



**Zoning Board of Appeals
City of Cortland
Regular meeting of May 14, 2018**

A regular meeting of the Zoning Board of Appeals was held on Monday, May 14, 2018 at 5:00 PM in the Mayor’s Conference Room at City Hall.

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

Absent: Commissioner Karen Leahy

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. It was discussed that items can only be tabled for 60 days.

A motion was made by Comm. Cleary to pull this item as it is passed the 60 days and seconded by Comm. Manning.

Approved: Ayes – 5
Nays – 0

Item #2 – 26 Clayton Ave (Scheffler) – Area Variance (R2)

➤ New deck off the East side of property

Mr. Scheffler was present for the meeting. He would like to put up a 24’x8’ deck off the east side of the property. It will be in line with the side of the house and the only entrance will be a door from the house. There will be double railings on both sides. There was discussion on grills not allowed on the porch due to Code requirements for footage. A concern was brought up regarding this becoming a bigger attraction to students to hang out and party.

Mr. Ruggiero was present for the meeting and spoke on behalf of Mr. Grodinsky regarding the proposed and they have no issues or concerns.

The board reviewed the 5 test questions that would determine whether the variance should be considered for granting or denial.

- Discussion came up regarding the concern for density on the deck.

A motion was made by comm. Ray to close the public hearing and second by Comm. Larson.

Approved: Ayes – 5
Nays – 0

A motion was made by Comm. Ray to approve the 24x8' deck on the East side of the house with the deck lining up with the house. Railings on 2 sides and no outside entrance to the deck. Grills will not be allowed and/or cooking/heating device. Comm. Manning seconded it.

Approved: Ayes – 4
Nays – 1 (Comm. Cleary)

Item #3 – 55 Miller St. (Zerrillo) – Area Variance (GB)

- Remove a Greenhouse and replace with a 6ft Fence

Mr. Zerrillo was present for the meeting. He explained that he would like to replace the current greenhouse with a 6' privacy fence along the existing foundation line to the existing fence line at the entrance.

The board reviewed the 5 test questions that would determine whether the variance should be considered for granting or denial.

A motion was made by comm. Ray to close the public hearing and second by Comm. Larson.

Approved: Ayes – 5
Nays – 0

A motion was made by Comm. Manning to approve the application as presented and seconded by Comm. Larson.

Approved: Ayes – 5
Nays – 0

Item #4 – 2 James St. (Ruggiero) – Interpretation (R1)

- 102-9, 102-11(c) of City Code

Mr. Ruggiero was present for the meeting. Chairman Scott Steve explained that a lot of information was given and he would like to gather more information from the ZEO and Code Department.

A motion was made by Comm. Larson to table this item to a later date and seconded by Comm. Manning.

Approved: Ayes – 5
Nays – 0

Item #5 – 2 James St. (Ruggiero) – Use Variance (R1)

- Single Family Dwelling

Chairman Scott Steve explained that this would need to go to County and City Planning before this Board could consider it. The applicant also requested this be tabled until another meeting.

A motion was made by Comm. Larson to table this item to a later date and seconded by Comm. Manning.

Approved: Ayes – 5
 Nays – 0

Minutes:

Approval of April 9, 2018 minutes as presented, motion by Comm. Cleary and seconded by Comm. Ray.

Approved: Ayes – 5
 Nays – 0

New/Old Business:

The new revised draft Zoning update was given to the board. They were asked to review and take notes. These will be discussed at the next meeting.

Adjournment:

On the motion of Comm. Ray and seconded by Comm. Larson, voted and carried to adjourn meeting

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 14th DAY OF MAY IN THE YEAR 2018.

SCOTT STEVE, ZBA CHAIR MEMBER