

**TOWN OF POMPEY ZONING BOARD OF APPEALS MINUTES
MAY 14, 2018**

The Town of Pompey Zoning Board of Appeals meeting was held on Monday, May 14, 2018 at 7:00 pm at the Town Hall. Present were: Chairman David Tessier, Kevin Sharpe, Dave Hale, Don Neugebauer and Pat Frazee. Also, Attorney Jeff Brown and Code Enforcement Officer Fred Hill.

Chairman Tessier opened the meeting at 7:00 pm.

Chairman Tessier opened the meeting at 7:00 pm. He explained that tonight we have a public hearing for Sierra Langkammerer for an area variance. In determining the set-backs, the Board has five questions we apply to the application. The need for a garage and two bedrooms being added to a unique older historic building that was built before the current zoning was in place. The new addition in character with building five years ago when a variance was granted, but not completed.

The application is for a front yard and side yard set back variance for Sierra Langkammerer at 3823 Pompey Center Road. They will be adding a garage and two bedrooms, with a two story addition to the existing residence. The tax number is #014.-03-03.0 and it is zoned farm.

The applicant cannot use the variance for greater amount than what is approved. A comment on the application is very similar to what was approved in 2012, 50 feet to 21 feet for front yard set-back and 20 feet to 10 feet for the side-yard set-back.

We had one phone call from a neighbor saying he heard there was going to be an apartment. Chairman Tessier stated that there will not be an apartment.

Dave Colegrove, Harmony Architectural Associates stated that the size of the house is 960 square feet. It is close to the roads on both sides. Pompey Hollow Road and #2 East Road. They will add a porch to the front going up to the second story and it will fit into the character of the neighborhood. Two bedrooms with each having a bathroom over the garage. The septic is in the back yard with the well on the other side. Addition will be 24x36 feet, 864 square feet. The house was built in 1840's.

They have checked with Highway Superintendent Tom Purcell and he has no issue with the driveway.

Chairman Tessier stated that SOCPA had no position on the application. The County had two comments regarding to coordinate the proposed driveway location and approval for the septic system from the Onondaga County Health Department.

Sierra Langkammerer said that when they bought the house that the County had approved the upgraded septic system.

Dave Hale wondered about parking in the driveway on #2 East Road. Will favor the west side.

Dave Colegrove stated that one single part of the garage will be more of a workshop.

Sierra Langkammerer said that there is a tree on the corner, but their architect didn't think it would be a problem.

Chairman Tessier stated that the SEQR form has been completed. For environmental purposes, this is a Type 2 action, so we don't need any further environmental approval.

Don Neugebauer asked "what is a "Northern harrier"? It was mentioned in remarks from SOCPA.

Dave Colegrove stated that it is a bird.

Motion by D. Tessier, seconded by K. Coursen that the Zoning Board is the lead agency and this is a Type 2 action with no further action required. All in favor.

Chairman Tessier opened the Public Hearing.

Karen Schwartz lives across the street and asked if it was residential zone? It sound like this will be an addition to the house.

Chairman Tessier stated that we are not changing the zoning. You can have a house in the farm zone.

He then asked if there were any more comments from the audience?

Dave Colegrove from Harmony Architectural Associates said that letters were sent out to neighbors within 1000 feet.

Chairman Tessier stated that he looked at it a couple of times and the porch and pergola will make the addition look good. So, for the front yard variance on Pompey Center Road it will go from 50 feet down to 20 feet and the side-yard set-back will be 20 feet down to 7 feet on No. 2 East Road.

Pat Frazee stated that this was already changed from 30 feet down to 20 feet.

Attorney Jeff Brown stated that it was approved, but nothing was ever built after the variance was approved.

Chairman Tessier stated that it is cleaner to go back to the original measurements they could have built with the previous approval.

Motion by P. Frazee, seconded by D. Hale to approve the front yard set-back from 50 feet to 20 feet on Pompey Center Road and on No. 2 East Road the side-yard set-back go from 20 feet to 7 feet.

Pat Frazee doesn't think the septic system should be included in the approval for the application. It is not part of our jurisdiction.

Chairman Tessier stated that their were comments from SOCPA regarding the driveway and septic system.

Attorney Jeff Brown stated that if the county doesn't approve the driveway or septic, then they won't be able to complete it.

Chairman Tessier said to add to the motion, "based on floor plans by Harmony, dated 4/18/18 and per set of plans by Harmony dated 4/18/18.

Don Neugebauer said to add "contingent on County driveway approval and County Health approval for the septic."

Pat Frazee stated that it has nothing to do with us.

Don Neugebauer stated that as long as approval is at a different level, then he agrees.

Pat Frazee said that if the driveway came in from the west side, it would have to be longer.

Chairman Tessier then stated we will go through the five questions for an area variance.

1. No. Not another feasible way to do addition.
2. No
- 3, Yes
4. No
5. Yes. This is self created.

Motion to approve according to plans provided by Harmony Associated dated 4/18/18.
All in favor.

Motion to adjourn by D. Hale, seconded by P. Frazee at 7:50 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Zoning Board of Appeals