

Zoning Board of Appeals Meeting
April 15, 2024
Meeting held at Sullivan Library - Community Room

Present: Chairman Bill Nickal, Robert Doss, Dan Newton, Paul Adams, Ronnie Jackson, John Ceresoli, Counsel Nadine Bell, Zachery & Joanna Mitchell, Arthur & Lincoln Mitchell, Tim King, Susan & Keith Wilcox, Jill Doss

Chairman Nickal called the public hearing to order at 7:00 p.m. for Zachery & Joanna Mitchell for an area variance for 292 Race Street. Zachery Mitchell explained that they have an existing rear deck that is in poor condition and they would like to remove this deck and replace it with a four-season room addition. The house is currently non-conforming with the existing setbacks which do not conform to current Code side yard setback standards. They have an existing pool which does not allow them to move the addition over. With the new construction, the side yard setback would be more in conformance with the setback requirements, still requiring a variance. The setback would be at 7ft 3". The Secretary advised notices were sent to adjoining neighbors. No residents appeared for the hearing. The Chairman asked if anyone from the Board had any questions relative to the requested variance request. With the removal of the porch and construction of the four-seasons room, the side yard would be greater. Mrs. Mitchell commented that they could actually get lawn mowing equipment in the backyard with this change. The existing pool doesn't allow for any other location for construction. The Board had no further questions or comments. The public hearing was closed at 7:02 p.m. upon the motion made by Ronnie Jackson and seconded by John Ceresoli. All members present voting in favor.

Chairman Nickal called the regular meeting to order at 7:03 p.m.

Minutes

The Board members reviewed the minutes of March 18, 2024. Upon the motion made by Dan Newton and seconded by Robert Doss, the minutes of March 18, 2024 approved as written with all members present voting in favor.

Mitchell - 292 Race Street - variance request

The Board members discussed the information presented this evening for the requested area variance by Zachery & Joanna Mitchell for 292 Race Street. The SEQR form was reviewed and it was determined that for purposes of SEQR this application is considered a Type II action requiring no further action. A 239GML referral was not required for County Planning. Upon the motion made by Dan Newton and seconded by Ronnie Jackson, the Board moved to grant the requested area variance for the application to construct a four-season room addition measuring 28' x 8' to be constructed at a distance of 7.3 feet off of the southern boundary property line located at 292 Race Street with a tax map #49.25-1-40. With no further discussion, a roll call vote was taken as follows:

John Ceresoli	yes
Dan Newton	yes
Robert Doss	yes
Paul Adams	yes
Bill Nickal	yes
Ronnie Jackson	yes (alternate member vote noted)

Motion carried.

Keith & Susan Wilcox - 173 W Genesee Street -requested variance

Keith & Susan Wilcox appeared before the Board this evening to discuss their request to build a pole barn at their property. Recently(within the last month), the Wilcox requested from the Village Planning Board a property boundary modification (combining a vacant lot and their house parcel (171 and 173 W Genesee Street) and were approved. The approved mapping has been filed with Madison County Clerk. The Wilcox's are requesting a variance to construct a pole barn (pad and stone floor at this time) with a height of 18' and 6/12 roof pitch. They have also noted they would like to place a cupola on the building which would bring the building height to approximately 25'. The Village Code allows 12 foot building height for accessory buildings. Mr. Wilcox noted that neighbor's on both sides have no issue with this proposal, one has an existing barn. The pole barn is 40' x 60' feet in size and would be used to store a boat, mowers, snowmobiles, a classic car and other items. The existing garage on the property would be removed. Counsel Bell advised that for purposes of SEQR, this would be considered a Type II action requiring no further action. It would require a 239 GML referral to Madison County Planning due to the proposal being on Route 5. Mr. & Mrs. Wilcox and the Board discussed the height requested and suggested alternate roof pitch or perhaps not adding the cupola. The Wilcox's said the cupola was not necessary, just thought it would look nice. A public hearing date of May 20 immediately following the Winkert hearing which is slated to begin at 7 p.m. was set for the Wilcox request. The Board requested that Mr. Wilcox clarify, at the public hearing the exact building height. The Board needs to consider in their review this for the least variance necessary to accomplish the goal. Mr. Wilcox stated he understood.

With no further business, meeting adjourned at 7:31 p.m. upon the motion made by John Ceresoli and seconded by Robert Doss. All members present voting in favor.

Respectfully submitted,

Jill A. Doss
Secretary to ZBA