



**Zoning Board of Appeals
City of Cortland
Regular meeting of April 12, 2021**

A regular meeting of the Zoning Board of Appeals was held on Monday, April 12, 2021 at 5:30 PM via Zoom.

Present: Commissioners Brett Barnes, Abigail Cleary, Juliene Ray, Karen Leahy, Maria Manning

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

Item #1 – 9 Maple Ave. (Jackson) – Area Variance

- Shed in the side yard

Donna Jackson was present for the meeting. She explained that they would like to replace the current shed that is 8ft wide x 8ft deep and replace it with a smaller shed that is 8ft wide and 6ft deep. It will be on the same location. There is a very small backyard with little space to move the shed.

Motion to close the public hearing.

Motion: Comm. Barnes

Second: Comm. Ray

Approved: Ayes – 4

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 submitted.

Motion: Comm. Ray

Second: Comm. Cleary

Approved: Ayes – 4

Nays – 0

Item #2 – 167 Madison St. (Kuklis) – Area Variance (R-1)

- Construction of 2nd driveway

Nancy Kuklis was present for the meeting. She explained that she would like to add an additional 8ft wide driveway to the other side of her house. Her son is returning home and needs a place to park.

There are a lot of concerns here regarding zoning violations. The property is too small for the additional driveway. It would require Fire Commission approval.

Motion to close the public hearing.

Motion: Comm. Cleary
Second: Comm. Ray

Approved: Ayes – 4
Nays – 0

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

A motion was made to deny the application

Motion: Comm. Cleary
Second: Comm. Barnes

Denied: Ayes – 4
Nays – 0

Approval of minutes

Motion to approve the minutes from February 8, 2021:

Motion: Comm. Barnes
Second: Comm. Ray

Approved: Ayes – 4
Nays – 0

New/old business:

There are concerns regarding 83 Groton Ave. Code Enforcement and the Law office has been in contact with the owner. He has tried to change his permit but was not granted due to ADA requirements. He is not to reoccupy the building in the fall due to unfinished requirements.

Adjournment

Motion: Comm. Barnes
Second: Comm. Ray

Approved: Ayes – 4
Nays – 0

I, MARIA MANNING, VICE-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 12TH DAY IN APRIL IN THE YEAR 2021.

MARIA MANNING, ZBA VICE-CHAIR MEMBER