



**Zoning Board of Appeals
City of Cortland
Regular meeting of September 14, 2020**

A regular meeting of the Zoning Board of Appeals was held on Monday, September 14, 2020 at 5:30 PM via Zoom.

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

Staff: ZEO Bob Rhea, Interim Director of Code Enforcement Mike Tenkate, Secretary Devon Rainbow

Item #1 – 114 Elm St. (Han) – Area Variance (NB)

- New Business signage

New business with 2 new signs (12"x73" and 47"x71") on the South side of the restaurant exterior wall and one sign (47"x71") on the East side of the property wall. There is no change to the lighting.

Motion to close the public hearing by Comm. Ray and seconded by Comm. Barnes.

Approved: Ayes – 6
Nays – 0

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

A motion was made to approve the application as presented by Comm. Ray and seconded by Comm. Cleary.

Approved: Ayes – 6
Nays – 0

Item #2 – 27 Taylor St. (Ossit) – Area Variance (R1)

- Replace old garage with new larger one

The applicant would like to remove current garage and build a larger one. It will be in the same location just wider to fit handicap accessible van.

Motion to close the public hearing by Comm. Larson and seconded by Comm. Cleary.

Approved: Ayes – 6
Nays – 0

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

A motion was made to approve the application as presented by Comm. Barnes and seconded by Comm. Ray.

Approved: Ayes – 6
Nays – 0

Item #3 - 186 Homer Ave. (Yaman) – Use Variance (GB-1)

- Indoor Climate Controlled Storage

Mr. Yaman would like to install climate control storage in a portion of the building with access for customers at the rear of the building. This building portion is 1/3 of the building that is not usable for retail market. The building has been vacant for 15 years and this will help improve the neighborhood.

Motion to close the public hearing by Comm. Ray and seconded by Comm. Cleary.

Approved: Ayes – 6
Nays – 0

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

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

Approved: Ayes – 6
Nays – 0

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

Scott Steve emailed a copy of the proposed letter to all the board members. Everyone reviewed the letter and agreed that it should be submitted as their decision. A motion was made by Comm. Larson to accept the letter and file it in regards to the denial of Mr. Pace Interpretation of the ZEOs decision and Comm. Cleary seconded the motion.

Approval to Deny: Ayes – 6
Nays – 0

Item #5 - 17-21 Tompkins St. (Hage) – Interpretation

The applicant decided not to submit at this time. The board will review if he decides to submit at a later date.

Item #6 – 36 Clayton Ave. (Seals) – Interpretation

Item #7 – 46 Clayton Ave. (Seals) – Interpretation

Item #8 – 48 Clayton Ave. (Seals) - Interpretation

Item #9 – 50 Clayton Ave. (Seals) – Interpretation

Item #10 – 8 Hill St. (Seals) – Interpretation

Item #11 – 11 ½ Owego St. (Seals) – Interpretation

Item #12 – 20 Stevenson St. (Seals) – Interpretation

Items #6 - #12 were asked by the applicant to be put off for another meeting as there was a conflict. They will discuss at the next meeting.

A motion to table items 6-12 was made by Comm. Barnes and seconded by Comm. Manning.

Approved: Ayes – 6
Nays – 0

New/old business:

Nothing to report

Approval of minutes

Motion to approve the minutes as amended:

Motion: Comm. Cleary
Second: Comm. Leahy

Approved: Ayes – 6
Nays – 0

Adjournment

Motion: Comm. Manning
Second: Comm. Barnes

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 14TH DAY IN SEPTEMBER IN THE YEAR 2020.

SCOTT STEVE, ZBA CHAIR MEMBER