



TOWN OF PORTER

3265 Creek Road ♦ Youngstown, New York 14174 ♦ (716) 745-3730, ext. 7 ♦ fax (716) 745-9022 ♦

STATE OF NEW YORK

COUNTY OF NIAGARA

ZONING BOARD OF APPEALS

TOWN OF PORTER

The regular meeting of the Town of Porter Zoning Board of Appeals was held August 25, 2022 at 7:00 PM, in the Town Hall Auditorium located at 3265 Creek Road, Youngstown, NY 14174.

	<u>Date</u>	<u>Present</u>	<u>Absent</u>
Jackie Robinson, Chairman	08/25/2002	yes	
Terry Duffy	08/25/2002	yes	
Paul Brown	08/25/2002	yes	
Scott Szarejko	08/25/2002	yes	
Steve Zappy	08/25/2002	yes	
Atty Michael Dowd	08/25/2002		Yes
Peter Jeffery, Code Enforcer Officer	08/25/2002	yes	

Chairman, Jackie Robinson called the meeting to order with the pledge of allegiance at 7:00 pm.

Chairman, Jackie Robinson asked for approval of the July 28, 2022 minutes. Terry Duffy wanted to mention that the sign for Lynn Bahringer has not been addressed. Code Enforcement Officer, Peter Jeffery stated he will look into it. Terry Duffy made a motion to approve the minutes and was seconded by Scott Szarejko. Roll Call Vote-Paul Brown-yes; Terry Duffy-yes; Scott Szarejko-yes; Steve Zappy-yes; Chairman Robinson-yes; All in Favor. Motion Carried.

Chairman Robinson read the following:

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 267 of the Town Law and Local Law No. 2 of 2010, as amended, of the Town of Porter, Niagara County, New York, a PUBLIC HEARING will be held by the Zoning Board of Appeals at the Town Offices, 3265 Creek Road, Youngstown, NY on Thursday, **August 25, 2022 at 7:00 PM** for the purpose of considering and hearing all interested persons concerning the following application(s):



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Application of Mo Mo Electronics, 3449 Porter Center Road, Ransomville, NY 14131. Tax Map No. 47-03-1-17. To renew Special Use Permit dated June 28, 2012 – SP-315-2012 to allow the assembly of electronic components in former church building situated on the East side of Porter Center Road near the intersection of Youngstown-Lockport Road in said Town.

It was noted that Paul Pinkney was present. Chairman Robinson asked Mr. Pinkney if he was still doing the same thing, and asked if he could give an explanation to the Board members as to what he is manufacturing. Mr. Pinkney explained that he manufactures communications systems for all over the world. He talked about the electrical equipment to some homes and circuit boards for products to sell. Chairman Robinson asked Mr. Pinkney if he lived adjacent to the building. CEO, Peter Jeffery stated they are two separate parcels. All the business is a separate parcel, and the home is adjacent. Chairman Robinson questioned, "How does this affect the special use permit?" CEO, Jeffery stated it is renewable and a pre-existing non-conforming use. Paul Brown asked, "How long was the permit before?" Ten years. Chairman Robinson asked if Mr. Pinkney have any employees. Mr. Pinkney replied one. Terry Duffy asked if anything had changed or additional operations. Mr. Pinkney replied that he is trying to retire. Terry Duffy asked if Mr. Pinkney foresees any changes other than scaling back. Mr. Pinkney replied he would like to retire, and he does not plan to sell. Paul Brown commented that he drives by this at least twice a day, and it is always quiet. CEO, Jeffery stated he has no complaints. Chairman Robinson stated that ten years ago there was a problem with the bell tower. Mr. Pinkney stated he had an engineer look at it. Fifty years ago I had to maintain it. I removed the tower over ten years ago. CEO, Jeffery stated that he visited the site over ten years ago. Chairman Robinson asked if there were any questions. There are no issues and no problems. Chairman Robinson asked Mr. Pinkney what was his outlook for retirement -- ten years? Chairman Robinson asked if we could give him 15 years. There was a discussion with Mr. Pinkney about how long he would like to work before retiring. Paul Brown commented if the business is sold, it cannot be transferred. CEO Jeffery stated that it does not transfer if the deed is changed.

Scott Szarejko made a motion to approve the application of Paul Pinkney for 15 years and was seconded by Paul Brown. Roll Call Vote. Paul Brown-yes; Terry-



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yes; Scott Szarejko-yes; Steve Zappy-yes and Chairman Robinson-yes. All in Favor. Motion Carried.

There was a general discussion among the Board members and CEO Jeffery.

A motion was made to adjourn the meeting at 7:50 pm by Paul Brown and seconded by Terry Duffy. Motion Carried. The next meeting is scheduled for Thursday, September 22, 2022.

Sincerely,

Nancy Smithson
Secretary, Zoning Board of Appeals
