

Town of Pompey Zoning Board of Appeals  
July 30, 2012

Minutes for the Town of Pompey Zoning Board of Appeals

David Tessier, Chairman, called the meeting to order at 7:30 PM. Board members present: David Hale, Don Neugebauer, Kevin Sharpe and Patrick Frazee.

Rick Penhall, Code Enforcement Officer and Jeff Brown, Attorney were also present.

The public notice was advertized and paid for.

David Tessier opened the public hearing for an are variance for a setback from Coleman Hill Road for the Robert Schad residence – Coleman Hill Rd., Jamesville, NY.

Onondaga County states that this is a side yard setback area variance and that the addition would extend an additional 18 inches on the northeastern corner of the existing building and would set back 18 feet from Coleman Hill Rd. where 20 feet are required. They also stated that there will be no significant adverse inter-community or county-wide implications.

Robert Schad spoke to the Board – This is a very limited piece of property and he would need this variance to finish the outside of the house. He has done extensive work on the inside and would like it not to be an eyesore on the outside. Robert only needs 18 inches to build a second wall next to existing wall. This is a unique circumstance. David Tessier stated that this is a non-conforming structure – was legal at one time.

Questions from the Board – ground elevation and how to prevent drainage problems was questioned. Robert is going to excavate a ½ moon shape on the hill and build a stone wall. He has already done drainage corrections. There are also several trees along that side. Don asked if the Coleman Hill side is the front or side. The back is a – 5' set back.

The request if from a 50' to an 18' setback for a 32' variance. 18' is from the street line.

Summary of use variance criteria

1. whether benefit can be achieved by other means feasible to applicant - NO
2. undesirable change in neighborhood character or to nearby properties - NO
3. whether request is substantial - NO
4. whether request will have adverse physical or environmental effects - NO
5. whether alleged difficulty is self created – YES

There were no other questions and The Chairman closed the public hearing at 8 PM

SEQR

David Tessier made a motion to declare the Zoning Board of Appeals as Lead Agency and that this area variance is a Type II Action and therefore no further SEQR action is

required. Seconded by David Hale

Roll Call Vote:

	Aye	Nay	Other
David Tessier	X		
Don Neugebauer	X		
Kevin Sharpe	X		
Patrick Frazee	X		
David Hale	X		

All in favor Motion carried.

Patrick Frazee made a motion to approve a 32' setback variance from Coleman Hill Rd. as requested with no conditions, David Hale seconded

Roll Call Vote

	Aye	Nay	Other
David Tessier	X		
Don Nuegebauer	X		
Kevin Sharpe	X		
Patrick Frazee	X		
David Hale	X		

All in favor – Motion carried.

David Tessier adjourned the meeting at 8:05 PM