

Zoning Board of Appeals
August 21, 2023

Present: Acting Chairman Dan Welker, Robert Doss, Dan Newton, Todd Schaal of Lake Street Apartment Development, Counsel Nadine Bell, Code Officer Jeff Geer, Jill Doss
Excused: Chairman Bill Nickal, Paul Adams, John Ceresoli

Acting Chairman Welker called the public hearing to order at 7:00 p.m.

Kingsport -625 Manor Drive - area variance

Jose Cubero, contractor for the Kingsport's of 625 Manor Drive, appeared before the Board this evening to explain the request for area variance for the construction of a front porch. Currently, the house is non-conforming with 25' as the front yard setback less than what is required in the Code. The applicant is requesting the construction of a covered front porch 16' wide and 6' deep with 4' stairs off the front of the porch (a total of 10' deep) which would reduce the existing non-conforming front setback 15' instead of the 30' front setback required in the Village Code. Mr. Cubero explained the porch would be covered, but the stairs will not be. The house is a single family dwelling. The adjacent property was granted a front yard area variance as their property was also a legal non-conforming property with less than the required front yard setback. The Kingsport request would be the same front yard setback (if a variance was granted) as the neighbors. Mr. Cubero commented that this is the minimum relief request to have a usable porch. He also commented that the porch would extend to the "bump out" on the front of the house (the 16'). The porch needs to be located in this configuration as there is an existing sanitary connection that needs to be worked around. Acting Chairman asked if anyone from the audience had any questions. There were none. He then asked the Board members if they had any additional questions. There were none. The Board recognized that for purposes of SEQR, this application would be considered a Type II action and would not require any further review. With no further questions or comments, the public hearing was closed at 7:12 p.m.

Acting Chairman Welker called the regular business meeting to order at 7:12 p.m.

Minutes

The Board members reviewed the minutes of July 17, 2023. Upon the motion made by Robert Doss and seconded by Dan Newton, the Board unanimously approved the July 17, 2023 minutes as presented.

Kingsport Variance request -625 Manor Drive

The Board members briefly discussed the information presented this evening for the variance request for 625 Manor Drive. Upon the motion made by Acting Chairman Welker to approve the requested area variance for Kingsport for 625 Manor Drive for a 16 x 10 deck (which includes 4' stairs from the front of the porch) and recognizing that the application represents the minimal variance; that the existing building is legal non-conforming and the front porch configuration is only way to accomplish the objective of having a front porch, further the variance is not detrimental to adjoining

properties nor will it alter the character of the neighborhood, the variance while not the minimum necessary is not unreasonable, and it is not self-created because of the existing non-conformity status of the property. Motion seconded by Robert Doss. With no further discussion a roll call vote was taken, as follows:

Dan Newton	Yes
Robert Doss	Yes
Dan Welker	Yes

Motion carried.

Lake Street Apartments

Todd Schaal of Lake Street Apartment development appeared before the Board to review his request for free-standing sign to identify the apartments and facility at 127 Lake Street. Mr. Schaal explained that he would like to use the existing stone sign that was installed when the building was the Lake Street School. He would like to cover the sign and keep the remaining footprint, size and columns. The sign is larger than what is allowed in the zone. The Code Officer has issued a denial letter for the requested sign permit, so Mr. Schaal is requesting a variance for the sign. The Board agreed this request would need to go to the Madison County Planning Board. The Board established a hearing date of September 18, 2023 at 7 p.m. The Clerk advised that she will not be available for that meeting as she will be out of town. The hearing date will remain for September 18. The Clerk will attempt to line someone up to take the minutes for the meeting, or have a recorder available.

Sweet Tooth Annie - request for sign variance 296 Genesee Street

Jill Doss reviewed briefly her request for a second sign for the bakery at 296 Genesee Street with the Board this evening which she would like to locate on the side of the building on Rouse Street. Her application and denial letter from the Code Office for the second sign were presented to the Board. A public hearing date has been established for October 16, 2023 at 7 p.m.

Next meeting

September 18, 2023 at 7 p.m.

With no further business, meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jill A. Doss
ZBA Secretary