

Town of Seneca  
Zoning Board of Appeals  
January 5, 2023

Members present: Norbert Amberg, Teresa Jackson, Jerad Campbell, Rick Jantzen, Kate Silverstrim-Jensen, Eric Hansen, Excused: Todd Hoover. Others present: CEO Hoover, Shana Jo Hilton, Brett Morgan, Stephen Fantuzzo.

The meeting was called to order at 7:30 pm. A motion to approve the minutes from May 26, 2022 was offered by Kate Silverstrim-Jensen seconded by Rick Jantzen and was approved.

**Applicant:** Application filed by Kelley Jensen for property located at 5142 Wabash Rd requesting an area variance to complete a lot line adjustment on a residential parcel which will leave the parcel with 50 ft of road frontage where 150' is required in an Ag District.

**Hearing Opened -Summary:** Eric Hansen recuse himself and moved into the audience as he is a vested partner in the farmland LLC and would present the application. The LLC would like to keep as much of the farmland as possible that surrounds the house parcel. There was an old house back from the road that burned, and Kelley has built her new house there, and is looking to keep the frontage as wide as the current driveway footprint of 50 foot. No one contacted the office with any questions, concerns, or issues. There being no other questions. **Hearing Closed.**

**Board Recommendations:** A motion was offered by Kate Silverstrim-Jensen to approve the application as presented, seconded by Rick Jantzen and unanimously carried.

*Roll call: N. Amberg – y, J. Campbell –y, R. Jantzen-y, T. Jackson -y. Rick Jantzen-y. 5-y, 0-n, 1-a*

Application filed by Nixon Peabody on behalf of Verizon Wireless for property located 4751 Olsen Rd seeking a Special Use Permit along with an area variance approval to construct and operate a 195' wireless telecommunications facility. This has been referred to the County and will be an action item at your next meeting.

**Board Recommendations:** As the ZBA is and involved agency for the purpose of SEQR the board reviewed and passed ZBA Resolution # Z01-23 by motion offered by Jerad Campbell seconded by Kate Silverstrim-Jensen and carried.

*Roll call: N. Amberg – y, J. Campbell –y, R. Jantzen-y, T. Jackson -y. Rick Jantzen-y, E. Hansen – y. 6-y, 0-n, 0-a*

The board received a communication from the county on the Environmental Review Pursuant to SEQR for Farmworker Safety and Housing Program, members will notify the office if they have any input or concerns.

Motion to adjourn the meeting was made at 8:00 pm by Rick Jantzen seconded by Jerad Campbell and carried.

Respectfully submitted,

Shana Jo Hilton, Secretary  
Town of Seneca ZBA