

VILLAGE OF CENTRAL SQUARE

ZONING BOARD OF APPEALS

JULY 16, 2013

(Variance for Kimberle Lacey-119 Northland Drive, Central Square)

The Zoning Board of Appeals("ZBA") of the Village of Central Square, in t5he County of Oswego, State of New York, met at a regular meeting held in the Municipal Building, Located at 3125 East Avenue, Central Square, New York 13036, on the 16th day of July, 2013 at 7:00PM. Followed by the Pledge of Allegiance.

Jacques Monica, Chairperson were present:

**Mike Sperling
Keith Lindstrom
Deb Bilello(absent)**

Also Present:

**CEO Rolf Beckhausen
Kimberle Lacey
Lorile Lacy**

Jacques Monica states that the Zoning Board met for a variance for Kimberle Lacey for an enclosed front porch, 10x10 and there is setback for a variance required. The Lacey's provided the ZBA with a drawing as well as signatures from all their neighbors in support of the variance.

New Business:

When Kimberle Lacey came to the Village Office they told her to get permission from the front, back, left and right of where we live or her adjacent neighbors. Debbie Worlock sent the letter over to us and I have other letters from the other neighbors, Jay Van Duser, Lee Parody, Virginia Kitts and Becky Flegal which is on both sides and across.

Kim Cusson gave the ZBA a list of neighbors that she sent out a village letter. Don Plantz, Ed Leudemann, Deb Worlock, Lee Parody, Jay VanDuser, Ed Leudemann doesn't live there anymore he rents out the property.

Keith Lindstrom: You have Mrs.Kitts, Becky Flegal, Mr. and Mrs. Parody and Mr. Jay VanDuser for signatures from the neighbors.

Jacques Monica: That is fine. I am looking to see the amount of the variance.

Kimberle& Lorilie Lacey: Its 10 feet.

Mike Sperling: It is 35 feet from the front of your house to the road.

Kimberle Lacey: I believe so according to the survey.

Jacques Monica: The set back is supposed to be 30 feet so we are looking for a three foot, seven inch variance.

Mike Sperling: "No" the set back is forty feet.

CEO Rolf Beckhusen: Is it 40 feet on that?

Mike Sperling: I believe so, I just looked it up.

CEO Rolf Beckhusen: OK

Mike Sperling: If I understand it right?

Kimberle & Lorie Lacey: So are we in violation?

CEO Rolf Beckhusen: It says 35 feet on the site map.

Mike Sperling: OK, and found the 35 ft. building.

Jacques Monica: We will word it in the motion on the setbacks. Does anyone have any question for the Lacey's about the variance, questions, concerns and responses? They got the approvals of the neighbors.

CEO Rolf Beckhusen: Where is staircase going? Off the front or off to the side?

Kimberle Lacey: To the side. There is an existing side and the driveway goes off the existing side.

Mike Sperling: Do you have an entrance from the house to the carport?

Kimberle Lacey: "NO", There is no entrance from the carport just in the garage. In The winter it is hard to get in the front steps. We want to put the porch on and move that entrance the other way to just make it more handicap and easier to get in. We will redo the steps so there is a much better grade and down the sidewalk.

Jacques Monica: Will there be a roof above this porch?

Kimberle Lacey: Yes it's going to go into the gable of the existing roof. We want to insulate it so it stays a little warm.

Keith Lindstrom: So, what you got, here is the porch (on map) on the left side would be the entrance steps coming up to it. Now this is the door to the garage (pointing to the map) so you will be using the porch as your point of entrance.

Kimberle Lacey: "Yes", when you open the door to into the garage, we have a fireplace. The back end fireplace sticks out so when you open that door to try to walk in to the garage entrance to the house you have to walk around the backside of the fireplace. So, it's for us to do that, is one thing but for company or anyone else to try to come in that entrance its not so good.

CEO Rolf Beckhusen: When you put the roof over that is you going to have an overhang, partly an overhang on the front part of it, so water doesn't run directly on the side of it? Like soffit? That is also going to bring it out farther.

Mike Sperling: Yes, you mean the eaves

CEO Rolf Beckhusen: Yes, the eaves are going to come out, on the front of the house will it be flush or are you going to have an overhang?

Kimberle Lacey: I think there is going to be an overhang, over the steps, it will be a standard roof when you build it.

CEO Rolf Beckhusen: That will make a difference on the variance.

Keith Lindstom: This hasn't been built yet?

Kimberle Lacey: No, That's why we are supposed to ask you first.

Keith Lindstrom: Right, but that is a good point about the variance.

Jacques Monica: If the footprint has got to be ten foot then you have to set it back. It's got to be set back a foot or six inches for the overhang.

