

ZONING BOARD OF APPEALS MEETING

August 16, 2018

6:00PM

The meeting was called to order by Chairman Bill Gabak at 6:00PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

William Gabak, Jr., Chairman
Phil DelloStritto
Neal VanLiew
Kathy Taylor
Fritz Allen

Also in attendance: Ernesto Rivera, Alternate
Don Bowen, Zoning Officer
Peter and Karen Pinckney

Chairman Gabak made a motion to approve the minutes of July 18, 2018 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 5-0.

The purpose of this meeting was to hear the following request:

Peter Pinckney, 2790 Stone School Road, Tax Map # 137.00-1-11.2, is requesting the following variances for a 24' x 24' storage building: east side yard area variance of 5ft from required 25ft (Bulk and Use Table R-2 District) and a variance to the requirements of Section 7-16 A(2)e which limits the total area of the proposed structure to 20% of the floor area of the principal structure.

Peter Pinckney stated that they currently have 4 acres of land. This building will be slightly behind the front of the house and will be used for storage. The parcel that this building will be located on is slightly under an acre. The Board determined that the building would be about 25% of the floor area of the principal structure instead of 20% allowed. Chairman Gabak stated that they would have to look at that one actual lot as there are two separate lots.

Don Bowen stated that the reason they are here is because of the proximity of the two school districts. Peter's goal was to merge the two properties but because of the school district boundaries, he was not allowed to do that by Cayuga County Real Property. Mr. Bowen couldn't legally issue the building permit because of the size of the lot.

Chairman Gabak reviewed the five criteria for granting the area variance with the Board Members.

Chairman Gabak made a motion to vote on the 5 ft east side area variance, seconded by Kathy Taylor.

Roll call vote was taken by the Board.

Fritz Allen	YES
Kathy Taylor	YES
Neal VanLiew	YES
Phil DelloStritto	YES
Chairman Gabak	YES

MOTION APPROVED

Kathy Taylor made a motion to vote on the variance to the requirements of Section 7-16A(2)e which limits the total area of the proposed structure to 20% of the floor area of the principal structure. The Board figured that the structure would be roughly 24%-25%, which would be about a 4% increase, which motion was seconded by Neal VanLiew.

Roll call vote was taken by the Board.

Fritz Allen	YES
Kathy Taylor	YES
Neal VanLiew	YES
Phil DelloStritto	YES
Chairman Gabak	YES

MOTION APPROVED

Chairman Gabak made a motion to adjourn the meeting, seconded by Kathy Taylor. All in favor. Time was 6:10 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals