

**Minutes**

**Village Planning Board**

**April 23, 2013**

A meeting of the Village of Horseheads Planning Board was held on the above date at 5:30 p.m. in Village Hall. Present were:

**Board Members**

Mike Stenpeck  
Doug Baker  
Sue Warner  
Bill Goodwin

**Village Staff**

Manager's Asst. Rachel Baer

**Absent**

Chairman Fortier  
Alt. Richard Rich

**Others Present**

Les Hartman, American Legion  
Paula Miles, Marshall St.  
Jim Bacon, Slavin Construction

**Motion by Doug Baker, seconded by Sue Warner, that Mike Stenpeck be appointed as Acting Chairperson in the absence of Chairman Fortier.**

**Roll Call Vote:**

<b>Doug Baker</b>	<b>Aye</b>
<b>Sue Warner</b>	<b>Aye</b>
<b>Bill Goodwin</b>	<b>Aye</b>
<b>Mike Stenpeck</b>	<b>Aye</b>

**Motion by Doug Baker, seconded by Sue Warner, that minutes of the March 26<sup>th</sup> and February 26<sup>th</sup>, 2013 Planning Board Meetings be received and approved as submitted.**

**Roll Call Vote:**

<b>Doug Baker</b>	<b>Aye</b>
<b>Sue Warner</b>	<b>Aye</b>
<b>Bill Goodwin</b>	<b>Aye</b>
<b>Mike Stenpeck</b>	<b>Aye</b>

Special Sign Permit - Horseheads American Legion, Ithaca Road

Les Hartman, Legion Rep - current sign is falling apart. We want to put up an LED sign. You'll be able to see underneath it. It won't scroll, just message changes. It won't be on after 9pm at night.

Mike Stenpeck - I have a problem with location, it is so close to the road. When this first went in as a PUD the current sign was allowed. But now that we have this new app, I hesitate to recommend approval without having Traffic Commission look at this first.

Sue Warner - is it the same size as the one that is there.

Mr. Hartman - not any higher. This new sign has space under it. It is right on edge of blacktop. We will be removing current mound of dirt to put new sign in.

**Mike Stenpeck - we have to make sure sign is not hazardous to travelling public. I move to table so that the TRC can review this. Bill Goodwin seconded the motion.**

**Roll Call Vote:**

<b>Doug Baker</b>	<b>Aye</b>
<b>Sue Warner</b>	<b>Aye</b>
<b>Bill Goodwin</b>	<b>Aye</b>
<b>Mike Stenpeck</b>	<b>Aye</b>

Area Variance - 351 Marshall St., Front Addition

Paula Miles, 351 Marshall St, present. As well as designer of project, Jim Bacon, from Slavin Construction.

Mr. Bacon - this is mostly a kitchen remodel - her kitchen is in front of the house. Reason for the remodel is to change it and modernize it. Increase property value, restructure appliances. etc. Proposal would encroach about 2.5 feet into setback.

Mrs. Miles - kitchen right now is very small, and no dining room. I bought the house last year. I love the home but without having a dining room its hard to feed people. Can't remodel toward the back because of the bedrooms, staircase, etc. House was built in 1957.

Mike Stenpeck - why can't you make it a smaller addition.

Mr. Bacon - trying to accommodate homeowner. Needs the room for modernizing the kitchen. Couldn't fit it all into the footprint it has now.

At this time, the Planning Board reviewed the 5 criteria necessary for granting a variance:

- 1) undesirable change in character - No
- 2) reasonable alternative - No
- 3) is the variance substantial -  
Mike S. - 2.5 feet on 30 ft setback is not really substantial - No
- 4) adverse impact - No

5) Is it self-created - Yes

Motion by Sue Warner, seconded by Doug Baker, that this Board hereby recommends to the Zoning Board of Appeals approval of the application of Paula Miles for an Area Variance to construct an addition to the home located at 351 Marshall Street, per the application and site plan submitted, as same meets the criteria for granting the variance.

Roll Call Vote:

Doug Baker	Aye
Sue Warner	Aye
Bill Goodwin	Aye
Mike Stenpeck	Aye

As there was nothing further to come before the ZBA, the meeting was adjourned at 5:56 pm.

/rmb