

Zoning Board of Appeals Meeting
September 19, 2022

Present: Chairman Bill Nickal, Paul Adams, Dan Welker, Jason Tardio, Jeff Geer, Counsel Stacy Marris, Robert Doss, Dan Newton, Sarah Schiralli, Charles & Maria Armstrong, Jeff Martin, Jill Doss

CHAIRMAN NICKAL CALLED THE SCHIRALLI AREA VARIANCE PUBLIC HEARING TO ORDER AT 7 P.M.

Mrs. Schiralli was invited to explain the requested area variance for 132 Naymik Drive.

Mrs. Schiralli explained that she and her husband would like to extend the front porch on their home to the width of their house and extend it two feet into the required 30' front yard setback. The area variance they are requesting relief from is two feet (with a porch setback of 28 feet. There were no questions from the audience or the Board members. The public hearing was closed at 7:02 p.m.

CHAIRMAN NICKAL CALLED THE CHITTENANGO SCHOOL DISTRICT FOR LAKE STREET SCHOOL PROPERTY AREA VARIANCE PUBLIC HEARING TO ORDER AT 7:03 P.M.

Jeffrey Martin representing the School District explained that the Planning Board recently approved a boundary modification to separate the Lake Street School property from the Chittenango High School property. To preserve the tennis courts staying with the High School property the rear yard setback was 18' 6" instead of the 40' required in the Village Code. This is the reason for the requested area variance this evening. The Secretary advised that notices were sent to the adjoining neighbors. Chairman Nickal asked if anyone from the audience or Board had any additional questions. There were no additional questions. Public hearing closed at 7:07 p.m.

Chairman Nickal called the regular business meeting to order at 7:07 p.m.

MINUTES

The Board members reviewed the minutes of August 15, 2022. Upon the motion made by Dan Welker and seconded by Jason Tardio, the Board unanimously approved the minutes of August 15, 2022.

AREA VARIANCE REQUEST - SCHIRALLI - 132 NAYMIK DRIVE

The Board discussed the public hearing held this evening for the area variance request for Charles and Sarah Schiralli of 132 Naymik to construct a front porch to their home that would encroach on the required 30 foot front yard setback by two (2) feet. Upon the motion made by Dan Welker and seconded by Paul Adams, the Board approves the requested area variance for 132 Naymik Drive for reduction of the required front yard setback from 30 feet to 28 feet to construct a front porch.

Jason Tardio	yes
Dan Welker	yes
Paul Adams	yes
Bill Nickal	yes

Motion carried.

Mrs. Schiralli was advised to contact Code Officer Geer to obtain the necessary permits for the construction.

LAKE STREET SCHOOL AREA VARIANCE REQUEST

The Board discussed the public hearing held this evening for the Lake Street School parcel for an area variance request to reduce the required rear yard setback from 40 feet to 18' 6". Upon the

motion made by Dan Welker, seconded by Paul Adams, the Board approves the area variance for Chittenango School District for the Lake Street School property to reduce the required 40 foot rear yard setback to 18' 6".

Paul Adams yes

Dan Welker yes

Jason Tardio yes

Bill Nickal yes

Motion carried.

CHARLES AND MARIA ARMSTRONG - HICKORY HILLS (CNY CAR CONNECTION)

Mr. & Mrs. Armstrong appeared before the Board this evening to discuss their application for variance to allow them to use Hickory Hills Apartment rental office space as an address for a NYS Dealer License. The Armstrong's explained that the State requires an address other than their home address for this Dealer License. Mr. Armstrong explained that there will or never has been a car for sale on the Apartment property. He entered into this program as a way to make some extra money. They planned it to be a on-line only car sales venture. The State requires their signage be placed and an address is needed to register their venture. This use is not allowed in this zone and Code Officer Geer sent a letter to the Armstrong's advising this type of use is not permitted. The office area is in Building #1 near Hickory Lane entrance. The Armstrong's completed a section of the application that was returned to them after the last meeting for Special Permit. A public hearing is scheduled for October 17, at 7 p.m.

SHIPPING CONTAINERS AS BUILDING COMPONENTS

The Board briefly discussed the use of shipping containers for building construction. This subject was discussed at the Planning Board meeting and a recommendation was sent to the Mayor and Board for their review. The Zoning Board suggested a moratorium and also to include definitions and conditions.

CHANGE IN MEMBERSHIP

Chairman Bill Nickal advised that there will be some changes in the Zoning Board membership. Eugene Dayton has resigned. The recommendation being proposed at this time is to move Jason Tardio to the Planning Board. Move Robert Doss who is currently the Planning Board alternate member to the ZBA to replace Eugene Dayton, and bring Dan Newton to the ZBA as the alternate member to replace Jason Tardio. This will all be discussed at the Village Board meeting on September 22, 2022.

ARMSTRONG REQUEST

The Board members discussed information about the request for relief by the Armstrong's. Code Officer Geer advised that based upon a letter that he had written to the Armstrong's relative to the Code violation for CNY Car Connection, the relief should be a use variance and not a Special Permit. The Board agreed that the hearing should be for a use variance. The Secretary was advised to send the use variance page to the Armstrong's to complete. The Secretary was also advised to send the information to Madison County Planning for their review.

With no further business, meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jill A. Doss, Secretary ZBA