



## CITY OF CORTLAND

### ZONING BOARD OF APPEALS

OCTOBER 17, 2022 – 6:00 PM

CITY HALL, 25 COURT STREET, CORTLAND NY 13045

## MINUTES

---

The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 5:34 p.m.

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

Maria Manning, Chairperson  
Thomas Larson  
Tristan Laurore, Sr.  
Ray Parker  
Juliene Ray

The following members were recorded absent:

Brett Barnes  
Kyle Davis

### **Agenda Item No. 1: Area Variance for 7 Garfield St. (R-3) – Area Variance (Chilson)**

A Public Hearing was opened at 5:33 p.m. regarding Agenda Item No. 1.

Sean Chilson, owner of the property was present to speak in support of his request for an Area Variance relating to erecting a fence in the front yard extending along the property and in compliance with the City Administrative Code.

The public hearing was closed at 5:38 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?  
Answer: 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?  
Answer: No
3. Whether the requested area variance is substantial?  
Answer: No

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

Answer: 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?

Answer: Yes

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

Mr. Parker made a motion to approve the minutes of the September 12, 2022 Zoning Board of Appeals meeting. Mr. Larson seconded the motion. The motion was approved by a vote of 5-0.

Ms. Ray made a motion to adjourn the meeting. The motion was approved by a vote of 5-0. The meeting was adjourned at 5:46 p.m.

**I, ANDREW T. JEWETT, CITY CLERK FOR THE CITY OF CORTLAND, NEW YORK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT RECORD OF THE MOTIONS AND PROCEEDINGS OF A REGULARLY SCHEDULED MEETING OF THE CITY OF CORTLAND ZONING BOARD OF APPEALS HELD ON THE 17<sup>TH</sup> DAY OF OCTOBER, 2022.**

---

**ANDREW T. JEWETT, CITY CLERK**