

**Joint Planning Board/Zoning Board of Appeals**  
**Minutes of November 17, 2015**

**Present:**

Brian W. Murray, Chairman-Planning  
Robert Anderson-Planning  
Gregg Brown -Planning  
Darrin Folger -Planning  
David Pann-Zoning  
Roberta Lobur-Zoning  
C. Douglas Whelan-Zoning  
Richard Hegmann-Zoning  
Andrew Borden – Village Attorney  
Michael Borth - Code Enforcement Officer

**Absent:**

Daniel Kowalik-Planning  
Mary Jane Shonn-Planning  
Timothy Morgan-Chair/Zoning

**Meeting Began:** 7:01 pm.

Chairman Murray opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Folger and seconded by Anderson to approve the minutes of the Planning Board Meeting of October 6, 2015. Carried unanimously

**Mark Flynn and Kristine Hoffmeister – 11 Madison Avenue – Special Use Permit Bed & Breakfast**

Mark and Kristine came before the Planning Board to request approval to open up a Bed and Breakfast in an R-1 Zone which requires a Special Use Permit. Mark explained that it is a perfect site and layout for a Bed and Breakfast. Five bedrooms equipped with their own bathrooms and several common spaces such as a library, dining room, game room, outdoor in-ground pool, garden and patio area will provide for the guests; while Mark and Kristine will reside in the private wing. One of the bedrooms on the first floor is perfect for handicapped guests and plans are in place to provide more parking spaces if needed. Mark and Kristine will be the sole employees running and maintaining the Inn and plan to offer exceptional service at an affordable price. Both have attended seminars regarding inn-keeping and have done surveys with the surrounding businesses regarding their need of local accommodations; most agreed there is a need.

Code Enforcement Officer Borth stated that he met with Mark and Kristine and they all walked the property, besides adding two bathrooms and a few parking spaces, Mr. Borth felt a Bed and Breakfast would be a good fit for the property.

Chairman Murray asked what the time frame would be to open. Mark explained that they first need to get approval for the Special Use Permit for the lending institution, and after the bathroom room additions and other small updates, they hope to open the doors by early spring.

RESOLUTION duly moved by Brown and seconded by Anderson to recommend approval of the application for a Special Use Permit for Mark Flynn and Kristine Hoffmeister to open a Bed and Breakfast on the property located at 11 Madison Avenue currently zoned R-1 be and hereby is approved. Carried Unanimously.

### **Jeffrey Coffta – 15 Sylvan Pkwy – side and rear setback variances for Shed**

Mr. Coffta came before the Board to request a side and rear setback variance for a shed on his property at 15 Sylvan Pkwy which is zoned R-1. His plan to place the shed in the back corner of his property 2' from the side and 2' from the rear property lines would allow his family to utilize more of the backyard. Code Enforcement Officer Borth stated the setbacks for an R-1 zone is 10' off the rear and 5' of the side. He stated that if Mr. Coffta does receive approval for his 2' setbacks, he will have to fire rate both walls facing the property lines which can be costly. He recommended placing the shed 5' from both properties lines and then Mr. Coffta would only need a rear yard setback and he would not have to fire rate the two walls. Mr. Coffta stated that he already had the pad done for the shed and will now have to decide whether to add more to the pad to place the shed 5' from the rear and side property lines or continue with the first plan knowing he will have to fire rate the two walls facing the property lines.

The Planning Board agreed to table the matter until Mr. Coffta returns with his decision.

### **Review of Village Code –**

On the recommendation of Code Enforcement Officer Borth, both the Planning Board and the Zoning Board of Appeals gathered tonight to discuss the Village Code. During the past few years several codes have come up during the building permit process that need updating, amending and or changing. Code Enforcement Officer Borth suggested amending the swimming pool code to give a more exact rule for setbacks in Zones 1 and 2. Also, he recommended consideration of changing the setbacks in Zone 2 to match those in Zone 1. He recommended amending the height code for accessory buildings to better conform to New York State Codes and lastly wanted to update the code about signs. Village Attorney Borden stated that he would look into other municipalities' codes and put together draft resolutions amending the above codes for both Planning and Zoning Boards to review. Once approved the changes or adjustments would go before the Village Board as a Village Law Amendment.

Chairman Murray made a suggestion to everyone to go on the Village of Williamsville's Website and review their code book which has been updated with pictures and dictation of code expectations. Chairman Murray recommended having the Mayor from the Village of Williamsville come to a meeting to speak about the new Form Based Codes versus the standard Euclidian Codes presently used.

**Meeting adjourned at 8:24 P.M. on a motion from Folger and seconded by Brown. Carried Unanimously**

**Next Joint Planning/Zoning Board meeting: Tuesday January 19, 2015 at 7:00 pm**

Submitted by:

Brian W. Murray, Planning Board Chairman