



**Zoning Board of Appeals
City of Cortland
Regular meeting of April 8, 2019**

A regular meeting of the Zoning Board of Appeals was held on Monday, April 8, 2019 at 5:30 PM in the Mayor’s Conference Room at City Hall.

Present: Commissioners Scott Steve, Juliene Ray, Abigail Cleary, Maria Manning (out early)
Thomas Larson, Brett Barnes and Karen Leahy

Staff: Zoning Officer Bob Rhea, Chief William Knickerbocker, and Secretary Amanda Kruman

Item #1 – 37 Tompkins St. (1890 House) – Area Variance (R4)

- 4 poles out front with banners

Bonnie Quackenbush was present to speak on behalf of this event. She explained that the poles are much less about lights, rather more for the banners. The total height for the posts will be 14ft. There will be four posts, each three feet from the sidewalk southerly, but there are unclear understandings of the east or west dimensions. Although there are four posts, the Historic Commission only approved two, so the ZBA must go from that. The people who maintain the property would also be responsible for the posts as well. The inspiration for this came from other Historical buildings found online. The placement of the poles would be directly across from Thoma Development. The board concluded that DOT approval would be necessary for this item. If the lighting impacts neighbors, that will need to be addressed.

Motion to close the public hearing:

Motion: Comm. Cleary

Second: Comm. Ray

Approved: Ayes – 6

Nays – 0

The Board reviewed the questions necessary for the deciding of granting or rejecting an area variance.

Motion to approve two poles, three feet in from the Tompkins St. sidewalk as well as three feet in from the pedestrian sidewalk. There will need to be a DOT approval regarding light pollution, and it should not reach any neighboring properties. The DOT approval may require a permit. All steps required from the Historical Commission will need to be followed through.

Motion: Comm. Leahy

Second: Comm. Manning

Approved: Ayes – 6

Nays – 0

Item #2 – 17 Salisbury St. (Hollow) – Area Variance (G)

- Gravel parking area

This item came for an area variance to avoid blacktopping the parking lot to keep it as gravel. Code requires that when improving a property, there needs to be asphalt laid down. Different options for parking spot designations were discussed. For designating a handicapped spot, a sign will be needed. If approved, the gravel area will be expanded and maintained. There were questions regarding storm water draining. An engineer will have to look at it. There were suggestions for a 3 ft. buffer on the left and back side of the fence. The draining will be south west. In the event of pooling, a dry well will be required. There was also mention of a fire lane, and designating a no parking zone for the emergency vehicles.

Motion to close the public hearing:

Motion: Comm. Cleary
Second: Comm. Manning

Approved: Ayes – 6
Nays – 0

The board reviewed the questions necessary for the deciding of granting or rejecting an area variance.

Motion: Comm. Larson
Second: Comm. Ray

Approved: Ayes – 6
Nays – 0

Motion to approve with the following conditions: There needs to be a 3 foot buffer along the north side of the property along the fence, along with a 3 foot buffer on the east side of the property line along the fence. 35 feet from the south side of the building from the fence back will be maintained as grass. In the event that there is pooling or a blacktop, the applicant must add a dry well. The gravel must start 10 feet back from the façade of the building. The applicant must designate no parking for emergency vehicles, and a handicapped spot.

Motion: Comm. Leahy
Second: Comm. Barnes

Approved: Ayes – 6
Nays – 0

Approval of minutes

Motion to approve the minutes as amended:

Motion: Comm. Ray

Second: Comm. Cleary

Approved: Ayes – 5
Nays – 0

Adjournment

Motion: Comm. Cleary
Second: Comm. Leahy

Approved: Ayes – 5
Nays – 0

I, SCOTT STEVE, CHAIR MEMBER OF THE ZONING BOARD OF APPEALS FOR THE CITY OF CORTLAND, NY, DO HEREBY CERTIFY THAT SAID RESOLUTIONS WERE ADOPTED AT A MEETING OF THE ZONING BOARD OF APPEALS OF THE CITY OF CORTLAND, HELD ON THE 8TH DAY IN APRIL IN THE YEAR 2019.

SCOTT STEVE, ZBA CHAIR MEMBER