

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 on March 17, 2016 at 7:30 PM, in the Town Offices, 3265 Creek Road, Youngstown, NY 14174

**PRESENT:** Chairman Duffy Johnston, Member Terry Duffy, Member Irene Myers, Member Jackie Robinson, Assessor Susan Driscoll, and Attorney Michael Dowd.

**ABSENT:** Member Bryan Meigs and Roy Rogers, Building Inspector.

Chairman Johnston called the meeting to order at 7:30 pm.

Chairman Johnston asked if there were any additions or deletions to the January 21, 2016 minutes. None. Chairman Johnston asked for a Roll Call Vote. Terry Duffy-yes; Irene Myers-yes; and Chairman Johnston-yes. All in Favor. Motion Carried.

Chairman Johnston 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 **March 17, 2016** at 7:30 PM for the purpose of considering and hearing all interested persons concerning the following application(s):

**APPLICATION OF KEITH SHAW, 1434 Lake Road, Youngstown, NY. To renew his Special Permit to operate a repair garage for**

**located in a RA Zoned District on the South Side of Lake Road between Dietz and Porter Center Roads in said Town.**

It was noted that Keith Shaw was present. Chairman Johnston asked if anyone from the audience wished to speak. None. Irene Myers made a motion and was seconded by Jackie Robinson to close the public part of the hearing.

Chairman Johnston stated that the last permit was for five years. Mr. Shaw runs a clean business behind his house in a separate garage. Irene Myers asked Mr. Shaw if there was anything he would like to change. Chairman Johnston also asked Mr. Shaw if there was anything he would like changed. Mr. Shaw replied, "no". There was a discussion about the number of years.

Terry Duffy made a motion to renew the application of Mr. Keith Shaw for a period of ten years with the same terms and conditions as was on the current permit and Irene Myers seconded.

Chairman Johnston called for a Roll Call Vote. Terry Duffy-yes; Irene Myers-yes; Jackie Robinson-yes and Chairman Johnston-yes. All in Favor. Motion Carried.

Attorney Dowd stated that Mr. Jerry Williams would like to give a brief discussion on the Nike property. Mr. Williams approached the Board along with his son. He gave a discussion on the proposed use of the Nike property and what he would like to do. He would like to propose a country storage with pole style buildings on individual lots that people can buy. The parcel is zoned M-2. He would like to make available 30 x 40 foot parcels with options such as heaters, etc. I would like to develop a business incubator facility with clean individual lots.

Attorney Dowd stated that may be some businesses would have somewhere to go. You would be able to buy the lot. Under the current zoning, there is 2-1/2 acre minimum requirement which is a pretty big parcel.

Chairman Johnston stated he would need a variance to sell small lots. Irene Myers asked if he was going to propose to take 100 acres

and subdivide into smaller lots and put a standard building size of 30 x 40?

Mr. Williams stated there would be no living. What else could you do with the property? Irene Myers asked if he was going to put buildings as needed. Mr. Williams stated he would build a model. I would like to be consistent with the storage places. Attorney Dowd stated that this would be individually assessed, low impact on service demand.

Chairman Johnston stated it still has to go before the Planning Board and a site plan. There is not much commercial property around. Irene Myers said she would be welcoming to this. There is a lot of potential in this area. Jackie Robinson questioned any environmental impact. Attorney Dowd stated that it would be Mr. William's responsibility.

A Motion was made by Irene Myers and seconded by Terry Duffy to adjourn the meeting. The meeting was adjourned at 8:05 p.m. The next regular meeting will be held on **Thursday, April 21, 2016.**

Respectfully submitted,

Nancy Smithson, Secretary  
Town of Porter Zoning Board of Appeals