**Minutes**

Draft

**For**

**Village of Dryden**

**Zoning Board of Appeals**

**126 West Main St Size Lot Variance**

**Held on Wednesday, September 29, 2021at 7:00p.m.**

CHAIRMAN PRESENT: Charlie Hart

MEMBERS PRESENT: Joyce Day, Adam Holic, Corwin Holtz, Trevor McKee, Cory Girouix (Alternate Member)

SECRETARY PRESENT: Allison Kjellander-Cantu

GUESTS PRESENT: Shelly Knickerbocker, Code Enforcement Officer

Owners, David Hiner & Arnaud Gemain, 126 West Main Street

Chairman Hart opened the meeting at 7:01 p.m.

The owners wish to place a pre-manufactured, 2 car garage in their front yard of their property at 126 West Main Street. To place the structure in this location a variance must be granted to allow the assessor structure west of their front yard and to allow the building to be closer than 40’ from the streets right-of-way (ROW).

The following items were either noted as being part of the record or were read aloud:

 \* Memo from the Village of Dryden Code Enforcement dated August 19, 2021

 \* 2 Google Earth map showing drawn in designated area of the garage

 \* Survey map showing 28’ ROW

 \*Floor plan from The Amish Structures

\*Village of Dryden application for Zoning Permit Application dated July 28, 2021

\*Village of Dryden Board of Zoning Appeals dated August 9, 2021

 \*Letter from applicants to the board dated August 9, 2021

\*Letter from Tompkins County Department of Planning and Sustainability

\* Picture from the owners from street line of proposed area of garage

\* Picture from The Amish Structures of proposed structure

 \*It was noted that there were no objections from neighboring properties or Planning Board

Chairman Hart had a few questions with discussion:

Regarding the siding and color, owners stated the colors will blend in and match the house of white siding and blue trim and the siding showed in the picture to be of wood. Making it blend in as one unit.

Exterior lighting such as a motion light will be placed above the door opening facing downward. There will be no electricity installed in the structure at this time.

Code Enforcement walked the property with owners and the structure will be 10’ from the West side of property line and didn’t need any variance.

There is no fence along the west of the property line just mature trees. The garage will be placed in the bend of the driveway South West of the house.

This is the only flat area on the property as the back and front yard slopes. The water runoff from the road flows to the East of the property and does not pool in the purposed location for the garage. No drainage issues should come from the structure.

The Board went over the findings,

There will be no undesirable change or impact to the neighbors. The garage will be placed as far away from other houses on the same grade level. It is in 10’ of the 40’ of the right-of-way and is 30’ from the roadway.

There will be no change or impact to the 2 unit house that is on the property. No change in the character of the existing neighborhood is beneficial. There will be no business ran from this structure.

The board concluded the findings showed this is a unique property and there is no other place on the property to place this structure. If granting this variance this doesn’t set a precident to other property owners with flat property to build in front of their house or closer to the road then allowed to unless unusual circumstances.

The purpose of the garage is to house the owner’s vehicles and other person outdoor items.

**Approve 126 West Main Street Size Lot Variance:**

On a motion by Zoning Board Member Holtz and seconded by Zoning Board Alternate Member Girouix the following was passed: Vote Holtz –Aye, Girouix-Aye, McKee – Aye, Day-Aye, Hart- Ayes, Holic-Aye

RESOLUTION No. 9-21.1-2021

126 West Main Street Size Lot Variance

**Resolved,** that the Zoning Board of Appeals of the Village of Dryden hereby approves the size lot variance of a 20’x24’ garage structure to be placed 28’ from ROW with no conditions.

**Approve the minutes from August 4, 2021 meeting:**

Chairman Hart made the motion to approve the minutes from August 4, 2021: Vote: Holtz –Aye, Girouix-Aye, McKee – Aye, Day-Aye, Hart- Ayes, Holic-Aye

RESOLUTION No. 9-21.2-2021

Approve the minutes from August 4, 2021 meeting

**Resolved,** that the Zoning Board of Appeals of the Village of Dryden hereby approves the minutes from August 4, 2021

**Adjourn:**

RESOLUTION No. 9-21.3-2021

Adjourn

**Resolved,** that the Zoning Board of Appeals of the Village of Dryden hereby adjourns at 7:24 p.m. not to reconvene

Charles Hart, Chairman