



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

*Minutes Approved
by Board of Appeals
June 19, 2019*

BOARD OF APPEALS

MINUTES

WEDNESDAY, MAY 15, 2019

INFORMATIONAL HEARING

TIMOTHY CASTLE AND JENNIFER CADY
27 CRESTVIEW DRIVE WEST, PINE CITY, NY 14871

**SOUTHPORT TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NY 14904
7:00 pm**

Minutes of the informational hearing of the Zoning Board of Appeals, Town of Southport held at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on May 15, 2019 at 7:00 p.m. The informational hearing was held for Timothy Castle and Jennifer Cady, 27 Crestview Drive West, Pine City, NY 14871, concerning a request for an area variance to build a sixteen foot (16') by thirty eight and one-half foot (38.5') garage addition that does not meet side yard setback in a R-1 zone.

Item No. 1 - Call to Order

Attendance

Board Members Present: Justin Faulkner
John Arikian
Deborah Eames
Edward Steinhauer

Board Member Absent: Susan Silvers

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

Item No. 2 – Approval of Minutes of April 24, 2019

Chairman Faulkner advised the first item on the Agenda is the Minutes of April 24, 2019 and asked if there were any changes or corrections. Mr. Arikian made a motion to approve the minutes as presented; seconded by Ms. Eames. Minutes of April 24, 2019 were unanimously approved.

Item No. 3 – New Business

Timothy Castle and Jennifer Cady
27 Crestview West, Pine City, NY 14871

Present: Timothy Castle and Jennifer Cady

Chairman Faulkner advised the informational hearing is held for Timothy Castle and Jennifer Cady, 27 Crestview Drive West, Pine City, NY 14871 concerning a request for an area variance to build a sixteen foot (16') by thirty eight and one-half foot (38.5') garage addition that does not meet side yard setback in a R-1 zone.

Minutes of May 15, 2019 – Informational Hearing –Timothy Castle and Jennifer Cady

27 Crestview Drive West, Pine City, NY 14871

Re: Area Variance to build a sixteen foot (16') by thirty eight and one-half foot (38.5') garage addition that does not meet side yard setback in a R-1 zone.

Mr. Castle advised the intent is to build a garage, sixteen foot (16') by thirty eight and one-half foot (38.5') adjoining to an existing garage located on the south side of the house. There would be a four foot (4') space between the garage and the property line. This is the only location the garage can be placed due to the septic system on the north side of the home. The new garage would have the same style and finishing as the existing garage. The garage would hold a boat, classic car, motor cycle, and clean up the front appearance of the home. The property consists of a double lot and currently has a one car garage. The garage will be deeper in back, shed in back will remain, and setback becomes an issue at four foot (4'). The neighbor is going to build a fence all the way down the property line, but the neighbor is waiting for our situation.

Mr. Rocchi explained this will be a two (2) bay garage, twenty four feet (24') wide, but doesn't include a dividing wall. The required setback is fifteen feet (15'); they are going to have four feet (4'). The Rosenheck property has similar property lines. The survey shows about where the enclosed porch is going all the way back.

Public hearing was set for: Wednesday, June 19, 2019 at 7:00 pm.

The five area variance questions will need to be answered at the public hearing, a sign will go up one (1) week before the public hearing, a legal notice will be sent to the "Star-Gazette and the applicants by Ms. Balok . The applicants must pay for the legal notice and the applicants must bring their paid receipt to the public hearing on June 19th.

Informational Meeting Adjourned: 7:54 pm.

4. Old Business

The Cleary project is still being worked on by the Planning Board. Public comments are being requested until the end of the month.

Discussion took place concerning the need for a prototype application for applicants applying for a ZBA Board position. Attorney Connolly will be providing samples that other municipalities utilize for applicants.

Shawn Crater has been approved by the Town Board to serve as alternate ZBA Board member.

Motion was made by Ms. Eames to close the meeting; seconded by Mr. Steinhauer. Adjournment of the Board meeting was unanimously approved.

ZBA Board Meeting Adjourned: 7:57 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
Applicants: Timothy Castle and Jennifer Cady
27 Crestview Drive West, Pine City, NY 14871