

**Town of Hannibal Zoning Board of Appeals
December 10, , 2018 7:00 P.M.**

**Chairman Michael Pierce- Cindy Flint – Vern Cole Jr- David Emmons-Carol Darling
Secretary Donna Whitcomb**

Guest Joseph Mastroianni representing Country Haven Mobile Home Park -owner Dario Stipisic-

The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

Communications-

Mr. Joe Mastroianni presented a notarized letter from owner Dario Stipisic that allows Mr. Mastroianni to represent both Mobile Unit LLC- Country Haven Mobile Home Park and Powell Mobile Home Park.

A motion was made by David Emmons to enter into a Public Hearing – second by Cindy Flint at 7:10 P.M. The published public notice was read. The county form 239 m was reviewed with the county reply. Mr. Mastroianni was introduced to the audience. He explained Country Haven s’ expansion agenda to the public audience and the need for a area variance. The board was asked for any questions of Mr. Mastroianni – none at this time. The public sign in sheet was reviewed and the only person – Mr. Robert Dilts- was called. Mr. Dilts lives on Co. Rte 85- approximately ½ mile from the park. In the Town of Hannibal Zoning regulations #1220 # C- set backs insist on 80 foot set back from any town road. The applicant must show “hardship” to apply for this variance. Section #1240- Manufactured Home Park Access Roads- insists on having atleast two independent access roads. Country Haven does not. Mr. Dilts conferred with Paul Catchum from the Granby Town Planning Board. They saw no need to change the legal set backs when other space is available . There is a vacancy sign in the front of the Park which designates available spaces in the existing park. 20% of total acreage must be set aside for green space for a recreation area. Mr. Dilts feels that this variance, which is close to the current recreation area, is cutting into the required 20% of acreage. Cindy Flint states on the Google map of the Park that it shows 91 units. Mr. Mastroianni states there is 74 at present.

A motion was made by Carol Darling and second by Cindy Flint to adjourn the Public Hearing at 7:40 P.M. to allow the public an additional 30 days for written comment on this area variance. All in favor.

Old Business

Chairman Pierce introduced a conversation on the completed SEQR Full Environmental Assessment Form for Country Haven – Part 2 for Identification of Potential Project Impacts. Part1 of this form was completed by Mr.

Mastroianni . Part 2 of this form was completed by Mr. Pierce. Part 3 is to be covered tonight at the meeting. Part 2 sections addressed tonight were #3 Impacts on Surface Water – changes from moderate to large impact may occur are D2d, E2h, D1a, DE2d. #4 Impact on Ground water- moderate to large impact to – no or small impact #D2c, E1f, E1g, E1h and a hold was placed on D2c. #5 Impact on Flooding- Moderate to large impact to no or small impact for E2j. # 16 Moderate to large impact to no or small impact # m- other impacts- “There are approximately 70 manufactured homes on 57 acres. How would the addition of more septic systems affect the ground water.” This item was placed on hold. Chairman Pierce requested the permission from the board, which they all granted, to ask questions pertinent to this SEQR with Mr. Robert Dilts. Chairman Pierce asked Mr. Dilts for his advice on the completion of this SEQR as Mr. Dilts was the Chairman of the Planning Board. Mr. Dilts refused comment on the situation because he was in attendance as a private citizen voicing his opinion on a public matter.

A motion was made by David Emmons and second by Vern Cole to accept all of the changes and or hold to the SEQR form #2. All in favor

Mr. Mastroianni left the meeting at 9:05 P.M.

Chairman Pierce read aloud the minutes of the last meeting- September 27, 2018. The minutes were accepted as read by Carol Darling second by Vern Cole. Chairman Pierce asked the Board for a nomination for the open Vice Chair position. No name was entered. Chairman Pierce then stated the Town Board would have to appoint a person.

The ZBA meeting was adjourned at 9:20 P.M.

Respectfully submitted

Donna Whitcomb- Secretary