

## Minutes of the Preble Zoning Board Authority- 5/4/17

**Members Present:** Chairman Dan O'Shea, Nancy Dalley, Amy Bertini, Jay Currie and Bob Lieber

**Also Present:** Town Attorney Don Armstrong, Nate Shirley and Tom Terry

The Public Hearing was called to order at 7:30. There were no members of the public in attendance so the Public Hearing was closed at 7:32. The regular meeting started at 7:32. First order of business was Nate Shirley's application for a lot line adjustment on his properties at 7440 and 7446 Song Lake Rd. Cortland County planning Dept. reviewed his application and found it to be both technically adequate and having no state or county impact. The board reviewed the applicant's responses to Part 1 of the application (Project Information).

Having declared themselves the lead agency they proceeded to complete Part 2, being the Impact Assessment. After considering and responding to all the questions the board decided to check the box saying the proposed action will not result in any significant adverse environmental impacts. Bob Lieber made a **MOTION** to make a negative declaration. Nancy seconded, and all in favor, the **Motion passed**.

The Board then made the following findings in reviewing the criteria for the granting of a variance concerning the Nate Shirley application. 1. Whereas: after considering the provided information it has been determined there will be no undesirable change to the neighborhood. 2. Whereas: there is no other practical means of achieving the desired side access. 3. Whereas: the review shows that the change in area is not substantial. 4. Whereas: the review shows that the adverse effect on the neighborhood is negligible. 5. Whereas: since the existing lot lines were established long before the applicant's ownership of the property, this difficulty was not self-created. Therefore it is Resolved that a variance for a lot line adjustment as proposed should be granted. Bob made the **MOTION** to that effect. Jay seconded and all in favor, the **Motion carried**. Don advised Nate that he will be on the agenda for the next Planning Board meeting. They will need to see updated survey maps for final approval of the lot line adjustment.

Next order of business is an application by Tom and Linda Terry of 7461 Song Lake Rd. for a variance on a side yard setback. He plans to extend the roof at the back of the house and build a shed under it. Some of the details of the project were discussed. The proximity of the proposed project to the southern boundary line would mean a 15' rather than the required 20' setback. Jay made the **Motion** to send the application to County Planning Dept. for review and to schedule a Public Hearing for the next ZBA meeting at 7:30 on June 1. Amy seconded and all in favor, the **Motion carried**.

The minutes from the last meeting on 4/6/17 were reviewed. Nancy made a **Motion** to accept the minutes as written. Amy seconded and all in favor, the **Motion carried**. Amy made the **Motion** to adjourn. Dan seconded and all in favor, the **Motion carried**. The meeting was adjourned at 8:20.

Respectfully Submitted,

Deborah Putman-Recording Secretary

