



**Zoning Board of Appeals
City of Cortland
Regular meeting of September 10, 2018**

A regular meeting of the Zoning Board of Appeals was held on Monday, September 10, 2018 at 5:03 PM in the Mayor’s Conference Room at City Hall.

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

Excused: Commissioner Geoffrey Peppel, Karen Leahy

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

Item #1 – 93 Greenbush St (Piedigrossi) – Area Variance (R1)

This item is regarding a shed in the rear of the yard. All the information was provided by photos and a letter from the applicant, Linda, who was present for the meeting. Linda’s son-in-law was also present. The neighbor’s garage is in line with the back of the shed. A smaller shed (8 x 10ft) was previously there, but was replaced by the new, larger shed (10 x 16 ft) due to rotting of the old one. The shed will be used for storage reasons. Originally, there was a hedge, but was removed by the neighbor who had replaced with a fence. The setback is 4ft from the property line. There is a 28% coverage, and including the shed it is 30%, therefore the lot coverage is not an issue. The applicant will move 2ft west to the 4ft buffer, and stay at 3ft 6in on the other side.

Motion to close the public hearing:

Motion: Comm. Cleary

Second: Comm. Ray

Ayes – 5

Nays – 0

The Board members reviewed the test questions to determine whether the variance should be considered for granting or denial.

It was mentioned that there is slight visibility of the shed from the back so there is minor visible change.

Motion to approve the application with the conditions that the replacement shed is on the side lawn, located 4ft from the east side (34 Randall St.) and 2ft 6in from the north side (91 Greenbush St.):

Motion: Comm. Manning

Second: Comm. Cleary

Ayes – 5

Nays – 0

Item #2 – 1318 Carroll St (Taw) – Area Variance (GB)

This item has been advertised as a public meeting but had to be pulled due to an excessive amount of errors on the application. The applicant can reapply when ready.

Motion to close the public hearing:

Motion: Comm. Larson

Second: Comm. Manning

Ayes – 5

Nays – 0

Motion to dismiss the item until the applicant reapplies:

Motion: Larson

Second: Cleary

Ayes – 5

Nays – 0

Minutes

Motion to accept and approve of the minutes:

Motion: Comm. Cleary

Second: Comm. Manning

Ayes – 5

Nays – 0

Old/New Business

There is a training about local government for the ZBA Board members, which would be very beneficial in terms of enforcement issues.

Adjournment

Motion: Comm. Manning

Second: Comm. Larson

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 10TH DAY IN SEPTEMBER IN THE YEAR 2018.

SCOTT STEVE, ZBA CHAIR MEMBER