



The City of Cortland
Zoning Board of Appeals
September 12, 2022
City Hall, 25 Court Street

The meeting was called to order at 5:34 p.m.

The following members of the Zoning Board of Appeals were recorded present:

Maria Manning, Chairperson
Kyle Davis
Thomas Larson
Tristan Laureore, Sr.
Ray Parker

The following members were recorded absent:

Brett Barnes
Juliene Ray

Agenda Item No. 1: Area Variance for 48 Charles St. (R-1) – Area Variance (Canale)

A Public Hearing was opened at 5:36 p.m. regarding Agenda Item No. 1.

Cynthia Canale, owner of the property was present to speak in support of her request for an Area Variance relating to lot coverage in the front yard for parking expansion. The request is submitted due to snow and ice falling from the neighbor's roof which causes a danger to people and has caused property damage to her vehicle. There is currently space in the driveway for her tenant to park one vehicle safely. Approval of the request would allow for a second vehicle to be parked safely.

The public hearing was closed at 5:43 p.m.

The Zoning Board of Appeals considered and discussed the Area Variance Five Factor test pursuant to City Code, Article XV, Section 300-150. The following factors were discussed and answered.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance?
No
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance?
No

3. Whether the requested area variance is substantial?

No

4. Whether the proposed variance will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district?

No

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the variance?

No

Mr. Parker made a motion that the Zoning Board of Appeals approve the Area Variance as requested. Mr. Davis seconded the motion. The motion was approved by a vote of 5-0.

Mr. Parker made a motion to approve the minutes of the August 8, 2022 Zoning Board of Appeals meeting. Mr. Davis seconded the motion. The motion was approved by a vote of 5-0.

Mr. Parker made a motion to adjourn the meeting. The motion was approved by a vote of 5-0. The meeting was adjourned at 5:47 p.m.

I, ANDREW T. JEWETT, CITY CLERK FOR THE CITY OF CORTLAND, NEW YORK, DO HEREBY CERTIFY THAT THE ABOVE MINUTES OF THE SEPTEMBER 12, 2022 MEETING OF THE ZONING BOARD OF APPEALS WERE APPROVED BY THE BOARD ON OCTOBER 17, 2022.

ANDREW T. JEWETT, CITY CLERK

**MARIA MANNING, CHAIRPERSON
ZONING BOARD OF APPEALS**