

Minutes for the Town of Preble Zoning Board of Appeals
July 2, 2009

Members present were; Chairman Daniel O'Shea, Bob Lieber, Kay Vossler and Rudy Kobelia. Bill Underwood was absent.

Francis Casullo attorney for the Board and David Hartnett attorney for the Thompson's were also present.
Chairman O' Shea called the meeting to order at 7:38 PM.

OLD BUSINESS- The Thompson Area Variances

Francis Casullo reviewed with the board the area variances requested by Robert Thompson and the Cortland County Planning Departments recommendations. The Counties recommendations were for an up to date survey that does not show bisected lots, deed restrictions on the unimproved lot (nothing can be built on the Southern lot) and the Board do a SEQR, and a negative declaration by the Planning Board, and subdivision approval by the Preble Planning Board.

RESOLUTION

Bob Lieber motioned to approve the area variance

requested by Mr. Robert Thompson based on the recommendations of the Cortland County Planning Department and subject to a negative declaration and subdivision approval and SEQR review by the Town of Preble Planning Board. Rudy Kobelia seconded the motion.

Findings

Whereas ; the new survey shows the property line and does not show any structures being bisected.

Whereas; the applicant has agreed to a no build restriction on the Southern lot.

Whereas ; the lack of adequate front will not adversely affect the neighborhood. The Southern lot will remain unimproved.

Whereas ; the subdivision reestablishes the original lot line. And conditioned by a negative declaration and subdivision approval by the Town of Preble Planning Board.

Therefore be it resolved to grant Mr. Robert Thompson the area variances requested for both lots.

Motion Carried, vote was

Rudy Kobelia AYE

Bob Lieber AYE

Kay Vossler AYE

Chairman O'Shea AYE

Bill Underwood absent.

OLD BUSINESS - Ted and Annette Dickinson- area
variances
Public Hearing.

Chairman opened the public hearing at 7:58 PM. The Dickinson's request an area variance for the front yard they are 70ft. from the front instead of the required 75ft., and a side yard variance of 8ft instead of the required 15ft. Mr. Dickinson explained that they intend to replace the existing garage and rebuild a larger one. The proposed garage will be 32ft. X 24ft., pole barn frame with two garage doors in front.

There was no comments or interest from the public.
Hearing closed at 8:03 PM.

RESOLUTION

Bob Lieber motioned to declare a negative declaration and Kay Vossler seconded the motion.
Vote was: Kay Vossler, AYE, Bob Lieber AYE, Rudy Kobelia AYE and Chairman O'Shea AYE, Bill Underwood was absent.

RESOLUTION

Bob Lieber motioned and Kay Vossler motioned to approve the Dickinson's area variances.

Findings; Where as; the proposed garage will not adversely affect the character of the neighborhood.

Where as; the applicant can not build a garage with out a variance due to small lot size.

Where as; the proposed variances are not substantial.

Where as; the proposed variances' will not have an adverse environmental impacts.

Therefore be it resolved to approve the Dickinson's requested variances so that the proposed garage can be built.

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|----------------|--------|
| Bob Lieber | AYE |
| Rudy Kobelia | AYE |
| Kay Vossler | AYE |
| Dan O'Shea | AYE |
| Bill Underwood | Absent |

RESOLUTION

Bob Lieber motioned to approve the May 7, 2009 minutes as corrected and Rudy Kobelia seconded the motion. Votes was Kay Vossler AYE, Bob Lieber AYE, Rudy Kobelia AYE and Dan O'Shea AYE. Bill Underwood was absent.

RESOLUTION

Kay Vossler motioned to approve the June 10, 2009 minutes with corrections and Rudy Kobelia seconded the motion. Vote was Kay Vossler AYE, Rudy Kobelia AYE, Bob Lieber AYE and Dan O'Shea AYE. Bill Underwood was absent.

RESOLUTION

Bob Lieber motioned to adjourn and Rudy Kobelia seconded the motion. Vote was Bob Lieber AYE, Rudy Kobelia AYE, Dan O'Shea AYE and Kay Vossler AYE. Bill Underwood was absent.