

Town of Pompey Zoning Board of Appeals  
February 25, 2013

David Tessier, Chairman, called the meeting to order at 7:20 PM. Board members present: David Hale and Don Neugebauer. Rick Penhall, Code Enforcement Officer and Brad Hunt, Attorney, were also present.

The Public Hearing was duly advertised

David Tessier opened the public hearing for the Greg Herlihy application for a front line variance at his residence 7823 Brown Gulf Rd., Manlius, NY. Board application: Greg is intending to add a front porch to his home. The zone is a hamlet residential and the setback requires 50'. Greg answered the questions for the Zoning Board Application: Greg stated that the setback is uncharacteristic with other homes in the hamlet of Watervale and this project would greatly improve the quality of life for his family. He also stated that many properties are closer to the road than his home and closer than his final project will end up. The project will improve the look of the neighborhood and sit well into the characteristic of the surrounding properties.

David stated that Greg's lot is #15 on the tax map, an irregularly shaped lot with only 78' of road frontage and in lieu of a survey Greg included proof of ownership. Greg submitted two drawings showing elevation and size of the porch (12' x 15'). David drove by the home (3<sup>rd</sup> house on the right from Watervale Rd.). This lot does not meet the requirements of 100' frontage and 200' deep but it is an existing lot that pre dates zoning. The road is 49 1/2' wide and the home is 45' from the center line. The house is 20' from the road right of way and is non-conforming already and Greg is asking to go from 50' to 8' from the right of way. There is a lamp post on the front lawn and is 14' from the house and the porch will only be 12' out from the house.

Greg disclosed that he is a member of Town Board . Greg wants to put the porch on to make the house look better and he believes what he is asking for is consistent to the other houses. Greg had a couple photos of his house and the neighbors. It will be a full porch with a gable style roof and a railing and it will be similar to the porch at his grandfather's house in Fabius. There is no site line issue per David. There will be a condition - no side walls or windows per David.

SEQR

This is a type II SEQR action which requires no further action from the Board.

Dave Hale made a motion to close the public hearing and seconded by Don Neugebauer

Roll Call Vote:

	Aye	Nay	Other
David Tessier	X		
Don Neugebauer	X		
David Hale	X		

All in favor - Motion carried to close the Public Hearing.

Dave Hale made the motion - to reduce the 50' set back to 8' to construct a front porch with a roof and railings with the condition of no side walls or windows. Seconded by Don Neugebauer.

David stated that this is a bit extreme but is there another way this could be done and Greg said there wasn't. We have covered the five standards of proof.

Roll Call Vote:

	Aye	Nay	Other
David Tessier	X		
Don Neugebauer	X		
David Hale	X		

All in Favor – Motion carried

David Tessier adjourned the meeting at 7:50 PM