Kimberle Lacey: Ten foot brings it to the door and this makes sense with the existing sidewalk, which we rather not change if necessary. The existing sidewalk is attractive and works and services it. So ten foot brings us to a foot of that line? And it would make sense we are not going to end the wash but we are also not necessary, that's a walking path.

Lorilie Lacey: The part you are taking about is going to be hanging out over the lawn.

Jacques Monica: Towards the road.

CEO Rolf Beckhusen: Right but still, if they give you the ten-foot and you want to do the one foot over hang, you can only build at nine foot.

Kimberle Lacey: Ok we understand.

Mike Sperling: They can build that though with the roof coming almost flush to the wall. Can't they?

CEO Rolf Beckhusen: Right but the problem is weather side it will take a beating.

Kimberle Lacey: I will ask for 11 feet and tell our builder guy that we need 11 feet.

CEO Rolf Beckhusen : Then you will have a one foot over hang and that is up to you.

Mike Speling: CEO Rolf Beckhusen has to inspect and check it anyways right?

CEO Rolf Beckhusen: YES, a foot is usually enough.

Kimberle Lacey: Can we ask for 11 feet?

CEO Rolf Beckhusen: If they ask for ten foot, they have a little extra.

Jacques Monica: They have 1.7 inches

CEO Rolf Beckhusen: If they ask for ten foot they have 36 they have a 35 ft. building. They still have a foot left over in there. If they keep the ten-foot they will still have 11 foot to deal with.

Jacques Monica: That's right because the variance would be 9 foot.

Mike Spering: Do you get the specks from the builder before he starts? You can discuss this with the builder?

CEO Rolf Beckhusen: Right and they know what they wanted to make sure what they have to work with.

Kimberle Lacey: If we know what he has to work with.

CEO Rolf Beckhusen: He could go ten foot plus one foot for an overhang.

Jacques Monica: Any other discussion regarding the Lacey's variance? What do you think Mike?

Mike Spering: I cannot see anything else that could affect.

Jacques Monica: It's not a significant side to worry about water run off.

Mike Spering: Your house right now that door is slanted toward the road isn't it?

Kimberle Lacey: No, we are actually pretty plum to the road.

Mike Spering: Is your steps higher than the road?

Kimberle Lacey: We are the start of the grade above and we have three and one half steps.

Mike Spering: That is a little bit higher than the road. What I am getting at is, water run off, is it going to come anywhere toward near the road?

Kimberle Lacey: No, we are on a hill before the grade begins.

CEO Rolf Beckhusen: Actually, if you put the reverse gable in you are splitting the water in both directions. Its not all running down you will be splitting the water.

Mike Sperling: Correct, half and half.

Jacques Monica: If there is no further questions or discussion I would like to make a motion for the ten foot variance for the enclosed front porch at 119 Northland Drive. This is on the front side with the steps to be put to the left (as we are looking at the building from the map). Keith Lindstrom made the *motion*. Mike Sperling seconded the *motion*. All in Favor "AYE." The vote was unanimously.

OLD BUSINESS:

Jacques Monica does the reading of the May 7, 2013 meeting. Corrections on page 2 CEO Dale Hodge They are still under what is allowed so they do not need a variance for that (take out what are). Page 2 mis-spell of last paragraph Health center, Also same paragraph- We turned it down because it was higher than 14 ft.(Take out "no").Page 3-Tyler Gervaise. It wouldn't make sense to have two separate variance for this one application. Page 3, Jacques Monica That is irrelevant because of the height on the map.Jacques Monica is misspelled on page 4 and correction with Jacques Monica. That is fine and I totally understand. Jacques Monica did not get the form that usually has all the five rules listed by Tyler Gervaise.The Zoning Board has to check them off to consider the application. The next ZBA meeting they would have to have the form to send it off and cover those topics.Page 5 Chad Penoyer embed on paragraph. Changes made in the minutes.

Jacques Monica: One thing I would like to bring up is to give the ZBA the documents well before a meeting. That way if the ZBA gets the application to us that way we can review the site. This would not be fair for the applicant especially if the ZBA would have to reschedule. We would like the documents before the actually meeting so I guess we really will not set a time limit.

Mike Sperling: If there a problem with the applicant, like say we do not get their paperwork and the meeting is canceled. Are they charged twice for the variance?

CEO Rolf Beckhusen: No that's the village responsibility.

Jacques Monica: Another thing it used to me mailed to us or even scan the paperwork over to us and email.

Jacques Monica made a *motion* to adjourn the meeting at 7:51 and all in favor "AYE." The Zoning Board meeting was adjourned.

Respectfully Submitted,
Kim Cusson
Village Secretary