

Zoning Board of Appeals
Special Meeting/Public Hearing
May 14, 2024
6:30PM
Minutes

Quorum: Yes

Meeting called to order at 6:00 PM by Chairman Don Butler.

Members present: Donald Butler, John Stano, David Ladd, Amy Kenney, Ryan McIntosh.

Also present: Willis and Julie McIntosh; applicants, Danielle Queior; clerk

Motion John Stano 2nd Amy Kenney to approve the minutes from the April 29, 2024 regular meeting held at 6:30pm.

Ayes: 5 Donald Butler, John Stano, David Ladd, Amy Kenney, Ryan McIntosh.

Nays: 0

Correspondence: None

Old Business:

Review of an area variance application submitted by Willis and Julie McIntosh, 316 W. Bradley Street. Their residential lot is situated in the R-1 district, which states the minimum front yard setback is 25 feet or in line with neighboring adjacent buildings, Chapter 325-7 D. The application is asking to reduce the front yard setback from 25' to 15' to construct a 10'x20' covered front porch.

Board: Were the wooden stakes that were placed in the yard the footprint of the proposed porch? It looked as if the proposed porch would sit behind and not protrude past the retaining wall that is in place?

McIntosh's: Yes, the stakes were to represent the porch, and no the porch won't come out as far as the retaining wall. Porch roof will match the roof pitch on the house.

Board Review of Area Variance Criteria

1. State whether an undesirable change in the neighborhood character will be created, and reason why:
No undesirable change in the neighborhood character will be created. The 10' variance is being sought to allow for construction of a front porch. Most all of the neighboring homes also have porches, many of which encroach much closer to the road than 15' which would become the setback at this location.
2. State whether there is an alternative method to achieve what the applicant desires, and reason why:
There is no other alternative way to go about the addition of a front porch without a variance as the face of the home sits on the 25' set back line.
3. The requested variance is substantial;
The 10' variance is not substantial. There will still remain a 15' set back from the Village Right of Way allowing adequate space for routine maintenance. Many homes in the neighboring area sit substantially closer than 15' from the right of way.
4. State whether the variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and reason why:

The variance will have zero adverse effects on the physical or environmental conditions in the neighborhood. The area where the porch will be constructed, off the face of the home, is already an open space, no disruption to environment.

5. State whether the alleged difficulty (variance needed) was self-created, and reason why: Difficulty is due to there being a 12' easement on the east side of the property. In turn the home had to be placed with a 17' setback on the east side. This setback pushed the home up tight to the rock ledge on the north west side of the property (back left corner of house). Due to the rock ledge the home could not be pushed back off of the right of way any further.

List conditions prescribed by the Zoning Board of Appeals in granting this variance:
10' area variance will only apply to the construction of the covered porch.

No Public showed for comment

Motion David Ladd 2nd Amy Kenney at 6:40pm to close the public hearing.
Ayes: 5 Donald Butler, John Stano, David Ladd, Amy Kenney, Ryan McIntosh.
Nays: 0

Environmental assessment form was filled out by applicant.
Motion John Stano 2nd David Ladd Area variances are exempt from Jefferson County Review as well as SEQR review.
Ayes: 5 Donald Butler, John Stano, David Ladd, Amy Kenney, Ryan McIntosh.
Nays: 0

Motion John Stano 2nd David Ladd to grant the 10' area variance for 316 West Bradley Street for a covered front porch.
Ayes: 4 Donald Butler, John Stano, David Ladd, Amy Kenney.
Nays: 0
Abstain: Ryan McIntosh

Clerk will draw up the notice of decision.

The next regularly scheduled meeting would fall on July 29, 2024 at 6:30pm, if there is business.

Motion Ryan McIntosh 2nd Amy Kenney for adjournment.
Ayes: 5 Donald Butler, John Stano, David Ladd, Amy Kenney, Ryan McIntosh
Nays: 0

Meeting adjourned at 6:42pm.
Respectfully Submitted,
Danielle Queior, ZBA Clerk