

Town of Canton

Zoning Board of Appeals Meeting Minutes

December 8, 2021
Zoom Virtual Meeting
6:00 pm

Members Present

Chairperson Matthew Scafidi-McGuire; John Taillon; Brett Thatcher, Dan Soulia, Jonathan Pinckney
Recording Secretary Jeni Reed

Members Absent

Elisha Hurlbut

Others Present

Code Enforcement Officer Michael McQuade

Call to Order

The meeting of the Village Zoning Board of Appeals was called to order at 6:02 pm by chairperson Matthew Scafidi-McGuire.

Approval of Minutes

A motion was made by Jonathan Pinckney to approve the minutes for the October 7, 2020 Zoning Board of Appeals (ZBA) Meeting. The motion was seconded by Brett Thatcher and carried.

Agenda Items

1. Discussion of Area Variance/Sub-Division for 5172 CR 27, Canton

Code Enforcement Officer Michael McQuade provided an overview of the requested area variance/sub-division: In October, William Collins requested a subdivision of his property at 5172 County Route 27, Canton; the request involves subdividing the existing lot to three separate lots. Parcel "A" as indicated on the map is not of concern. Parcel "B" would lack approximately 0.13 acres of meeting the Town minimum for lot size. Parcel "C" is left as an approximately 1400 square foot lot in the back of the property.

A map of the property was provided to board members, showing the anticipated break-up of the current lot.

The request was reviewed by the County Planning Board, and a letter was submitted to the Canton Town ZBA and the owner of the property on November 10, 2021. In their comments, they approved the request for the division of the lot into parcel "A" and parcel "B;" however parcel "C" was denied due to its size and limited potential for use, with the additional concern this parcel would ultimately end up on the County tax foreclosure

list. The County's recommendation was to combine parcels "C" & "B" into one parcel and request a sub-division into two parcels instead of three.

The meeting was opened for public comment. As no public comment was offered and none had been received by any board member or the Code Enforcement Officer, the public comments portion was then closed.

The board had a number of questions centered around the request for the division of the lot into three separate parcels. It was determined that more information was needed from the applicant before a decision could be made. The board was also reminded that since the County had sent comment regarding a denial of a portion of the request, a supermajority of the ZBA would be needed in order to approve the request.

Jonathan Pinckney made a motion to table the discussion and decision until the applicant can be contacted for more information on the potential to combine parcels "B" & "C." The motion was seconded by John Taillon and carried.

A decision must be made within 62 days of the original request.

2. Updates

The board was reminded that due to John Taillon's election to the Town Board, he will be resigning from the ZBA effective December 31.

Other Items

- No other items for discussion were presented by the board.

Adjournment

A motion to adjourn was made by Dan Soulia, and seconded by John Taillon. The motion was carried and the meeting was adjourned by chairperson Matthew Scafidi-McGuire at 6:32 pm.

Respectfully Submitted,
December 21, 2021
Recording Secretary Jeni Reed