

Zoning Board Meeting

November 18, 2004

Present

George Fellows
John Dole
Michael Flavin
Barbara Strine

Trustee Theodore Rauber, Liaison
Village Attorney Richard Olson
ZBA Secretary, Donna Stassen
Building Inspector, Jack Crooks

Others Present

Dean Snyder
Pam Eichas
Amanda Bernola
Nancy Snyder
Joyce Lobene
Stephen & Joyce Daggett
Christopher Kietter
Melissa Waite

514 North Avenue
452 Hill Road, Hilton
76 Stone Ridge Drive
514 North Ave
23 Glenn Haven
58 Deerborne Lane
8 Ivan Commons
55 Deerborne Lane

Absent

Chairman Powell Keery

George Fellows led the Pledge of Allegiance.

Public Hearing

The application of Dean Snyder, DVM, 514 North Ave, Hilton, NY for property located at 370 Union Street for a special permit to operate a veterinarian hospital. Whereas, such use is permitted subject to the granting of a special permit by the Zoning Board of Appeals, pursuant to Chapter 140-18.b, in a B-3 District.

Dean Snyder stated to the Board that his intentions are to continue to use the building in much the same manner as it has been used since 1955 as a veterinary office providing care to pets.

- Boarding will not be provided.
- No adoption services provided
- No cremation serviced provided
- Office visits by appointment only.
- Hours of operation Monday through Friday 7:30 am – 9:00 pm, & Saturday 7:30am-5:00pm.

Dean Snyder continued to say the reasons for not providing these services is the location of the building and the close proximity to the neighbors and the limited available parking.

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Dean Snyder stated that the property has fallen into significant disrepair over the past few years. His intentions are to restore the facility and grounds to their previous conditions as soon as possible to prevent further damage to the facility. (Written statement filed)

Joyce Lobene is representing the McKinney's the owners of the former veterinarian hospital and property. Joyce read aloud a letter from Ralph Mc Kinney their son (filed) which gives a brief history of the family business and his desire to see the tradition continue of veterinary healing at the site maintaining the location as both a historic landmark and a modern working veterinary hospital.

Joyce Lobene stated that the building is in great need of repair; Dr. Snyder will do something that will be well worthwhile for this community.

Stephen Daggett: I live right behind this property, and yes the building is in need of repairs. We came with four concerns this evening. You have already addressed a couple of them, the boarding and the cremation. We are concerned about the alteration of the back property, but it sounds like you will not be doing anything without approval first so that has been addressed. In addition, the last issue is the disposal of animals that die on the property. Animals will die without cremation there where will the bodies go.

Dean Snyder: They can go in this area for cremation to three locations. In respect for the animals, they must be frozen in order to be picked up to go to these locations. There will be pick-ups once a week.

Stephen Daggett: Our concerns have been addressed, thank you.

Jack Crooks: I have met with Dr. Snyder many times and the only other issue that has come up is there may be some drainage concerns to the rear of the property and I am not sure what that entails. Superintendent Tom West said that it is nasty back there. I would request that when we do work in the rear of the property, that we maintain as much screening for the neighbors to the east. Also, keep in mind any impact drainage might have on the neighbors.

Attorney Olson stated that the applicant has an excellent reputation in Hilton, and he is sure the same will happen here.

Jack Crooks: This building has been vacant for some time now; this is an opportunity to have someone go in and turn it around.

After board discussion, the following resolution was offered.

Resolution No. 144
November 18, 2004

Introduced by George Fellows
Seconded by Michael Flavin

Resolved that the application of Dean Snyder, DVN, 514 North Ave, Hilton, NY for property located at 370 Union Street for a special permit to operate a veterinarian hospital be approved based on the following conditions:

1. There will be no negative impact on the neighborhood.
2. The requested permit is not substantial considering the current structure is and has been used as a veterinarian hospital.
3. Any future use of this structure will require a special permit if such use is not a permitted use per Chapter 140-18-A in a B-3 district.
4. The facility will be operated in accordance with letter submitted to ZBA from Dr. Dean Snyder dated November 18, 2004. (Attached)
5. This use is consistent with the Code, whereas, medical facilities and professional office buildings are allowed.

Furthermore, such special permit is an unlisted action and there is no negative environmental impact.

Approval of Minutes:

Motion made by John Dole seconded by George Fellows and carried unanimously to approve the September 16, 2004 minutes as amended.

Adjournment:

Motion made by George Fellows seconded by John Dole and carried unanimously to adjourn the meeting at 7:45 p.m.