

MINUTES OF THE MEETING OF THE VILLAGE OF NORTH COLLINS ZONING BOARD OF APPEALS HELD ON November 16, 2018 at 6:30 P.M. IN THE VILLAGE HALL.

10838 Main Street, North Collins- Proposed Tractor Supply store

**Zoning Members Present: Henry Maciejewski
Ron Denne
Gary Bacon
George Jablonski**

**Public: Frank Alexander—Developer
Kurt Charland—Architect
Jan Hutchinson, Clerk
Vince George, Mayor
Kathleen Myers, Trustee
Phil Tremblay, Code Enforcement Officer
Richard Schaus, Village Attorney
Daniel Pisa
Larry Bowman**

Meeting called to order at 6:30 pm

Notice of this hearing was published in the Dunkirk Observer on October 24, 2018 and posted in the Village of North Collins Clerk’s Office, the North Collins Post Office, Community Bank, and in the window at the property in question (10838 Main St).

Two requests for variances:

- 181.36A3 – Fences not to exceed 6 ft in any yard.**
- 181.23B4 – Parking; number of spaces per square foot of retail space**

The current building on the lot will be razed and everything on the site will be new. The new building will sit in the back portion of the lot with the parking lot in the front. The outdoor display area is proposed to have a 8’ high security fence due to product being left outside when business is closed. The fence will begin at the front edge of the building farther back in the lot – plenty of distance from the right-of-way.

The parking lot at most other Tractor Supply stores is more than adequate at around 68 spaces but our current code would require 190 spaces. Lighting for the lot has been evaluated and is designed to not pollute neighboring properties. They are reducing the curb-cut down to one and this has been addressed with the NYS DOT.

Votes:

**FENCE height to exceed code at 8’: Ron, Yes; Henry, Yes; George, Yes, Gary, Yes.
PARKING to reduce required spaces to 68: Ron, Yes; Henry, Yes; George, Yes, Gary, Yes.**

**Special Use Permit Restrictions:
NONE.**

**Motion by George Jablonski to adjourn.
Public hearing adjourned at 6:44 pm**

Respectfully Submitted by:

Janet L. Hutchinson, Village Clerk

