



**Zoning Board of Appeals
City of Cortland
Regular meeting of May 13, 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, Thomas Larson, Brett Barnes and Karen Leahy

Absent: Commissioner Maria Manning

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

Item #1 – 23, 25, 27 Kent Dr. (Yanchuk) – Area Variance (R1)

- 6’ Fence in front yard

The owner missed the consolidation deadline but he will be doing that. The fence will be put as close to the line as possible. There would need to be a variance for a six foot fence for privacy. The height is due to the house being set back so far from the road. The commissioners discussed the dimensions. The deeds are being merged together, and there will be a restriction on the new deed to keep it from subdividing. The distance between the property line and the neighboring property line is unknown. There were some concerns with the neighbor’s views, but one of them also has a 6 foot fence.

Motion to close the public hearing:

Motion: Comm. Cleary

Second: Comm. Ray

Approved: Ayes – 5

Nays – 0

The Board reviewed the questions necessary for the deciding of granting or rejecting an area variance. Some concerns was for the north side, to not go past the house, but to go even with it so it does not impact the neighbor. On the south side, stay even with the house for 16 feet, then go west for 24 feet, which will give an 18 foot setback from the road. On the south side, there should be a 6 foot setback from the south property line, and put some kind of planting buffer on front of that 29 Kent side of the fence, and to break up the long looking fence line & transformer to make it look nicer.

Motion to approve with the condition that the property be merged as one. The north side won’t go past the house, the south side will go even with the house for 16 ft., then go west for 24 ft. towards the road but obtain 18 ft. from the finish of road setback, the setback from the south property line will be 6 ft. and a buffer planning on the south and west sides of the fence facing out. Request that an updated survey be done showing where the fence is in location of the property line.

Motion: Comm. Barnes
Second: Comm. Ray

Approved: Ayes – 5
Nays – 0

Approval of minutes

Motion to approve the minutes as amended:

Motion: Comm. Larson
Second: Comm. Cleary

Approved: Ayes – 5
Nays – 0

New/old business:

A new training was sent out

Adjournment

Motion: Comm. Leahy
Second: Comm. Cleary

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 13TH DAY IN MAY IN THE YEAR 2019.

SCOTT STEVE, ZBA CHAIR MEMBER