



**Zoning Board of Appeals  
City of Cortland  
Regular meeting of August 9, 2021**

A regular meeting of the Zoning Board of Appeals was held on Monday, August 9, 2021 at 5:30 PM.

Present: Commissioners Scott Steve, Brett Barnes, Abigail Cleary, Juliene Ray

Excused: Commissioner Maria Manning, Karen Leahy

Staff: ZEO Bob Rhea, Interim Director of Code Enforcement Roy Everett, Secretary Devon Rainbow

**Item #1 – 72 Floral Ave. (R1) – Use Variance**

- 2-family dwelling

Jeff Guida was present for the meeting. He explained that he has owned the property for 2 years now and it has been vacant. When he purchased the property, he thought that he could keep the property as a 2 family. It is in an R1 district and lost the status of being used as a 2 family. He did reach out to contractors to convert the property back to a single family, however the cost was too much and the banks would not approve. Due to the pandemic, the cost of materials has gone up. Everything in the house is split into 2.

The Board requested financial information.

**A motion was made to table this item until the next meeting.**

Motion: Comm. Barnes

Second: Comm. Ray

Approved: Ayes – 4

Nays – 0

**Item #2 – 37-39 N. Main St. (CB) – Area Variance**

- Setback

**This item was pulled from the agenda as the applicant no longer needs a variance.**

Motion: Comm. Ray

Second: Comm. Cleary

Approved: Ayes – 4

Nays – 0

**Item #3 – 32 Miller St. (GB-2) – Area Variance**

- Restoration of building

Brian from C&S and Mr. Calabro were present for the meeting. It was explained that they need a variance for the garage. They have letters in support from neighbors that were submitted. The sidewalk is preexisting but the owner is willing to extend it for safety. This is going to be a mixed use building with a separate garage for parking. There is 39 parking spaces and 20 units. Some lighting will be added for security.

Concerns were made and addressed regarding the fire access and demolition of the current buildings on the property.

Motion to close the public hearing.

Motion: Comm. Barnes  
Second: Comm. Cleary

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 with the extension of the sidewalk.

Motion: Comm. Barnes  
Second: Comm. Ray

Approved: Ayes – 3  
Nays – 1 (Cleary)

**Item #3 – 220-226 Port Watson St. (GB-2) – Area Variance**

- Construction of a Byrne Dairy, Deli retail store, & fueling facility.

This item was tabled until the next meeting.

Motion: Comm. Barnes  
Second: Comm. Cleary

Approved: Ayes – 4  
Nays – 0

**Approval of minutes**

Motion to approve the minutes from June 16, 2021

Motion: Comm. Barnes

Second: Comm. Cleary

Approved: Ayes – 4

Nays – 0

**New/old business:**

Nothing to report

**Adjournment**

Motion: Comm. Ray

Second: Comm. Cleary

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 9<sup>TH</sup> DAY IN AUGUST IN THE YEAR 2021.**

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**SCOTT STEVE, ZBA CHAIR MEMBER**