

**Mexico Zoning Board of Appeals
Minutes of the Regular Meeting
Held Monday, March 17, 2025 at the Town Hall
Commencing at 6:30 P.M.**

Present: Lori Behling, Counselor
Mathew Bryant, Counselor
Dan Yawman, Counselor
Graham Seiter, Town Attorney

Absent: Ned Waterbury, Chairman
Marty Trey, Counselor
Ron Marsden, Code Enforcement Officer

And 1 in the audience.

Seiter advised the board that one of the council members could conduct the meeting in Chairman Waterbury's absence.

Councilor Yawman called the meeting to order with the Pledge of Allegiance at 6:33 pm. Yawman noted the presence of one of the applicants, Salvetti, and decided to discuss this application first.

Old Business- none

New Business-

Square Rule Frames, LLC- Salvetti

Yawman said the board should go through item by item to see if the application is complete. Seiter said that the board has 60 days from the public hearing date to make a final decision; the public hearing could be scheduled this evening. Yawman read Section 340 item by item out loud as the board reviewed each item. Yawman and Behling noted that the application is thorough and detailed and thanked the applicant, who is present. The applicant said he has an offer to buy the property upon approval of the business. The applicant said there will be no employees. The applicant said there are no plans for signage at this time because it is not a retail business. The applicant said he would like to put a light on the shop, but outdoor lighting is minimal. Yawman asked about the scope of time. Behling read the timeline has construction beginning in May and continuing through summer. Behling asked how scrap/waste is disposed of. The applicant said he takes all his cuts back to the sawmill where he buys them, and they dispose of his scraps.

A motion was made by Behling and seconded by Yawman to request lead agency and ask our attorney to notify all pertinent agencies. Seiter suggests notifying adjacent landowners/properties for notifications.

A motion was made by Behling and seconded by Yawman to deem this as an unlisted action, the town declares lead agency for SEQRA, and asks the town attorney to notify all pertinent agencies. The motion was approved by a unanimous vote.

A motion was made by Behling and seconded by Yawman to schedule a public hearing for April 21st at 6:30pm at the Town Hall and deem the application complete. The motion was approved by a unanimous vote.

Seiter would like it noted that the Planning Board has yet to review the site plan.

Cartier Motor Sports – Cartier

Yawman gave the board time to review the documents. Yawman wants to stress that projects should not begin until applicants receive final approval. Yawman read section 340 aloud to allow the board to determine if the application is complete. Yawman noticed a difference in the application for special use permit and is wondering if adjacent landowners need to be noted on the application because they are currently not listed. Yawman notes that on the application, there is no room for listing the adjacent property owners.

Yawman noted that the building height is not listed on the site plan. Yawman, Behling, and Bryant noted that the site plan seems sufficient to meet the floor plan requirement. Yawman said the property deed is missing. Seiter had a copy of the deed from a previous file. Seiter said they will notify the DEC of the project, and that the applicant is far from the buffer zone around wetlands.

A motion was made by Behling and seconded by Yawman to deem this as an unlisted action, the town declares lead agency for SEQRA, and asks the town attorney to notify all pertinent agencies. The motion was approved by a unanimous vote.

A motion was made by Bryant and seconded by Behling to deem the application complete and schedule a public hearing for April 21st, 2025, at 6:30 pm at the Town Hall on 64 S Jefferson Street and requests that Marsden assist the applicant with notifying adjacent property owners. The motion was approved by a unanimous vote.

Seiter would like it noted that the Planning Board has yet to review the application.

Other Business-

A motion was made by Yawman and seconded by Bryant to adjourn at 7:36pm. The motion was approved by a unanimous vote.

Respectfully submitted,

Nicole Wild
Town Clerk