

**Zoning Board of Appeals
City of Cortland
Monday, May 11, 2015**

A regular meeting of the Zoning Board of Appeals was held on Monday, May 11, 2015 at 5:00 PM in the Mayor’s Conference Room at City Hall.

Present: Chair Mary Kay Hickey, Commissioners David Dovi, Christine Place, Phyllis McGinley, and Scott Steve, Christine Place (Arrived late)

Absent: Comm. Dave Funk

Staff: Deputy Fire Chief William Knickerbocker; Zoning Officer Bob Rhea; Secretary Shellie Blaisdell

The meeting was called to order at 5:00 pm

Item #1 – 8 Hill Street – (R2) – (Ruggiero) – Interpretation

Appeal: Denial of CZO

This item was tabled from April 13, 2015 per the applicant request. The property has been sold by the applicant and has no legal standing as per the recommendation by Corporation Counsel.

A motion was made by Comm. Steve to close the public hearing and was seconded by Comm. McGinley.

Approved: Ayes – 4
Nays – 0

A motion was made by Comm. Steve to remove the item from the agenda due to the applicant no longer the owner of the property. The Motion was seconded by Comm. Dovi.

Approved: Ayes – 4
Nays – 0

Item #2 – 117 Main Street (Martinez) – (CB) – Area Variance

*Business sign – 4 foot diameter
(Second sign for Main Street frontage)*

Changing the sign on the canopy (new logo), front of the building and stand-alone-it was recommended by the Planning Commission and County Planning to “box” in with a planter to bring awareness the sign is there. The Area Variance is because the sign is in the front yard setback. (Clearly within the setback) 40 feet – 5 feet to be used with only landscaping-this is within the 40 feet.

A motion was made by Comm. Place to close the public hearing and was seconded by Comm. McGinley.

Approved: Ayes – 5
Nays – 0

A motion was made by Comm. Place to approve the sign request as presented and was seconded by Comm. Funk.

Approved: Ayes – 5
 Nays – 0

Item # 3 – 94 Tompkins Street – (R2) – (Babjack) – Area Variance

Deck construction

Mr. Babjack presented his application – he had started to construct a deck and received a Stop Work Order – to get proper permissions. The deck will be located off the back porch – making use of the area. The lot coverage 33-35% still meets the code. This construction has been approved by the Historic Commission using composite structure and treated wood. The split rail fence will be replaced. The deck – has no enclosure or roof – just a railing. Non-conforming use – not habitable recreational space – to expand the living space.

A motion to close the public hearing was made by Comm. McGinley and seconded by Comm. Dovi.

Approved: Ayes – 4
 Nays – 0

A motion was made by Comm. Steve to approve the Area Variance Application as proposed. The motion was seconded by Comm. Dovi.

Approved: Ayes – 4
 Nays – 0

NOTE: 107 Owego Street will be moved to the June 2015 meeting.

Adjournment

On the motion of Comm. Steve and seconded by Comm. Place, voted and carried to adjourn meeting.

Approved: Ayes – 5
 Nays – 0

I, MARY KAY HICKEY, 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 11th DAY OF MAY IN THE YEAR 2015.

MARY KAY HICKEY, ZBA MEMBER