

***Town of Richfield ZBA
Meeting Minutes
November 14th, 2017***

Call to order (First Public Hearing)

Tim Cantwell called to order the a Public Hearing called to take comments on an Application for Variance 2017-15-P regarding a project proposed by Gary Kelsen

Roll call

Marje Walter conducted a roll call. The following persons were present: Tim Cantwell, Bill Berberick, Tom Richvalsky, Larry Frigault, Marje Walter.

Public Members who Spoke: None.

Everybody having been herd;

Motion by Larry Frigault, Second by Tom Richvalsky to close the Public Hearing. All present voted in favor.

Call to order (Regular Meeting)

Tim Cantwell called to order the Regular Meeting.

Approval of minutes from prior meetings

No Minutes were available.

Open issues

Area Variance for Larry Kelsen to rehabilitate a residence 144 Locust Ln, Richfield NY 13439, tax parcel 24.74.-1-9.00.

The parcel is a non-conforming parcel at .35 acres.

This action is a Type II SEQR action and no further action is needed for SEQR.

The board discussed the project which involves the extensive renovation of the existing residential structure. The update structure will result in a property which is much closer to conforming in terms of setbacks than the current structure.

Motion by Bill Berberick , second by Tom Richvalsky to GRANT the area variance request.

Call to order (Second Public Hearing)

Tim Cantwell called to order the a Public Hearing called to take comments on an Application for Variance 2017- regarding a project proposed by Otsego Electric to add additional equipment to their existing sub-station on Below Rd, Richfield, NY tax parcel 12:00-1-2.00.

Public Members who Spoke: Tim Johnson, CEO of Otsego Electric Coop presented the scope of their proposed work at their existing substation, this project will add 9X16 self-contained equipment shed for the purpose of provided high-speed internet services along their existing service lines.

Larry Frigault spoke in support of this effort by Otsego Electric.

Everybody having been herd; **Motion** by Larry Frigault, Second by Tom Richvalsky to close the Public Hearing. All present voted in favor.

Open issues

Area Variance for Otsego Electric Cooperative to add equipment to their substation located on Below Rd in Richfield, NY tax parcel 12:00-1-2.00.

The parcel is a non-conforming parcel at .12 acres.

A SEQR determination of “Negative Declaration” was made by the Richfield Planning Board as part of their review of this project and no further SEQR review is deemed needed.

The board discussed the project which involves the addition of a small, self-contained equipment shed which will house the equipment needed to provide high speed internet service along the existing service lines owned and maintained by Otsego Electric.

This substation existed prior the adoption of Richfield’s Local Land Use Ordinance in 1992 and was sited on the very minimal footprint needed to support the sub-station. The land surrounding this parcel is owned by Larry & Carol Frigault and is this land is active agricultural land in an Agricultural District. This shed will be 9 feet closer to the side set back than the current fence. The shed cannot be placed within the current fenced footprint due to the nature of the requirements for personnel entering high voltage facilities and the need for a certain amount of open space within the existing facility to allow for repair and maintenance. There are no other structures within several hundred feet of the existing substation.

Motion by Tom Richvalsky, Second by Bill Berberick to GRANT the area variance request. All present voted in favor.

Adjournment

Motion by Bill Berberick, Second by Tom Richvalsky to adjourn. All present voted in favor.

Adjourned the meeting at 8:45 PM.

Minutes approved by: Pending Approval at the Dec 11,2017 Regular Meeting.