



August 15th, 2023

Opening:

The regular meeting of the Town of Chautauqua Zoning Board of Appeals was called to order at 3:30 pm, on Tuesday, August 15th by Zoning Board Chairman, Troy Smith.

Board Members Present:

Troy Smith, Charlie Krause, Stan Marshaus, Roberta Tenpas.

Board Members Absent: L. James Hurley

Others Present: Frank Watson (Code Officer), Nicole Yacklon (Code Clerk), Ryan Zillweger, Glenn Land (Sol Source Power), Marc Kenward (Sol Source Power), Steve Long (Sol Source Power), Karen Engstrom, Joel Seachrist (Town Attorney), Heike Jacob (Wendell), P. Reno, MaryBeth Bailey-Southwick, Greg Bacon.

Agenda:

Case No. 1:

To act on the appeal of Ryan Zellweger for the addition of a second-floor bedroom & bathroom to an existing single-family home. The property is located at 6331 South Drive in Dewittville and is designated on the official Chautauqua County Tax map as Section 263.06 Block 1, Lot 61 which is in a Residential Lakeside area which requires a variance for lot size.

Public Comments: None

Board Comments: None

With no comment, questions or concern from Board members or the public a motion was made by Chairman Troy Smith to approve the variance. A second on the motion was made by Stan Marshaus.

Vote: Chairman, Troy Smith – aye
Member, Charlie Krause – aye
Member, Roberta Tenpas – aye
Member, Stan Marshaus - aye

Approval was made for the variance with the condition that a silt fence will be used during the construction of the addition.

Sol Source Power, representatives from the solar collection facility for the proposed Wright Road Project 1 and 2 asked to present additional information. Chairman Troy Smith explained that would not be necessary to present anything further at this time because on behalf of the board members as well as concerned citizens the Board was ready to vote on giving a “positive declaration” to the Town Board.

Additionally, Heike Jacob from engineering firm Wendell reminded the board that along with the positive declaration the 24 conditions that were outlined from the engineering study will accompany the Positive Declaration to the Town Board. The Town’s Attorney, Joel Seachrist, stated that the Lead Agency is the Town

Board and suggested that Sol Source Power contact Town Supervisor, Don Emhardt, directly for what is needed to present to the Town Board.

Chairman Troy Smith made a motion to make a positive declaration to the Town Board. There was a second by Member, Charles Krause.

Vote:

Chairman, Troy Smith – aye

Member, Charles Krause – aye

Member, Roberta Tenpas – aye

Member, Stanley Marshaus – aye

Motion carried.

With no further comment the meeting was adjourned.

Respectfully,

Nicole Yacklon

Deputy Clerk/Code and Zoning

9.8.23