

**Village of Liverpool Zoning Board of Appeals
Minutes
Monday, June 27, 2016 – 6:00 p.m.**

Attendees:

Michael Romano, Chairman - absent
Pamela Carey
David DeRouchie – Acting Chairman
Matt Devendorf
Jon Miles
John Langey – Attorney
Bill Reagan, Chief Codes Officer-absent
Sandra Callahan, ZBA Secretary

Call to Order

Mr. Derouchie 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. Miles seconded the motion to adopt the minutes from April 25, 2016.
Approved.

New Business – Public Hearing - 612 First Street – Zach Charles – For an area variance to reduce the front setback from 30’ to 22’

Mr. Derouchie read the five criteria for granting a variance.

Zach Charles, homeowner explained that he wanted to open up the existing porch and extend it the length of the house and keep it open. He said all trim and finishes will stay in character of the house. The roof on the porch would be metal.

The reason for the area variance is because he is extending the porch the length of the house, not moving closer to the road.

Mr. Derouchie said the goal is to add character to a house, and this project would do that. He also said that if the variance is granted the porch can't be screened or closed in, it must remain an open porch.

Chairman Romano met with the applicant and suggested a hop roof at the end of the porch.

Mr. Miles said he would be restricted by the roof pitch.

The homeowner said the ceiling of the roof will be wood and there would be no railings. The contractor, Dan Nappa, said the roof has to be 2 different pitches. He is not sure what is under the existing porch.

For SEQR purposes, this is a Type 2 unlisted action. No referral to County Planning is necessary.

Mr. Miles made a motion to grant the area variance to reduce the front setback from 30’ to 22’ to allow opening up of the current porch and extending it the length of the house and that the porch will never

be closed or screened in to stay with the character of the house as submitted in the plans. Ms. Carey seconded the motion, all ayes, motion carried, the area variance is granted.

There being no further business, Mr. Devendorf moved and Mr. Miles seconded the motion to adjourn. Meeting adjourned at 6:20 p.m.

Respectfully submitted,

Sandra J. Callahan
Zoning Board Secretary