



**Zoning Board of Appeals
City of Cortland
Regular meeting of April 9, 2018**

A regular meeting of the Zoning Board of Appeals was held on Monday, April 9, 2018 at 5:00 PM in the Mayor’s Conference Room at City Hall.

Present: Commissioners Scott Steve, Juliene Ray, Maria Manning, Karen Leahy, Abigail Cleary, and Thomas Larson

Excused: Commissioner Geoffrey Peppel

Staff: Zoning Officer Bob Rhea, Chief William Knickerbocker, and Confidential Secretary Devon Rainbow

Item #1 – Paradigm Properties – Interpretation

➤ **Section 102-9 (A)**

An email was sent by Corporation Counsel to table this item until the next ZBA meeting.

A motion was made by Comm. Manning to table this item until the next meeting and seconded by Comm. Leahy.

Approved: Ayes – 6
Nays – 0

Item #2 – 65 Groton Ave. (Grodinsky) – Interpretation

➤ **Section 300-17**

New information has been submitted and the Board has to vote unanimously to approve rehearing the Interpretation.

A motion was made by Comm. Ray to rehear 65 Groton Ave.’s Interpretation and seconded by Comm. Leahy.

Approved: Ayes – 6
Nays – 0

Chairman Scott Steve explained that the owner applied for a CZO. Neither Zoning nor the Code Office can specify a number of occupants on the application. Only a Rental application can determine the occupancy number. This can be done through various ways. A review of parking would be done if any changes to the current parking. The Board received information from the State supporting this. A Boarding House has special qualifications.

Gerry Ruggiero discussed how the City cannot put a limit on the CZO for a Boarding House other than the current allowed number of 15.

Jim Reeners was present for the meeting. He serves on the City Planning Commission. If the number increases from 7 to 10 then Planning needs to look at parking at the residence. The current parking there is for 7 residents and there is no buffer.

ZEO Bob Rhea explained that he placed the number on the CZO because it was on the last CZO in the property file.

Irrelevant conversations and information were stopped and not discussed.

A motion was made by Comm. Leahy to take the number off the CZO and deny the change in language due to the new Zoning not being in effect yet. Seconded by Comm. Manning.

Approved: Ayes – 6
 Nays – 0

Minutes:

Approval of March 12, 2018 minutes as presented, motion by Comm. Larson and seconded by Comm. Ray.

Approved: Ayes – 6
 Nays – 0

New/Old Business:

Chair Scott Steve reminded the Board that they need to stay on topic and not allow outside chatter. It makes it hard to focus on the facts and what is relevant. If information is irrelevant, it will not be considered. Every 3-4 months a packet will be sent for the members to review and sign off that they have read and understood the information. This will count towards the required training.

Adjournment:

On the motion of Comm. Manning and seconded by Comm. Leahy, voted and carried to adjourn meeting

Approved: Ayes – 6
 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 9th DAY OF APRIL IN THE YEAR 2018.

SCOTT STEVE, ZBA CHAIR MEMBER