

VILLAGE OF CENTRAL SQUARE
3125 EAST Avenue
Central Square, NY 13036
Zoning Board of Appeals Public Hearing
November 15, 2016

APPROVED
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VILLAGE OF
CENTRAL SQUARE

The Village of Central Square Zoning Board of Appeals met at the Village Hall on November 15, 2016. Members in attendance was Chairman Jacques Monica, Keith Lindstrom and Mike Sperling. Guests present were codes officer Ed Cusato.

Call to Order:

The ZBA meeting was called to order by Chairperson Jacques Monica, at 7:01PM followed by the Pledge of Allegiance.

Approval of Minutes:

Jacques Monica: Did the members have a chance to look at the minutes from the July 28, 2015 ZBA meeting? Are there any comments or corrections on the minutes? Jacques stated they reviewed the minutes. Jacques: Do I have a motion to accept the minutes? Keith Lindstrom made a motion to except the minutes and all in favor. It was unanimous.

New Business:

Jacques: Before us we have an application for a request for two variances for property at 315 Thelma Road for Nathan and Yvonne Stokes. The request is for a 6 foot variance at the rear addition and a 3 foot variance on one of the additions. An 18x26 addition on the left side of the house facing Thelma and a 20 x 20 addition on the front of the house to become a two stall garage. Nathan Stokes: to the left of the house there shall be no variance requirements. Jacques: I do have a question on this, it looks like a smaller space than what we are asking, and this looks like a 10 foot clearance. Ed Cusato: "Yes" this is a ten foot clearance. Jacques: there is no need for a variance on the left side of the house, just for the back and for the front. Mike Sperling: This was all drafted up with the image of setbacks to Thelma Road, the corner lot. A corner lot has different setbacks. Nathan Stokes: It's not a corner lot. That is a separate lot owned by my neighbor. Nathan: My lot ends at the lilacs. Mike Sperling: What is the footage from your house out to the neighbor's lot? Nathan: 28 feet roughly. Mike: Something is not added up. Keith Lindstrom: I went down and looked at your property to get a vision on where you will build the additions. Jacques: 44 feet is where it would be so he is asking for a 6 foot variance in the back. Nathan: I would like to change the variance request for the front too; I have discovered I have a setback from the power lines. Nathan has requested a side variance on the garage addition as well; it was not put into the plans presented at the meeting. Jacques: So why are you having to move the garage to the right? Nathan: Because there is a 40 foot easement from the center of the power lines. Mike Sperling: which means you cannot build; it has to be free from them. Nathan: Yes. He shows the members on the map where the issue lies. Jacques: We not only have an issue with the front addition we have an issue to the side. Nathan: "correct." Ed Cusato: This is measuring 7 feet to the property line. Nathan Yes. Mike Sperling: Does the Power Company know about this? Nathan: They cut the easement in 1933. Mike Sperling: No, I didn't ask this right, does the power company know your anticipated plan? Nathan: "No" not that I am aware of. Mike Sperling: It would be best to check this out first with the power company in case you are violating something with them. Ed Cusato: The power company has no right to tell you this, unless it's anything impinging on their right of way. Mike Sperling: Ok. Ed Cusato: The power company would have no problems with this; it's well outside their required easement area. Nathan: it's clear for the 40 foot setback for permit structures.

Mike Sperling: So your front on Thelma road is all Ok now? Nathan: Yes. Nathan: The side addition garage will not meet the setback. Jacques: We are no longer asking for a 3 foot variance in the front of the house, there is no variance request for the front setback, there is now additional variance to the right side of the house where the garage be over by 3 foot so we are asking for a 3 foot variance. Ed Cusato: On that side where you are doing a reduced side yard setback, how far is the house or structure from that property line? Nathan: 11 foot 6 inches. Ed Cusato: From the property line to their house? Nathan: It is 22 foot 6 inches from my house to their garage. Mike Sperling: Your neighbor in back of you- Andrew Robbins. Jacques Monica: Andrew Robbins called the Village, he had asked what the setback was in the back of the house, it was communicated with him the setback was for 6 foot but actually it is 7 foot. Ed Cusato: We have not had any correspondence from Nathan Stokes neighbors or back from Andrew Roibbins. Ed Cusato: My Office sees no significant impact on these additions. Jacques Monica: As I look at your drawings I see three changes 1.) We no longer need the setback in the front. 2.) We now need a setback on the right side by 3 feet.) In the back the variance was a request for 6 foot on the drawing you have 7 foot. Nathan: I show 61 feet to the property line, I might have rounded it up. Mike Sperling: You had 6'9 inches on your first map. Nathan: Yes, I rounded it to 7, if you do all the math, cause the house is at 26.3 feet long so if you do all the math from the front to the back, it would be 6 foot 9 inches so I put 7 on the amended map. Jacques: Is everyone clear on this? Keith Lindstom: You have the existing garage as you are facing it, so you are going to put the two stall garage in front of this? Nathan: I will use part of the 6 foot existing garage. The original plan was to come forward and then to have the garage totally in front of the house. Keith: Now it slopes down on the east side and you are building an addition on that side correct? Nathan: Yes.

Jacques; Modifies the application and the short environmental form for the corrections on the setbacks. Nathan: He will start the project in the spring. If we get to this without any changes we will go to an architect to get the plans drawn up so we can get permits and start construction as soon as the snow melts. Jacques Monica: Is there any further questions? Ed to you has any questions or comments? No we do not see any significant impact on the adjoining properties and it is not a significant change. Jacques: No water shed impacts because of the increasing property size? Ed: No. Jacques Monica: I modified the SEQR, for the description it is a variance for a garage addition that violates for a 10 foot side setback instead on 35 foot front setback by 3 feet, rear addition violates 50 foot setback by 7 feet. Jacques reads the SEQR. Nathan Stokes signs the SEQR form and is completed and form was signed by Chair person Jacques Monica. Nathan: Dated and signed the new Map drawing. Jacques: I would like to propose a motion that Nathan and Yvonne Stokes at 315 Thelma Road request a 3 foot side variance on the right side of the home and a rear addition variance of 7 feet. They are building an 18x26 addition on the rear of the house and a 18x26 addition on the left side of the house and a 20 x 20 addition on the front of the house, which will be a garage. Mike Sperling: I make a motion to accept this proposal. Jacques: we will accept the new drawings that were dated 11/15/2016 as well. All in favor accepting, it was unanimous. The motion was carried. Is there any there business? Keith Lindstrom made a motion to adjourn the meeting and Mike Sperling seconded. All in favor it was unanimous. Meeting was closed at 7:33 PM

Respectfully Submitted,

Kim Cusson
Administrative Assistant