

Town of Pompey Zoning Board of Appeals
September 24, 2012

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.

David Tessier opened the public hearing for Lisa Miller and Julie Smith's application for an addition to an existing house at 3823 Pompey Hollow Road. This is a setback variance for the front yard and side yard. Fifty feet is required for the front yard and they are asking for twenty one feet. The side yard requirement is twenty feet and they are asking for seventeen feet.

The Public Hearing was duly advertised.

The existing home is located completely within the fifty foot front yard setback. Without a variance this house will remain a one bedroom house. The one bedroom house does not work for this family. The addition can't be built behind the house because of the septic system.

This house was built as a school in 1840 and converted to a house. It is a corner lot with only 100' of front yardage on Pompey Hollow Rd.

The addition will not have an impact on the passing traffic or site lines at the intersection. The addition will complement the existing house. There is sufficient landscaping on the No 2 Rd. Side.

Maps of the site are included with the application.

The GML 239 Referral Notice has been filled out by the applicant and Rick Penhall submitted to the County. They responded with their resolution - Now Therefore Be It Resolved, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county - wide implications and may consequently be acted on solely by the referring board. The County has taken no position.

Jason Huyck - Architect, represented the applicants and described the front and side yard variance requests. Pictures were handed out to show the location. It is two stories for the addition but will not be full height for the second floor.

David Hale asked if the existing trees will have to be removed and Jason Huyck said no.

Don Neugebauer - Asked if the structure is a one story now and Jason Huyck said there is a sleeping loft with a ladder to get to it.

This a non conforming lot according to David Tessier - width is 100' and length 370'.

Robert Secor, a neighbor across the street has lived there since 1971. He is in full support of this addition. Lisa and Julie have owned it for several years but have not lived there as yet. They have rented it out.

Jeff Brown had no comments.

Dave Hale made a motion to close the public hearing, seconded by Pat Frazee.

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 to close the Public Hearing.

Jeff Brown asked if there was a SEQR

David Tessier stated that the SEQR is a type II action and therefore no further SEQR action is required.

Kevin Sharpe made a motion to change the side lot setback from 20' to 17' and the front yard setback from 50' to 21'. Patrick Frazee seconded.

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

David Tessier adjourned the meeting at 8 PM