



**Zoning Board of Appeals
City of Cortland
Regular meeting of June 8, 2020**

A regular meeting of the Zoning Board of Appeals was held on Monday, June 8, 2020 at 5:30 PM via Zoom.

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

Absent: Commissioners Brett Barnes and Karen Leahy

Staff: Corporation Counsel Ric VanDonsel, Interim Director of Code Enforcement Mike Tenkate, Secretary Devon Rainbow

Item #1 – 16 Owego St. (Barden) – Area Variance

- 4' buffer

There has been no response from Mr. Barden or Mr. Chattfield.

Motion to deny with ability to reapply.

Motion: Comm. Cleary

Second: Comm. Manning

Approved: Ayes – 4

Nays – 0

Item #2 – 7 Cowance St (Smith) – Area Variance

- Side yard entrance to garage and back yard

Terry Smith was present to speak. There were stones, makes it hard to maintain. Deck will be portable that can be removable and will be 1" to 1 ½" off ground like a boardwalk. Only 5ft to edge of property. Mr. Smith would like to do a 4ft deck with 1ft of stone along the edge.

Motion to close public hearing.

Motion: Comm. Larson

Second: Comm. Ray

Approved: Ayes – 4

Nays – 0

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

Motion to approve area variance based on the stipulation that he stays back with stone from the neighbor's edge.

Motion: Comm. Cleary
Second: Comm. Larson

Approved: Ayes – 4
Nays – 0

Item #3 – 32 W Court St (Gathagan) – Area Variance

- Extension of existing fence

Looking to extend fence to the corner of the lot.

Motion to close public hearing

Motion: Comm. Ray
Second: Comm. Larson

Approved: Ayes – 4
Nays – 0

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

Motion to approve area variance for the extension of existing fence according to drawings submitted with 6ft in height except gate area.

Motion: Comm. Larson
Second: Comm. Manning

Approved: Ayes – 4
Nays – 0

Item #4 – 52 Clayton Ave (Pace) – Interpretation (R1)

Conflict of interest with Robert H. McCertic who is the attorney and the law firm Coughlin & Gerhardt. Suggested that this be tabled with question to be emailed to Scott Steve.

Motion to table until next meeting according to commentary from the board, Corporation Counsel and applicant's attorney.

Motion: Comm. Larson
Second: Comm. Cleary

Approved: Ayes – 4
Nays – 0

New/old business:

Paradigm Properties which are the Seals. Corporation Counsel Ric VanDonsel has recommended that they apply house by house with different votes per location.

Approval of minutes

Motion to approve the minutes as presented from May 11, 2020.

Motion: Comm. Cleary
Second: Comm. Ray

Approved: Ayes – 4
Nays – 0

Adjournment

Motion to adjourn.

Motion: Comm. Manning
Second: Comm. Larson

Approved: Ayes – 4
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 JUNE IN THE YEAR 2020.

SCOTT STEVE, ZBA CHAIR MEMBER