

VILLAGE OF MARCELLUS ZONING BOARD

Jeffrey Averill, Chair
Kay Kershaw
Kimberly Spitzer
Maribeth Rayfield
Chad Clark

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Mayor: John Curtin
Village Clerk: Charnley Abbott
Code Official: Bill Reagan

February 7, 2022

PRESENT: ZBA Chair Jeff Averill, ZBA members Maribeth Rayfield, Kim Spitzer, and Chad Clark, Mayor John Curtin, Trustee Jack Murphy, Scott Freeman (KFA)
See List

Absent: None

Pledge of Allegiance

Chairman Averill opened the hearing at 7:00pm and waived the reading of the public notice to those in attendance.

Chairman Averill stated that the purpose of this hearing was to vote on the approval of an area variance, which would allow the applicant to eliminate 21 of the 90 parking spots required by the Village Code for the Tefft Meadows development located at 8 Paul Street. At the time of this meeting, the project is undergoing Site Plan Review with the Planning Board. A public hearing was opened by the Planning Board on December 15, 2021, continued on January 19, 2022, and has been scheduled to continue again on February 16, 2022.

Chairman Averill turned the floor over to Scott Freeman, Landscape Architect, KFA, a representative for Christopher Community. Mr. Freeman presented updated site plans to the ZBA that indicated which spaces they desire to eliminate and stated that the new development will be a senior living facility and will only have one-bedroom units, therefore 1 and ½ spaces per unit, which is required per Village Code, is unnecessary, and the elimination of these spaces will provide for a more attractive landscape, decrease the overall amount of asphalt, and increase the area of permeable surface. Mr. Freeman stated that the areas will be graded in such a way to ensure that, if needed, they can be easily converted into parking spaces to alleviate issues that may occur due to the variance.

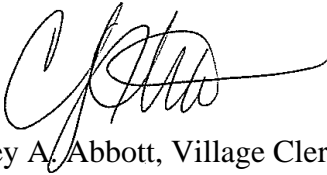
Chairman Averill asked if there were any comments or questions from the Board. There were none.

Chairman Averill asked if there were any comments or questions from the public. There were none.

Chairman Averill made a motion, seconded by Chad Clark, to approve an area variance which will allow Christopher Community to eliminate 21 of the 90 required parking spaces. Chairman Averill called for a vote, all members voted aye, and the variance was approved.

Chairman Averill closed the public hearing at 7:12pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Abbott', with a long horizontal flourish extending to the right.

Charnley A. Abbott, Village Clerk