

**ZONING BOARD OF APPEALS MEETING
JULY 24, 2023
PAGE 1**

The Town of Royalton Zoning Board of Appeals meeting was held on Monday, July 24, 2023, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, New York. The meeting was called to order at 7:05 PM by Chairman Phil Gow.

The following were present:

Chairman: Phil Gow

Board Members: Lisa Budde, Michael Stefanie, Greg Lindke

Absent: Greg Zakrzewski

Other Officials: Mike Hartman, Code Enforcement

Other Attendees: Michael Murphy, Toni Marimon, Elizabeth Copella, Christian Lasal

There are four (4) TCUP renewals on the agenda this evening.

Michael Murphy was present to renew his TCUP for the automotive repair shop. There have not been any changes. Greg Lindke asked how many vehicles Michael had last year. There were 6 and he now has 12. Greg noticed that there were a couple of vehicles with no plates on them. Michael stated that he is still working on them. Greg also noticed that the Olears van has been there for a month. Michael will work on getting the van removed. Mike Hartman stated that the reason some of the vehicles are sitting on the property is because the owners have not paid Michael Murphy yet. Michael Murphy stated that he tries to put most of the vehicles in his shop. Phil Gow asked if Mike Hartman has received any complaints on the business. There have not been any complaints. There were no public comments for or against the business.

TEMPORARY CONDITIONAL USE PERMIT-MICHAEL MURPHY-8860 HASELEY RD., GASPORT, NY 14067

On a motion made by L. Budde, seconded by G. Lindke, the following was

**ADOPTED AYES-4 P. Gow, L. Budde, M. Stefanie, G. Lindke
 NAYS-0**

MOTION CARRIED

Resolved to authorize the automotive repair shop for one year at property located at 8860 Haseley Rd.

Toni Marimon was present to renew her TCUP for a bed & breakfast. Phil Gow asked how business has been. Toni stated that it is very busy in the summer and slow in the winter. There were no public comments for or against the business.

**ZONING BOARD OF APPEALS MEETING
JULY 24, 2023
PAGE 2**

TEMPORARY CONDITIONAL USE PERMIT-TONI MARIMON-8441 CHESTNUT RIDGE RD., GASPORT, NY 14067

On a motion made by G. Lindke, seconded by L. Budde, the following was

ADOPTED	AYES-4	P. Gow, L. Budde, M. Stefanie, G. Lindke	
	NAYS-0		MOTION CARRIED

Resolved to authorize a bed and breakfast for one year at property located at 8441 Chestnut Ridge Rd.

Elizabeth Copella was present to renew her TCUP for a boutique. Phil Gow asked if there have been any changes to the business. There have not been any changes to the business. There were no public comments for or against the business.

TEMPORARY CONDITIONAL USE PERMIT-ELIZABETH COPELLA-8441 SLAYTON SETTLEMENT RD., GASPORT, NY 14067

On a motion made by L. Budde, seconded by M. Stefanie, the following was

ADOPTED	AYES-4	P. Gow, L. Budde, M. Stefanie, G. Lindke	
	NAYS-0		MOTION CARRIED

Resolved to authorize a boutique for one year at property located at 8441 Slayton Settlement Rd.

Christian Lasal was present to renew his TCUP for small batch ice cream sales. Mike Hartman stated that he looked at the shop. It is very clean. Christian stated that it was inspected in January. It was approved by Ag & Markets. Phil Gow asked if Christian was going to change his location. Christian stated not at this time. He goes to local vendors and businesses to sell his product. He also sells his product through Instagram. There were no public comments for or against the business.

TEMPORARY CONDITIONAL USE PERMIT-CHRISTIAN LASAL-9088 ERNEST RD., MIDDLEPORT, NY 14105

On a motion made by G. Lindke, seconded by L. Budde, the following was

ADOPTED	AYES-4	P. Gow, L. Budde, M. Stefanie, G. Lindke	
	NAYS-0		MOTION CARRIED

Resolved to authorize small batch ice cream sales at property located at 9088 Ernest Rd.

ZONING BOARD OF APPEALS MEETING

JULY 24, 2023

PAGE 3

Correspondence: Mike Hartman stated that he just attended some classes at a conference in Ithaca. He learned that agriculture in New York state is less than 5 percent of our industry. Number one is finance and number two is construction.

There is a housing shortage. According to Cornell the population has decreased due to families only having one or zero children. This is according to the census. Population is down by three percent in all of New York state from 2010-2020. This is published on the Cornell website.

Solar projects less than 25 megawatts are municipally approved. Anything over 25 megawatts would be state approved. Mike stated that solar still wants to come in behind the drive-in in Middleport. This is 5 megawatts and would be community solar. He does not know where they are at with the town Planning Board.

Phil Gow asked about the Comprehensive Plan. He was unable to attend the open house meeting at the Town Hall on June 29, 2023. Mike Hartman was unable to attend as well but knew that the appointees were in attendance. Phil wondered if the wind part was revised. As far as Mike Hartman knows, they are happy with the solar and wind laws.

Phil Gow asked what was happening with the cricket field. Mike Hartman stated that the applicants have not come back for an application to go before the Zoning Board. He feels as if they will be back next year.

Phil Gow asked what was happening with the moto cross. Mike Hartman stated that it was cancelled for this year and will probably come back next year.

Phil Gow entertains a motion to approve last month's meeting minutes. Greg Lindke makes a motion to approve last month's meeting minutes, seconded by Lisa Budde. All are in favor. Motion carries.

Old Business: None

New Business: Mike Hartman stated that someone from Hartland Bible Church will be coming to the Zoning Board meeting next month to apply for a Special Use Permit for an LED sign.

Greg Lindke makes a motion to adjourn the meeting, seconded by Mike Stefanie. Chairman Phil Gow closes the meeting at 7:35 PM

Respectfully submitted,
Jennifer Donner, Zoning Board Clerk