

Minutes
Zoning Board of Appeals
May 29, 2013

A meeting of the Village of Horseheads Zoning Board of Appeals was held on the above date at 4:30 p.m. Present were:

ZBA and Staff

Chairman Dave Radin
Louise McIntosh
Lew VanDuzer
Hank Corp
John Breese

Village Manager Walt Herbst
Manager's Assistant Rachel Baer

Absent

Alt. Tony VanDinther

Others Present:

Paula Miles, 351 Marshall St.
Jim Bacon, Slavin Construction
Barry Sawester, 349 Marshall St.

Chairman Radin opened the meeting, introduced everyone.

351 Marshall St., Area Variance application - Paula Miles owner.

Ms. Miles - this house was built in 1957. It has no dining room. I want to remodel kitchen, add on dining room, pantry, etc. Right now there is no room for everyone to eat. Also not a lot of cupboard space.

Jim Bacon, Slavin Construction - we designed the addition. The original layout doesn't meet their needs.

Ms. Miles - no other way to do addition. Behind kitchen is hallway and bathroom. Can't go to the side because of garage.

Chairman Radin - its not physically impossible to change it around, but not practical.

Mr. Bacon - when complete it won't look like an add on. It will all be resided after, same roof line, etc.

John Breese - this will fit in with neighborhood. Will blend in well with other houses.

Ms. Miles - almost all of the homes out there have kitchens in the back. Mine doesn't.

The ZBA members reviewed the proposed layout.

Louise McIntosh - I'm in agreement with all that has been said.

Hank Corp - I don't see how this will hurt the neighborhood at all.

Barry Sawester, neighbor - I'm pleased to see improvements. My only question, what about the sewer line. I think it runs right under where this addition will go.

Mr. Bacon - we call in UFPO for digging. if there is a sewer line there, then we will address that. We dig 42" frost line wall, if we have to bump it over, we will do that.

The Board reviewed the 5 criteria necessary for granting an Area Variance.

- 1) Will it cause an undesirable change in neighborhood - No
- 2) Is there a reasonable alternative - No.
- 3) Is the variance requested substantial - No.
- 4) Will it have an adverse effect on environment - No.
- 5) Is it self-created - Yes.

Motion by John Breese, seconded by Hank Corp, that the application of Paul Miles of 351 Marshall Street for an Area Variance to construct an addition on the front of the home is hereby approved per the application submitted, finding it to meet all the requirements for an Area Variance.

VOTE: All Ayes.

Variance granted.

As there was nothing further to come before the Zoning Board of Appeals, the meeting was adjourned at 4:45 p.m.

/rmb