

Minutes for the Town of Preble Zoning Board of appeals
October 1, 2009

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

Chairman O' Shea opened the meeting at 7:34 PM. First item on the agenda was new business, the John Morgan variance request. Chairman O' Shea stated that Mr. Morgan's application would have to be referred to the Cortland County planning department. Chairman O'Shea also told Mr. Morgan that a public hearing would have to be held at the boards November 5, 2009 meeting.

The Planning Board will be the lead agency and will do the SEQR. Board members reviewed a letter of recommendation from the Cortland County planning department. Mr. Morgan's in need of an area variance because of frontage requirements and will not have the required lot size.

Mr. Morgan stated, that he is on a common well, shared with 13 other families. Mr. Morgan stated that if the variance request is granted it will bring two lots up to required code.

RESOLUTION

Bob Lieber motion to schedule a public hearing on November 5, 2009, at 7:45 PM, at the Preble town hall for the John Morgan area variances, Rudy Kobelia, second and the motion. Vote was; Bob Lieber, AYE, Chairman O'Shea, AYE, Kay Vossler, AYE and Rudy Kobelia, AYE. Bill Underwood, absent, motion carried.

OLD BUSINESS

Theodore and Annette Dickinson came before the board to request a 25 foot area variance.

RESOLUTION

Board member Bob Lieber motion to declare a negative declaration on the Ted and Annette Dickenson 25 foot area variance request and Kay Vossler seconded the motion.

Motion carried, vote was; Rudy Kobelia, AYE, Bob Lieber, AYE, Chairman

O'Shea, AYE and Kay Vossler AYE. Bill Underwood was absent.

RESOLUTION

Bob Lieber motion to approve the Theodore and a net Dickinson area variance request and Rudy Kobelia seconded the motion.

FINDINGS where as; the proposed area variance will not adversely effect the neighborhood, because most garages in the neighborhood are close to the road.

Whereas; the benefit to the applicant can not be achieved by any other method, because the garage and house are situated on a small lot.

Where as; the proposed variance is not substantial, only 20 foot more than the previous request.

Where as; the proposed variance will not have an adverse effect or impact on the environment or the neighborhood.

Whereas; the alleged difficulty was not self-created.

Therefore be it resolved that the Town of Preble zoning Board of appeals approve the Theodore and Annette Dickinson variance request.

Chairman O'Shea, AYE, Bob Lieber, AYE, Rudy Kobelia, AYE and Kay Vossler, AYE.

Bill Underwood was absent. Motion carried.

Resolution, motion to approve the minutes for the September 3, 2009 meeting with corrections. Bob Lieber motion K.ay Vossler seconded the motion, motion carried. Vote was; Chairman O'Shea, AYE, Rudy Kobelia, AYE, Bob Lieber, AYE Kay Vossler AYE. Bill Underwood was absent.

RESPECTFULLY,

Sharon Cassidy Flint

UNOFFICIAL