	NAY
LORI BEHLING, Counselor	<u>AYE</u>	NAY
MARTY TREY, Counselor	<u>AYE</u>	NAY
DAN YAWMAN, Counselor	<u>AYE</u>	NAY
JOHN SHARKEY, Counselor	AYE	NAY

Dated: April 17, 2023

Entered,


NED WATERBURY, Chairman

Waterbury explained the process of establishing lead agency. Waterbury suggested holding the public hearing at the June ZBA.

Cartier left the meeting at 7:47pm.

Other Business

Waterbury said the training session at Tug Hill- special meeting to discuss (PB and ZBA) exchange ideas about training.

Waterbury said accessory use matter from local law- town board approved recommendation of the committee to allow use of “other” category to accept applications but it be considered an exception and that no changes should be made as far as policies until a completed comprehensive plan is available.

Waterbury said John Sharkey has submitted a letter of resignation to the ZBA and they wish him well in his endeavors.

A motion was made by Yawman and seconded by Behling to adjourn at 7:57pm. The motion was adopted by a vote of 3 ayes: Waterbury, Behling, and Yawman, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk