Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, January 26, 2022 at the Town of Sennett Office Building.

Members: David Sikora, Chair Dennis Sherry Marion Cool

Rich Andino, Attorney

Absent: Jeffrey Hoffman, Bob Steiner

Dave opens the meeting at 7:03. Dave makes the announcement that Dennis is now a member of the board rather than an alternate. No other person was interested in taking over as Chair of the board so Dave will continue in that role.

Jerry Field II is present to discuss his application for a use variance to operate a detailing business outside of the 30’ x 40’ pole barn in the yard of his residence located at 3190 Turnpike Road. Dave asks Field if the Zoning Officer showed him the codes when he helped him apply for this variance. Field said “no.” Dave told Field that he thinks he was not well-informed about what he is applying for. Rich explained to Field that use variances are rarely granted. Rich instructed Field to read over the laws and decide if he still wants to pursue this application. Rich explained that running a secondary business out of a detached structure is not allowed and therefore requires the use variance but the variance would likely be denied when looking at the qualifications.

Dave asked Field if he has an attached garage. Field explains that he has a 2-bay garage attached to his house that he would be willing to operate the detailing business, JT Auto Detailing, out of if needed. Rich looked at the zoning map where the residence is located and determined the base-zone of the property is Ag-Residential. Dave tells Field that he would not need a variance in that zone to work out of his attached garage. Rich states he will talk to Jerry VeVone about the zoning laws for this situation and VeVone can reach out to Field to inform him if that use will be allowed in his district.

IF Field does not have the option to operate his business from the attached garage rather than the detached pole barn like he wanted, Dave motioned that Field’s $250 application fee be refunded to him as he was mis-informed about needing a use variance and how unlikely it would be that he is granted that. Marion seconds this motion. For now, the refund will be held off until VeVone reaches out with the yay or nay on the use of the attached garage for the business.

Marion motions to adjourn the meeting. Dave seconds, all ayes. Meeting adjourned.

Respectfully Submitted,

Heather Driscoll, ZBA Clerk