

Zoning Board of Appeals

Public Hearing
Area Variance
Evan White
151 Northland Drive
June 23, 2009

Public hearing called to order at 7:01 PM by Chairman Mike Sperling. Legal notice was published in Oswego County Weeklies (Citizen's Outlet). Notice was read.

Evan White comes before the Zoning Board of Appeals to request a variance for the setback of the porch which will extend over the building line by 5.27 feet. Mr. White is a contractor and will do the work himself.

Estimated completion date is mid August 2009.

2" step from door to pad – will remain same. Pad will be at ground level. The pad is even with landscaping/grass – approx 4" thick. Variance will need to be for distance to steps if steps needed or to porch if steps not needed. Steps must be within the distance of the variance granted.

Code Enforcement Officer Mark Bombardo stated that the neighbors on both sides of the dwelling and across street received letters pertaining to the variance application. Chairman Sperling asked for comments from the audience.

John Urbaniak of 135 Northland Drive stated that he and his wife Robin are in support of Mr. Evans' application. The project appears good for the street and he supports the project.

Next door neighbors – Pat and Ralph Boyd stated their only concern was the plan for water run off and their desire for it to drain to the front of the structure rather than to the sides onto their property. That being satisfied, they would be in favor of plan as it is a nice addition to the neighborhood.

Mr. Monica inquired as to whether the distance is measured from the roof line or from the slab. Clarification was requested as the roof line protrudes 1' beyond the slab. Code manual referenced Section 250-3 which states the measurement of the front yard setback is from front line of building to right of way.

SEQR processed required because of surface area catching rainwater. Gutters not needed with current plan.

Mark Bombardo indicated to the board that a condition can be added to the motion at the time of the approval to be sure that water direction is accommodated.

Motion by Jacques Monica to close public hearing. Seconded by Bob Loran. Motion carried.

Board meeting opened.

Motion by Bob Loran to declare ZBA lead agency for SEQR. Seconded by Tyler Gervaise. Motion carried.

The application did not warrant approval by the Oswego County Planning Board and therefore was not submitted to them per Mark Bombardo.

Motion by Tyler Gervaise to make a negative declaration on this application as it pertains to SEQR. Seconded by Jacques Monica. Motion carried.

After reviewing the five criteria – the following motion was set forth.

Motion by Bob Loran to approve 5.27' variance with condition for all water shedding being directed to the front of the property. Seconded by Tyler Gervaise. Motion carried.

Mark Bombardo stated anyone who is grieved by this action can protest within 30 days with the Supreme Court. Article 78

Motion by Jacques Monica to adjourn. Seconded by Tyler Gervaise. Meeting adjourned at 7:25 PM.