

TOWN OF SOUTHPORT

1139 Pennsylvania Avenue Elmira, NY 14904 Minutes Approved by the Board of Appeals 9/16/2020 With Correction in "Red" Page 2 Last sentence; 1st paragraph

ZONING BOARD OF APPEALS

INFORMATIONAL HEARING ELIZABETH MORRISSEY, 407 SHARR AVENUE, ELMIRA, NY 14904 Area Variance to build an addition to the garage within the front yard setback.

<u>Bulk Density Control Schedule</u> Section 525-24 407 Sharr Avenue, Elmira, NY 14904

WEDNESDAY, AUGUST 19, 2020 7:00 PM

SOUTHPORT TOWN HALL 1139 PENNSYLVANIA AVENUE ELMIRA, NY 14904

Minutes of the informational hearing of the Town of Southport Zoning Board of Appeals, held at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, NY on Wednesday, August 19, 2020, at 7:00 p.m.

Board Members Present:	Justin Faulkner, Chairman Shawn Crater Belinda Combs Susan Silvers Edward Steinhauer Kenneth Wrigley, Alternate
Others Present:	Peter Rocchi, Town Code Enforcement Officer Bonnie Balok, Secretary-Zoning Board of Appeals
Others Absent:	Leslie Connolly, Town Attorney

Item No. 1 - Call to Order

Chairman Faulkner called the meeting to order on or about 7:00 p.m.

Item No. 2 - Approval of Minutes of March 18, 2020

Chairman Faulkner advised the next item on the agenda was the approval of the minutes of March 18, 2020. Mr. Crater requested one amendment. (*Note: 8/19/20, Amendment was made to the Minutes of 3/18/20. Mr. Snyder brought in his receipt from the "Star-Gazette" and presented it to Mr. Rocchi, in the Zoning and Code Enforcement Dept. This receipt provided proof the legal ad was paid in full).* Motion was made by Mr. Steinhauer to approve March 18, 2020 minutes to include the amendment. Motion was seconded by Mr. Crater. The minutes of March 18, 2020 were approved by Mr. Crater, Mr. Steinhauer and Chairman Faulkner. Ms. Silvers and Ms. Combs abstained; both were absent from the March 18, 2020 hearing.

Item No. 3 - New Business

Informational Hearing

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(1)	Elizabeth Morrissey, 407 Sharr Avenue, Elmira, NY 14904		
	Requesting an Area Variance to build an addition to the garage within the front yard		
	setback. <u>Bulk Density Control Schedule</u> Section 525-24		
	407 Sharr Avenue, Elmira, NY 14904	Current Use: Residential	
	Tax Map#: 99.13-3-30	Zoned: R1	

Present: Elizabeth Morrissey, 407 Sharr Avenue, Elmira, NY 14904

Ms. Morrissey explained she wants to extend her garage six feet (6') from the front of the existing garage toward the street. Further, the previous owner used the garage area as an inside space (*breakfast nook*). As a result, only a tiny car, such as a Mini Cooper, would fit in this area. Ms. Morrissey is seeking more security as we go into winter weather and there have been car break ins on the street recently. Ms. Morrisey explained there was another variance on this property. Correction: Noted - 9/16/20, Ms. Morrisey advised, she believed there had been variance(s) issued on other properties on Sharr, not on her property.

General discussion included setback on the street which has become a straight line on this street. Overhang on the house is three feet (3') and therefor only a three foot (3') variance is needed. Also noted, there is a home on Sharr Avenue close to Mt. Zoar that had an addition on it. The addition was on the front of the structure, and this makes the setback different from the rest of the homes. The request being made by Ms. Morrissey won't be as far.

Discussion continued concerning the garage door. The width of the garage door will be eight feet (8') and a one bay garage. A covered porch over the doorway. It was suggested an architectural drawing might be helpful to bring in.

Ms. Morrissey advised she would like to continue and have a public hearing.

Chairman Faulkner advised the public hearing will be Wednesday, September 16, 2020 at 7:00 pm.

Secretary Balok explained about the legal ad process with details to be sent directly to Ms. Morrissey.

Informational Hearing Adjourned: 7:34 pm.

Elizabeth Morrissey 407 Sharr Avenue, Elmira, NY 14904 Re: 407 Sharr Avenue, Elmira, NY 14904

4. Old Business

It was noted, no trainings are coming up.

5. Discussion

The Cleary project is going back to the Planning Board; looking into size of project and other criteria.

Cell phone tower is currently going through another appeal by the applicant; The Town has filed an answer

A variance request will be coming from Chamberlain Acres; request for event center.

6. Adjourment

Motion to adjourn the meeting was made by Ms. Silvers; seconded by Mr. Crater. Unanimously approved.

Original on File: C:	Town Clerk Town Board
С.	Board of Appeals
	Planning Board
	Town Supervisor
	Town Attorney
	Town Assessor
	Town Code Enforcement Officer
	Applicant: Elizabeth Morrissey, 407 Sharr Avenue, Elmira, NY 14904

Bonnie Balok, Secretary Zoning Board of Appeals, August 20, 2020 Correction Noted: 9/16/20 Page 2, Last sentence of first paragraph

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