

June 4, 2025
Zoning Board of Appeals Minutes
Regular Meeting and Public Hearings
(uncorrected and unapproved)

The Zoning Board of Appeals held a regular meeting on June 4, 2025 in the Town Hall of Greig, NY. The meeting was called to order by Chairman Mike Bush at 6:00 PM. Roll call: Present were Mike Bush, Aaron Hunziker, Justine Bauer, Aaron Moore, Jim Stratton, Gina Mallette. The Zoning Officer was not in attendance.

The minutes of the May 7, 2025 meeting had been read. Justine Bauer made a motion to accept the minutes as read and seconded by Aaron Hunziker. All in favor.

New Business:

1. ZBA 5-25 by Richard and Josephine Andrews for relief from Article V, Section 580 A.1, Page 35-36 to allow more than two RVs on site. The property is located at 6125 School house Road, Glenfield, NY 13343.

Mr. and Mrs. Andrews presented a new project plan which does not meet the front setback requirement.

A motion was made by Aaron Hunziker, seconded by Jim Stratton, to accept the amended appeal to also include a request for a front line setback variance. All in favor.

Board members will do a site visit before the July meeting and a public hearing will be held at the Greig Town Hall on Wednesday, July 2, 2025 at 6:00 PM.

2. Open Public Hearing at 6:20 PM for ZBA 4-25 by Mary Foertsch for relief from Article IV, Section 410, Page 21 to construct a horse barn on a property that does not meet road frontage requirements. The property is located at 6352 Mohawk Trace Road, Glenfield, NY 13343.

Mrs. Foertsch explained that the site of her proposed barn met all setback requirements. A 2003 survey map of the original subdivision done by Steve Moncrief was provided by Michele Widrick, owner of the property at the time of the survey's completion. The survey map shows that Mrs. Foertsch has the required 200' of road frontage and does not need a variance.

A letter received from Karen Jones was read aloud, expressing her concerns that the road which grants her only ingress and egress from her property on Stoy Lane has been damaged by the clearing of an adjacent property owned by Mrs. Foertsch. Mrs. Foertsch and Ms. Jones, who was present at the hearing, came to an arrangement.

A motion to close the Public Hearing was made at 6:33 PM by Aaron Hunziker, seconded by Aaron Moore. All in favor.

As it was determined that there was no need for a variance due to the 2003 survey map, there was no vote on the matter. The ZBA recommends that the application fee be refunded to Mrs. Foertsch. The Secretary will inform the Town Clerk of the decision.

3. Open Public Hearing at 6:37 PM for ZBA 3-25 by Brad T. Gydesen for relief from Article IV, Section 410, Page 21 to construct a garage that does not meet front and sideline setback requirements. The property is located at 5616 Long Point Road, Brantingham, NY 13312.

Mr. Gydesen expressed that he felt the layout of his project was self-explanatory and that he complied with the requirements.

Robert and Nancy McQueen expressed concerns that the proposed garage was too big for the lot, was not complementary to the neighborhood and that the proposed 5' sideline setback was too close to their property line, citing concerns about fire, ice damage, and runoff.

Pamela Brewer expressed her concern that a previous garage had been removed before approval of the project.

Cindy Obernesser expressed concerns about traffic and safety that the size of the building would present.

A motion to close the Public Hearing was made at 6:50 PM by Justine Bauer, seconded by Jim Stratton. All in favor.

Variance criteria was discussed. Chairman Bush expressed concerns about the location of the primary and secondary power poles. Mr. Gydesen stated that he had the design representative from National Grid do an onsite inspection and she had given him no indication of a problem. Safety concerns regarding the proposed sideline and front setbacks were discussed.

A motion to vote was made by Jim Stratton, seconded by Aaron Hunziker. All in favor. Aaron Hunziker voted to approve the variance request with the conditions of a variance of 10 feet from the sideline setback and 15 feet from the road front setback. Aaron Moore approved with the same conditions. Jim Stratton approved with the same conditions. Justine Bauer approved with the same conditions. Mike Bush approved with the same conditions. Therefore, the variance for ZBA 3-25 has been approved with the following conditions: a variance of 10 feet from the the sideline setback and 15 feet from the road front setback.

Old Business:

1. Chairman Bush gave an update on the status ZBA 2-24 by Chris Valenti.

Having no other business, a motion to adjourn at 7:34 PM was made by Aaron Hunziker, seconded by Aaron Moore. All in favor

The next regular meeting and Public Hearing will be held Wednesday, July 2, 2025 at 6:00 PM at the Greig Town Hall.

