

TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS
Public Hearing/Meeting Minutes - Tuesday, 30 October 2018 – 6:45 PM
Town Hall Court Room – 3577 Terrace Road – Cortland, NY

Board Members (*absent)

John Finn, Chairman
David Plew
Thomas Bilodeau
Joanne Aloï
Bernice Potter-Masler

Others Present

Bruce Weber, Planning/Zoning Officer
Joan E. Fitch, Board Secretary
John B. Folmer, Town Attorney

Applicants & Public Present

None.

The Public Hearing was opened at 6:49 p.m. by Chairman John Finn, who read aloud the Legal Notice as published in the *Cortland Standard* on 17 October 2018, as follows:

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Town of Cortlandville will be held Tuesday, October 30, 2018 at 6:45 p.m. at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, in the Town of Cortlandville, New York, to consider the following application pursuant to the 1986 Zoning Law:

1. *In the matter of the application of Steven Wyant, for property located at 2958 South Hill Road, Tax Map No. 108.00-02-14.100, for a variance in the terms and conditions of Section 178-11, to allow for a Storage Building.*

The above application is open to inspection at the office of Bruce A. Weber, Planning & Zoning Officer, Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York, call (607) 756-7052 or (607) 423-7490. Persons wishing to appear at such hearing may do so in person, by Attorney, or other representative. Communications in writing in relation thereto may be filed with the Board or at such hearing.

John Finn, Chairman
Zoning Board of Appeals

(Note: Proof of Publication has been placed on file for the record.)

PUBLIC HEARING

Steven Wyant, Applicant/Reputed Owner – 2958 South Hill Road – TM #108.00-02-14.100 – Use Variance – Storage Building

Chairman John Finn acknowledged that neither the applicant nor a representative was present to explain to the Board the circumstances of this appeal or to answer any questions. However, he explained to everyone that the applicant was seeking a use variance to erect an outbuilding on this parcel without there being a primary building.

Member David Plew stated he saw no problem with this appeal at all. Member Tom Bilodeau said there was no indication in the paperwork whether or not a house would be constructed here in the immediate future. Member Joanne Aloï commented that they could not determine this without the applicant being present. PZO Weber advised that he had asked Mr. Wyant about building a house on this 31±-acre parcel, and Mr. Wyant stated he had no plans to do that at the present time.

Member Bilodeau commented that it appeared that Mr. Wyant was going to install a septic system and a well. Town Attorney John Folmer explained the criteria for a Use Variance and felt that going through the process without the appellant present would be wrong. Member Aloï stated she thought Mr. Wyant, or a representative, should be present to answer the Board's questions.

As there was no one present from the public to comment on this variance request,
Chairman Finn closed the Public Hearing at 6:55 p.m.

With no further discussion, a motion was made by Member Bilodeau to postpone consideration of this Use Variance until the next scheduled meeting to allow for the applicant/representative to be present. The motion was seconded by Member Aloï, with the vote recorded as follows:

Ayes:	Chairman Finn	Nays:	None
	Member Plew		
	Member Bilodeau		
	Member Aloï		
	Member Potter-Masler		

Motion passed.

This becomes Action #26 of 2018.

APPROVAL OF MINUTES – 28 AUGUST & 25 SEPTEMBER 2018

A motion was made by Member Bernice Potter-Masler to approve the Minutes of this Board's 28 August and 25 September 2018 meetings, as submitted. The motion was seconded by Member Aloï, with the vote recorded as follows:

Ayes:	Chairman Finn	Nays:	None
	Member Plew		
	Member Bilodeau		
	Member Aloï		
	Member Potter-Masler		

Motion passed.

This becomes Action #27 of 2018.

ADJOURNMENT

At 7 p.m., on a motion by Member Bilodeau, seconded by Member Potter-Masler, with everyone present voting in the affirmative, the meeting was adjourned.


Joan E. Fitch, Board Secretary

Emailed to KRP, Bd. Members, JBF,
BW, DD, DC, KM on 11/18/18.