



**Zoning Board of Appeals  
City of Cortland  
Regular meeting of September 13, 2021**

A regular meeting of the Zoning Board of Appeals was held on Monday, September 19, 2021 at 5:30 PM.

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

This item was tabled from the last meeting. Jeff Guida was present for the meeting. He supplied 2 financial estimates for the property as a 2 family and as a single family. Exhibit A for \$75,000 and exhibit B for \$174, 000. It would cost less to keep the property as a 2 family. The right side of the building mirrors the left side. To convert the property back to a single family, the cost would be much more. The difference with this building is that it’s a side by side rather than top and bottom.

**Motion to close the public hearing.**

Motion: Comm. Cleary  
Second: Comm. Barnes

Approved: Ayes – 5  
Nays – 0

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

The board suggest that Mr. Guida appeal the case to the Mayor and Common Council to ask for a possible rezoning of the property since the property was constructed in 1910 as a side by side 2 family. Due to the new zoning law changes the property has lost its right as a 2 family dwelling.

**A motion was made to deny the Use Variance.**

Motion: Comm. Barnes  
Second: Comm. Cleary

Approved: Ayes – 5

Nays – 0

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

- Setback

Chastity Mydlenski was present for the meeting along with her contractor. They explained that the property is landlocked and they would like to develop a parking area. It would be 130'x46' with 12 parking spots. There will be some minor landscaping upgrades. They would also like to install a concrete entrance apron and drainage upgrades with 2 drywells. They have agreed to put up a 6" guide rail along the side of the property. There will be 3 wall packs that will be angled downward.

Motion to close the public hearing.

Motion: Comm. Ray  
Second: Comm. Manning

Approved: Ayes – 5  
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.**

Motion: Comm. Barnes  
Second: Comm. Ray

Approved: Ayes – 5  
Nays – 0

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

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

A motion was made to Table the application for not more than 60 days.

Motion: Comm. Cleary  
Second: Comm. Barnes

Approved: Ayes – 5  
Nays – 0

**Approval of minutes**

Motion to approve the minutes from August 9, 2021

Motion: Comm. Ray

Second: Comm. Cleary

Approved: Ayes – 5  
Nays – 0

**New/old business:**

The Board has opted to stay meeting in –person for now.

**Adjournment**

Motion: Comm. Barnes

Second: Comm. Cleary

Approved: Ayes – 5  
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 13<sup>TH</sup> DAY IN SEPTEMBER IN THE YEAR 2021.**

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**SCOTT STEVE, ZBA CHAIR MEMBER**