

Town of Constantia Board of Appeals

Meeting Minutes – April 4, 2023

Call to Order

Chairman Macari opened the meeting at 7:00pm

Attendees

Voting members in attendance included:

- o Chairman Ken Macari
- o Daniel Retajczyk
- o Steven Rockwell

Guests in attendance included: Patrick Cerra, Sharon Cerra, Richard Ostrowski, Christine Ostrowski and Amy Connolly (Secretary).

Board members absent: Mark Somers, Michael Doran

Public Hearing- Cerra 26 Youman Rd.

Chair Macari opened the public hearing at 7:02 pm.

Patrick Cerra is requesting a side yard variance for a garage on his property at 26 Youman Rd in Bernhards Bay.

Variance from Section 4.13-1: Proposed garage will be 39.2 feet from edge of road, the road is 25ft wide. 51.7ft is the total proposed setback. Front yard setback request a reduction from 80 to 50ft. (Variance of 30 feet.)

Sideyard distance will be 4 feet. A variance is requested from the required 15ft of 11ft. This setback will allow the building to have the required 15ft setback on the other side of the proposed garage.

Section 4.10-1 Area variance 24,318 SqFt from 40,000sqft requirement.

Fire Chief visited the site to assess possible hindrances for safety concerns and found that accessibility is not affected negatively.

Neighbor called Chair Macari to speak to their concerns. Chair suggested that they write a letter to address concerns. The property owner sent a letter requesting all of the documents related to the application. All documents are available at the Town Office.

Mr. Rockwell asked what impact there would be on visibility for the neighbors. Applicant states that lake visibility would not be impacted at all.

Chair Macari states that he does have a concern with the narrow setback (4.6ft) regarding rain and snow shed from the new building's roof. He asked if the applicant planned to install gutters. Applicant answered in the affirmative. Board members state that they would like to see runoff management listed in the conditions if the application is approved.

Members reviewed the formatted questions for "Area Variance Findings and Decisions". The form will be filed in the Town Clerk's office. Discussion followed. Conditions state that gutters are required for the building.

MOTION Dan Retajczyk made a motion to declare the Appeals Board as lead agency for SEQR review. A negative declaration will be filed. The motion was seconded by Steven Rockwell. The motion passed unanimously.

MOTION Daniel Retajczyk made a motion to declare this project as a type 2 action of non-significance. The motion was seconded by Steven Rockwell. The motion passed unanimously.

MOTION TO CLOSE THE PUBLIC HEARING Daniel Retajczyk made a motion to close the public hearing at 7:47pm. Seconded by Steven Rockwell. Motion passed unanimously.

After consideration of the written request by a neighbor, board members felt that an email should be sent letting the neighbor know that they are free to come to town hall and view the documents and make copies of anything desired.

MOTION Daniel Retajczyk made a motion to grant the variances requested. The motion was seconded by Steven Rockwell. The motion passed unanimously.

Adjournment

Amy Connolly		
Secretary		Date of Approval
Town of Constantia Board of Appeals		

Steven Rockwell moved that the meeting be adjourned, seconded by Daniel Retajczyk. Members voted unanimously to adjourn at 8:12pm.