



**Zoning Board of Appeals  
City of Cortland  
Regular meeting of October 18, 2021**

A regular meeting of the Zoning Board of Appeals was held on Monday, October 18, 2021 at 5:30 PM.

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

Excused: Commissioner Maria Manning

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

**Item #1 – 60 Madison St. (R1) – Area Variance**

- Driveway for 2-family residence  
Lot coverage, side vegetative strip

The Chair knows one of the applicants through coaching her in hockey. There is black top on the left side of the house but it is not big enough for parking. They had been using the neighbor's property for parking but that is no longer an option since the property has been sold and has a new owner. The parcel is very small and does not leave a lot of room for green space. The applicant would like to tear up the current black top and return it to green space and put new 8ft x 40ft black top on the right side of the house for a driveway. The coverage is going from 50% coverage to 65%.

**Motion to close the public hearing.**

Motion: Comm. Cleary  
Second: Comm. Barnes

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 with 1ft strip on the east side of the driveway and to return the west side to green space.**

Motion: Comm. Barnes  
Second: Comm. Leahy

Approved: Ayes – 4

Nays – 0

**Item #2 – 5 N. Atkins St. (R1) – Area Variance**

➤ Addition to house

Side vegetative strip

The chair has consulted with the applicants in the past. They wish to put an addition on to the side of the house.

Motion to close the public hearing.

Motion: Comm. Ray

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 as presented.**

Motion: Comm. Barnes

Second: Comm. Ray

Approved: Ayes – 4

Nays – 0

**Approval of minutes**

Motion to approve the minutes from September 13, 2021

Motion: Comm. Cleary

Second: Comm. Ray

Approved: Ayes – 4

Nays – 0

**New/old business:**

No new/old business

**Adjournment**

Motion: Comm. Leahy

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 18<sup>TH</sup> DAY IN OCTOBER IN THE YEAR 2021.**

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**SCOTT STEVE, ZBA CHAIR MEMBER**