



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

*Minutes Approved
by Board of Appeals
1/17/2018*

ZONING BOARD OF APPEALS

INFORMATIONAL HEARING MARTIN DIPETTA

WEDNESDAY, DECEMBER 20, 2017
7:00 PM

Item No. 1 - Call to Order

Attendance

Board Members Present: James Gensel, Chairman
Daniel Williams, Vice Chairman
John Arikian
Deborah Eames
Justin Faulkner

Susan Silvers, Alternate Member

Town Attorney Absent: Leslie Mauro

Others Present: Peter Rocchi, Town Code Enforcement Officer
Bonnie Balok, Secretary-Zoning Board of Appeals

Item No. 2 - Approval of Minutes of September 20, 2017

Ms. Eames made a motion to approve the minutes of September 20, 2017; seconded by Mr. Arikian. The minutes of September 20, 2017 were approved.

Item No. 3 – New Business

Informational Hearing – Martin DiPetta

Attendance: Applicant Martin DiPetta

Chairman Gensel called the hearing to order and advised this is an informational hearing for Martin DiPetta, 80 Pine Hills Drive, Pine City, NY 14871, concerning an area variance on Woodland Park lot, Tax Map 118.03-2-38, Zoned AR to build a thirty foot (30') by sixty foot (60') pole barn within the required side yard setback of twenty feet (20'). Section 525-24 – Bulk and Density Control Schedule.

Mr. DiPetta presented a map showing merged lots; lots obtained by individual he bought the property from; three (3) deeds now one (1) deed. Mr. DiPetta advised he had talked with owners of property on either side of his land; one was okay with the variance request and the other had concerns because the property owner would be looking at a pole barn. Mr. DiPetta further advised he does not want to drive through three (3) yards to get to the proposed barn when there is already a hard road to it.

Chairman Gensel explained it appeared this would be right on the right of way; a survey is needed and Mr. DiPetta has to show proof of ownership which would be accomplished based on a survey map.

Mr. DiPetta explained he owns all the land, he knows what he owns, paid cash for the land, has the deed for it which consists of thirty two and one-half acres (32 ½); the land was going to be Woodland Park, which was originally named Shady Lane, but could not build because of drainage.

Item No. 3 – New Business (continued)

Mr. Arikian asked about the land that lists the name Carpenter and if Mr. DiPetta owns that? Mr. DiPetta advised yes; owns all the land and all the property is on one separate tax, lot with house is one (1) parcel. The Town did two (2) deeds all on one (1). Two (2) deeds are house and lot, lot and acres.

Discussion continued concerning the need for a survey because the current documentation was poor. Mr. DiPetta advised he would like to get the proper paper work, provide something that is updated to show what he owns and update the property boundary survey.

A public hearing was set for January 17, 2018 at 7:00 pm. At that time Mr. DiPetta will be required to provide documentation discussed above as well as answer the five (5) area variance questions he was previously given by the Zoning Department.

Informational Hearing – Martin DiPetta
Adjourned: 7:35 p.m.

Item No. 4 - Old Business

1. Vouchers

Item No. 5 - Discussion

No further discussion.

Item No. 6 – Adjournment

Mr. Williams made a motion to adjourn; seconded by Ms. Eames. Adjournment unanimously approved.
Meeting Adjourned: 7:45 pm

Original on File: Town Clerk
C: Board of Appeals
 Town Board
 Planning Board
 Town Supervisor
 Town Clerk
 Town Attorney
 Town Assessor
 Town Code Enforcement Officer
 Applicant: Martin DiPetta

Bonnie Balok, Secretary-
Zoning Board of Appeals,
December 21, 2017

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1/17/2018***