

May 13, 2014 – Zoning Board of Appeals Meeting Minutes

Minutes of the May 13th, 2014 Zoning Board of Appeals Meeting Minutes held in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Stephen Beggs, Chairman
James Nash, Member
Karl Field, Member
Jerry Marzo, Member
Christine Keenan, Member (tardy)

Secretary: Jackie Roorda

Others Present: John Langey, Attorney
Sidney & Deborah Cooper

Chairman Beggs opened the meeting at 7:05 p.m. and everyone introduced themselves.

Chairman Beggs advised that he will be acting as Chair, however will recuse himself as he is a close friend and neighbor of the Applicants. He then read the agenda as follows:

CASE # 1, 2014 – Application of Sidney and Deborah Cooper for a variance for property located at 3092 US Route 11 North at the northeast corner of Winacre Drive and Route 11 for 15'11" relief from near property line for the purpose of constructing a 26' x 26' garage to be built on the existing foundation.

Chairman Beggs requested the Coopers present their case.

Sid advised that he currently has a one and a half car 18' x 20' garage that is old and needs a new roof and new siding. He and his wife are requesting a relief variance to construct a new two and a half 26' x 26' garage with a little workshop (pole barn type); it will have vertical cedar siding to match their house and a metal roof. The garage will be built by Ron Clark, who is a very good contractor and does excellent work. He further advised that they have one acre, there is plenty of room for the garage, and however the back of the garage is 13' from the property line. He would like to use the existing driveway located on Winacre Drive and existing cement pad for current garage and is focusing on improving the appearance and conforming to the neighborhood.

Attorney John Langey advised that this is just an informational meeting for the Zoning Board to review and give suggestions or advice. Normally you would have to do an environmental assessment, but since there is already an existing structure and there are no environmental impacts, therefore it is a Type 2 SEQR and it doesn't require Onondaga County Planning Board

approval. He further advised that after tonight Jackie Roorda, ZBA Secretary will publish a legal notice for a Public Hearing next month and notify the neighbors of the variance application and Public Hearing.

Questions presented by the Zoning Board of Appeals and responses by Applicant and Attorney:

Q: Have you notified the neighbors, especially the neighbor on the eastern side?

A: Yes, I even showed where the survey stakes are and she verbally expressed no problem or concerns with the variance.

Q: Is there any other spot to put the garage that wouldn't require a variance, perhaps move it forward?

A: We are hoping to use existing driveway and concrete floor to eliminate a lot of extra cost and if we moved it forward, it would not be aesthetic with the neighbor's property.

Q: So, it would be extremely expensive to move the driveway and locate the garage in a different area in order to eliminate a variance?

A: Yes, and there is underground electric line already in place.

Q: Is the existing garage already in setback according to 1970 zoning requirements?

A: We assume so, we moved here in 1976 and it was already there.

Q: Are there bushes between you and your neighbor?

A: There are pine trees and grape vines there now.

Q: Is 26' x 26' a standard size for this type of garage?

A: Not sure, but this is not a prefab, it is going to be stick built, the contractor, Ron Clark has done work for me in the past and he does a great job.

Q: Would you consider not going back 26'?

A: I would rather not as I want to put a workshop in and that really would not be enough room.

Q: How tall will the new garage be?

Atty Langey: The maximum height in LaFayette is 35 feet.

A: There is a second story with stairs, it will be way under 35 feet, more like 20' tall and will be complimentary to the house so it looks nice.

Chairman Beggs: Being familiar with the property, it seems the only other option to eliminate a setback variance would be to move the structure closer to the house but then you wouldn't have access to the septic.

A: Correct, there wouldn't be room for a truck to get through if you needed to work on the septic system.

Q: So, there will not be a change to the neighborhood and there are no environmental effects?

A: No, and we are trying to keep it conforming to our home and the neighboring properties.

Chairman Beggs asked if there were any more questions or concerns from the Board, none were voice. He then asked Attorney Langey if there is anything else the Applicants need to do at this time.

Attorney Langey said No, the application is all in order, the maps are good, we don't need any further environmental review, and the setback is at 14'1" from rear yard line. Next, we just need a motion for a Public Hearing next month.

Member Nash moved and Keenan seconded the motion to hold a Public Hearing at 7:00 PM on June 10, 2014 at the Zoning Board of Appeals regularly scheduled meeting. Motion carried 5 – 0.

Attorney Langey advised the Coopers that they need to be in attendance.

Member Field moved and Keenan seconded the motion to adjourn. Motion carried 5 – 0. Meeting adjourned at 7:40 PM.

Respectfully submitted,

Jacqueline G. Roorda
Secretary, ZBA