## Town of Oneonta Zoning Board of Appeals Meeting Minutes March 25,2024

Present: D. Allison, A. Black, D. MacClintock, K. Wilde, Chairman Prouty

Absent: L. Sause (Clerk), R. Panasci (Attorney)

Others: Justen Goinski, Mike Raniervi, Nicholas White, Lori Corna, Christopher Corna, Nicolas White, Jared Rolfe, Kayla Komenda, Bill Komenda

- A. Roll Call
  - Chairman Prouty called the meeting to order at 7:10 pm. And called for the roll
  - The next meeting scheduled for April 22, 2024 at 7:00 pm.
- B. Minutes

February 26, 2024 Motion: A motion was made by D. MacClintock and seconded by A. Black to approve the minutes as presented. Discussion: None Voting: Unanimous

Motion Carries.

## **New Applications:**

Jarod Rolfe, Use Variance Tax Parcel No: 309.00-1-67.02 147 Mather Farm Road, Oneonta NY Zoning R-40 (Residential Agricultural)

The applicant desires a use variance to all construction/placement of a singlewide manufactured (HUD) home. This is not permitted use under 103-16(A). There are no other HUD manufactured homes in the area.

Jared Rolf appeared for his application. He would like to place a single wide trailer on land that will be gifted to him by Bill Romenda. They hope to be able to live in the single wide trailer for approximately two years, while they save to build a ranch. Currently, land is owned by Bill Romenda and the transfer of the land is being handled by the attorney. Applicant was informed that he would need to own the land and have proof of ownership before he could apply for the use variance. If he is not able to provide proof of ownership, the current owner of the property can apply for the variance before the transfer of the land occurs.

Motion: A motion was made by D. MacClintock and seconded by A. Black to set a public hearing on April 22nd, 2024 at 7:14pm or as soon as possible thereafter.

Discussion: None Voting: None

Motion Carries.

## **Public Hearing:**

Christopher Corna, Area Variance Tax Parcel No: 287.19-2-11.00 44 Butler Street, Oneotna NY Zoning: R-20 Residential

The applicant requests an area variance to replace an existing 8x10 shed with a 14x28 shed in the rear yard. The code office has denied the application because the proposed development does not comply with the town setbacks.

CODE Review: Building location and setbacks with public sewer for an accessory structure.

Setback	Required	Proposed
Front yard	30 ft	21 ft
Side yard	8 ft	8 ft
Rear Yard	10 ft.	12 ft

Chris and Lori Corena appeared for the hearing. D. MacClintock and Chairman Prouty reviewed the mailing notifications. All mailings were complete and accurate.

Review: Applicant would like a 14X28 shed to face Richards Ave.

- Undesirable change:

The houses in the neighborhood have sheds and garages. They would be adding to the quality of the neighborhood. Not a determent.

- Benefit by other method: Other methods are available however; they want to preserve a Maple Tree in the yard and continue to have some yard space. Applicant does not have a garage and the size is needed to accommodate applicant's needs.
- Not substantial: Requesting an additional 9 feet is not a substantial request. There will be no environmental or physical impact. The shed will be 12 feet away from the creek and run off from the roof will be drained.
- Not out of character of the neighborhood. Many other homes in the neighborhood have sheds and garages.

Closed Public Hearing:

Motion was made by K. Wilde and seconded by A. Black to approve applicants request for use variance.

Discussion: None

Voting: Unanimous

## **Public Hearing:**

Nicholas White, Area Variance Tax Parcel No: 286.08 -1-10.00 102 Baker Hill Road, Oneonta, NY Zoning: RA-40 (Residential Agricultural) The applicant requests an area variance to place a new detached garage.

<b>CODE REVIEW:</b>	Building	location	and setbacks
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SETBACK	REQUIRED	PROPOSED
Front Yard	50 ft	25ft 0in
Side Yard	20 ft	complies
Rear Yard	25 ft	complies
Frontage	200 ft	No Change
Building Height	35 ft	<35 ft

Placing the garage to the rear of the existing structure would require extensive site work for the placement.

Nicholas White appeared to represent his application. Public notice was read by Chairman Prouty Applicant wants to move the drive way for safety reasons. Applicant is proposing a 24x50 ft Garage. Alternate size considered but will not meet current needs. All setbacks were considered with the size of the proposed garage.

Applicate presented proof of notifications to board. Chairman Prouty and D. MacClintock, reviewed notifications for accuracy.

Application does not feel that the proposed garage will present an undesirable change. The proposed garage is a standard size and three-four proprieties have their garages located closer than the 50Ft. requirement. Applicant does not feel that he can achieve the same benefit by other means. The proposed garage is not considered a substantial request. 25 ft out of the 50 or 75 ft will leave a good gap. No adverse impacts will be caused because of the request. No concerns regarding water drainage noted. Reviewed letter received from Jim Hurtubuise.

Public Comment: None Public Hearing: Closed

Motion made by D. MacClintock, and 2<sup>nd</sup> by A. Black to approve applicant request for an area variance

Discussion: none

Voting: Unanimous

There being no further business before the Board, the meeting was adjourned at 8:00 pm.