

Village of Liverpool Zoning Board of Appeals
Minutes
Monday, March 23, 2015 – 6:00 p.m.

Attendees:

Michael Romano, Chairman - absent
Pamela Carey
Christina Fadden Fitch –Acting Chair
Ron Herrgesell
David DeRouchie - absent
Matt Devendorf, alternate
Charlene Connolly (alternate-absent)
John Langey – Attorney
Bill Reagan, Chief Codes Officer
Sandra Callahan, ZBA Secretary

Call to Order

Ms. Fitch called the meeting to order at 6:00 p.m. and led all present in the Pledge of Allegiance.

Adoption of Minutes

Ms. Carey moved and Mr. Herrgesell seconded the motion to adopt the minutes from December 22, 1014. Ms. Fitch abstained as she was absent, motion passed.

New Business - On the application of John F. & Gayon B. Meyer for an area variance to §380-16C(2) and to §380-16A(3) of the code of the Village of Liverpool, seeking reductions of the side and rear yard setback from 5 feet to 3 feet and for lot coverage increase from 33% to 44% to allow for the addition of a 2 car garage at a property located at 311 Cypress Street, designated as tax map #003.-08-05.0

Ms. Carey moved and Mr. Devendorf seconded the motion to open the public hearing.

Ms. Fitch read the criteria for granting a variance.

Mr. Meyer said that they have lived in this home for 22 years and they take pride in their home and property. They would like to build a 2 car garage for additional storage with a breezeway to their entrance. There were no issues from any of their neighbors, two neighbors wrote letters of support.

Ms. Carey said she thinks it is a good idea; she lives a few blocks away and has never seen any disrepair at the home or property.

Mr. Devendorf asked if it will be wide enough. He also asked if it will be below the elevation of the house and if it will blend in with the house. Mr. Meyer said it will be 25 ft. x 14.8 ft., there will be no stairs in the garage and it will be below the elevation of the house. He will use the same windows and siding as the house and it will have the same character as the house.

Ms. Fitch said the setback will follow the current line so the view won't change for the neighbors. She said we don't want reduced green space. Mr. Meyer said there wouldn't be. She thinks the benefits of the project are substantial.

There was no further discussion. Mr. Hergesell moved and Mr. Devendorf seconded the motion to close the public hearing. Approved.

No referral is necessary to County Planning because of the type of setback required.

Ms. Carey moved and Mr. Hergesell seconded the motion to approve the variance to reduce the side yard setback from 5' to 3' and for an increase in lot coverage from 33% to 44% for the construction of a 2 car garage with overhead storage to commence within 6 months and be completed within 12 months as submitted, and to obtain necessary permits and get final inspection by the Village Codes Enforcement Officer if necessary. Approved.

Fire Dept. Sign

Bill Reagan presented a sketch of a proposed LED sign that the Liverpool Fire Dept. would like to erect in front of the firehouse on Oswego Rd. They would like to replace the existing ground sign with the LED sign. This is located within a residential district and per Village Code, signs like this aren't allowed.

The current ground sign is 6 ft. high and the proposed LED sign is 8 ft.

Ms. Carey said she wouldn't like to see a bigger sign, would be a distraction.

Mr. Reagan said maybe restrict the hours the LED sign can be lit.

Attorney Langey said the message should be displayed for a certain amount of time before being changed and that no animation or rolling signage is allowed.

Mr. Reagan said the Board should drive by the firehouse and look at the current sign and envision one 8 ft. tall and give their opinion to Bill. The current zoning allows for a sign 6 ft in ht with total size of 16 sq. ft. The proposed sign is 8 ft. in height with a size of approximately 27 sq. ft.

Attorney Langey said that if it is a pre-existing non-conforming use, would have to look at the non-conforming use regulation.

Mr. Reagan will look for the old minutes to see when the firehouse was built and what provisions, if any, were approved.

There being no further business, a motion was made by Mr. Devendorf and seconded by Ms. Carey to adjourn. Motion approved. Meeting adjourned at 6:40.

Respectfully submitted,

Sandra J. Callahan
Zoning Board Secretary