

ONEONTA, NEW YORK – OCTOBER 28, 2013 - 7:00 P.M.
REGULAR MEETING ZONING AND HOUSING BOARD OF APPEALS PG. 1

PRESENT: Chair Ed May
Commissioner Joseph Ficano
Commissioner Karen Geasey
Commissioner Robert Lawson
Commissioner Louis Shields
Commissioner John Rafter
Commissioner Paul Robinson
Council Member Bob Brzozowski

ABSENT: None

Chair May called the regular meeting to order and asked the Clerk to call the roll.

PETITIONERS

There were no petitioners.

CORRESPONDENCE

City Clerk Kendall stated there was no correspondence.

APPROVAL OF MINUTES

MOTION, made by Commissioner Geasey and seconded by Commissioner Rafter, that the board approves the Zoning and Housing board of Appeals minutes of the regular meeting held June 24, 2013.

Voting Ayes: Chair May
Commissioner Ficano
Commissioner Lawson
Commissioner Geasey
Commissioner Shields
Commissioner Rafter
Commissioner Robinson

Noes: None

Absent: None

MOTION CARRIED

AGENDA ITEMS

Chair May stated there were two items on the agenda.

Chair May described the first item on the agenda:

Peter & Sherry Barberio: 21 Valleyview Street (288.19-1-95); Short Environmental Quality Review (SEQR); Area Variance
The applicants wish to covert the area in the front yard of their property into a driveway. The driveway will be approximately 580 square feet. Currently there is no on-site parking for this single-family residence.

The Notice of Public Hearing appeared in The Daily Star on October 18, 2013 and 44 letters were sent to adjoining property owners within a 300' radius of the property in question.

Chair May asked who was present to speak for the appellants. Hearing no response, the Chair stated that he would move to consideration of the second item on the agenda as follows:

Constantino & Antonietta Blasioli: 19 Bronk Street (299.07-6-62); Special Extension of a Non-Conforming Use
The applicant wishes to enclose an existing front 1st floor porch of this 3-family dwelling.

ONEONTA, NEW YORK – MAY 20, 2013 - 7:00 P.M.
REGULAR MEETING ZONING AND HOUSING BOARD OF APPEALS PG. 2

The Notice of Public Hearing appeared in The Daily Star on October 18, 2013 and 28 letters were sent to adjoining property owners within a 300' radius of the property in question.

Chair May asked who was present to represent this property. Antonietta Blasioli introduced herself and her husband Constantino Blasioli, and indicated they are residents of Peekskill, New York and owners of 19 Bronk Street and indicated that they wish to enclose the front porch because heavy rainstorms soak the porch and causes damage. Their contractor indicated that the only way to prevent further damage is to enclose the porch. Mr. Blasioli stated that the foundation was redone at some point prior to their ownership and extended under the porch. Now because the floor is not completely impervious, rainwater can seep onto the main beam beneath and travel to other parts of the basement, causing damage to carpets. Chair May asked whether the appellants had considered other alternatives to solve this problem. Mr. Blasioli stated that the porch floor is pitched in toward the house and that they have tried to use waterproof carpets on the floor. Chair May indicated that the property is in the R-2 zone and has a prior existing non-conforming use for a 3-family property there. The Chair asked commissioners if they had any questions. Commissioner Robinson stated that he felt the application would require a use variance and that no evidence of financial hardship had been provided. Commissioner Ficano asked for clarification on the damage occurring in the basement. Chair May pointed out that once the Board grants a variance, future owners could use the enclosed space to increase the living space. Chair May stated that the Board's role is to provide minimal relief and that there are other ways for the appellants to solve their problem. Commissioner Ficano indicated that other solutions might be less expensive than enclosing the porch as well. After all commissioners had an opportunity to comment, Chair May asked for a motion to deny the appeal.

MOTION, made by Commissioner Ficano and seconded by Commissioner Robinson, that the board deny the extension of a non-conforming use to enclose an existing rear 1st floor porch located at 19 Bronk Street owned by Constantino and Antonietta Blasioli.

Voting Ayes: Chair May
Commissioner Ficano
Commissioner Lawson
Commissioner Geasey
Commissioner Shields
Commissioner Rafter
Commissioner Robinson

Noes: None

Absent: None

MOTION CARRIED

Chair May again asked whether anyone present represented the appellants for the 21 Valleyview Street agenda item. Hearing no response, he asked the Board for permission to table the application and instruct the Clerk to inform the appellants that they may bring this appeal to the November meeting.

There being no further business to come before the board, Chair May adjourned the regular meeting at approximately 7:15 p.m.

DOUGLAS KENDALL, City Clerk

/dk