

**Village of Liverpool Zoning Board of Appeals  
Minutes  
Monday, April 25, 2016 – 6:00 p.m.**

**Attendees:**

Michael Romano, Chairman  
Pamela Carey  
Ron Herrgesell-absent  
David DeRouchie  
Matt Devendorf - absent  
Jon Miles - alternate  
Wendy Reese – Attorney  
Bill Reagan, Chief Codes Officer-absent  
Sandra Callahan, ZBA Secretary

**Call to Order**

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

**Adoption of Minutes**

Mr. DeRouchie moved and Ms. Carey seconded the motion to adopt the minutes from February 22, 2016. Approved.

**New Business – Robert Perrine – 109 Alder St.**

Chairman Romano read the 5 criteria for granting a variance and opened the public hearing.

The applicant explained he wanted to build a new porch 6’ deep by 12’ wide to replace the current deteriorating porch. He will have a hip style to roof to match the cottage style of the house.

Chairman Romano said that open porches are what the Village wants not front decks. If the variance is granted the porch would always need to remain open. It couldn’t be screened in or closed in. Chairman Romano is in favor of the porch.

Chairman Romano asked the board for questions, there were none.

Joyce Crump – 111 Alder St. asked to speak. She stated her family has lived on Alder St. for 50 years. She noticed a home office in the drawing and asked if there will be a business in the house. The applicant said no.

She asked if he considered a front deck instead of a porch. Chairman Romano said that we encourage porches with hip roofs. She thought the porch was going to be 12’ deep by 6’ wide. The applicant explained the drawing to her.

Chairman Romano said the only thing the Zoning Board was concerned with was reducing the set back.

There were no further questions. The public hearing was closed.

Mr. DeRouchie made a motion to grant the variance to reduce the front setback from 30’ to 5.5’ for the construction of a 6’ x 12’ front porch with a hip roof to match the rest of the house. The porch will

never be closed in and it must be completed within 6 months. Mr. Miles seconded the motion. Motion approved.

For SEQR purposes, this is a type 2 Action. No EAF is required.

There being no further business, Mr. DeRouchie moved and Mr. Miles seconded the motion to adjourn. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Sandra J. Callahan  
Zoning Board Secretary

There were no other questions. The public hearing was closed.

Attorney Langey said for SEQR purposes this is a Type 2. No county referral is necessary.

Mr. DeRouchie moved and Ms. Carey seconded the motion to approve the variance for a 12" setback.

This approval is further conditioned upon the understanding that it shall not serve as any binding precedent on future variance requests, particularly under the special circumstances presented herein, to wit, the impact to views of the lake are minimal and testimony has been received indicating that the structure will not impair views of a number of the neighboring properties and further that the existing conditions of the site will not be substantially exacerbated by the request.

The construction will be in strict compliance to the height presented in the submitted plans. All ayes, motion carried.

There being no further business, Ms. Carey moved and Mr. DeRouchie seconded the motion to adjourn. All ayes, meeting adjourned at 6:30 p.m.

Respectfully submitted,

Sandra J. Callahan  
Zoning Board Secretary