

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

Attendees:

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

Call to Order

Chairman Romano 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 June 27, 2016. Approved.

New Business – Barbara Brodie 612 Fifth Street

On the application of Barbara Brodie seeking an area variance for a front setback to allow for the installation of a temporary handicap ramp.

Chairman Romano started by saying the variance is supposed to stay with the property owner and handicap ramps should be removed when no longer necessary. A variance would remain with the property for a ramp that is later removed when no longer necessary.

Mr. Langey said we could possibly modify the Village code to allow approval by a special use permit with a designated time limit that would have to be renewed if necessary.

Mr. Reagan said he likes the idea of having a time limit and having to be renewed.

Mr. Reagan and Chairman Romano will draft a letter to the Village Board to consider changing the code to special use permit and what board would oversee the approval. Mr. Langey said it would be easier to grant special use permit needing renewal without having to grant a variance. We could possible create an ADA Special Use Permit to simplify the process.

Chairman Romano continued by reading the 5 criteria for granting a variance. The public hearing was opened.

Jennie Sommer, daughter of the applicant, presented a notarized letter authorizing her to represent the property owner in this matter. Mrs. Sommer explained her 88 year old mother no longer drives and needs transportation services and her mother cannot use the steps at the front door easily to exit and enter the home. Transportation services will not come to the door and the ramp is necessary for her to exit the home and get to the driveway.

The ramp needs to be in the front of the house due to the small lot size and the neighbor's fence is right at the property line and a car cannot fit. She stated this will be a temporary, aluminum ramp that will not be permanently installed in the ground. There will be railings on both sides.

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

Ms. Carey made motion to approve the variance to reduce the front setback from 30' to 0' to allow for the installation of the handicap ramp as submitted on the application for as long as the current resident demonstrated need. Mr. Miles seconded the motion. For SEQR purposes this is a Type 2 unlisted action with no environmental impact. There is no need for County Planning Board referral. Motion approved.

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

Respectfully submitted,

Sandra J. Callahan
Zoning Board Secretary