

Minutes  
For  
Village of Dryden  
Zoning Board Hearing 3 North St Variances  
Held on Thursday, July 12<sup>th</sup>, 2018

CHAIRMAN PRESENT: Charlie Hart  
MEMBERS PRESENT: Joyce Day, Adam Holic, Corwin Holtz, Laurie Arnold  
MEMBER ABSENT: Sue Gilbert,  
SECRETARY PRESENT: Rotha Marsh  
GUESTS PRESENT: Kevin Ezell, Code Enforcement  
Jacob Roberts, Nicholas Sedorus, 3 North St. Owners

Chairman Hart opened the public hearing at 7:30 p.m. on the variance requests submitted by Jacob Roberts and Nicholas Sedorus for to allow them to convert the vacant, fire damaged structure at 3 North St. to a 3 unit residential building. The Zoning Permit was denied because of lot area and road frontage deficiencies. The applicants are looking seeking relief from Article 305, Section 30502-Lot Area and Section 30503 – Lot Coverage.

The following items were either noted as being part of the record or were read aloud:

- \* Memo from the Village of Dryden Planning Department
- \* Zoning Permit Application dated 04/27/2018
- \* Appeal/area variance form
- \* Letter from the owners with Survey Map and Parking Map
- \* Letter from Tompkins County Department of Planning and Sustainability to David Sprout, Code Enforcement Officer
- \* Colored site plan

It was noted that there were no objections from neighboring properties or Village officials.

The potential exterior work including replacing windows for proper egress, possible front dormer, porches, handicap accessibility, section 8, and the driveway located on the adjacent 5 North St. property were discussed.

Upon all the information being on the record, and all opportunities for questions and comments, Chairman Hart recommended moving into Executive Session to deliberate at 7:50 p.m., inviting all to stay.

The Board went over the five factors, noting the following:

There would be no undesirable change in the neighborhood. There are buildings with similar usage in the neighborhood. Elimination of commercial operation and related traffic/parking concerns and creation of off street parking should be beneficial.

No other obvious feasible plan could achieve the desired results due to lot size.

The plan is substantial; lot size is consistent with other downtown like properties

No adverse physical or environmental impact would result from the granting of the variance, should be beneficial removing 19' of building from the rear property line.

The problem is not self-created, the lot was as is, predated the adoption of Zoning Law. Shrinking the building size is making better use of the building.

Additional items/findings noted, green space needs to blend in with the surroundings.

On a motion by Zoning Board Chairman Hart and seconded by Zoning Board Member Arnold, the following was passed. Vote: Arnold-Aye, Day-Aye, Holic-Aye, Hart-Aye, Holtz- Ayes.

RESOLUTION No. 7-1-2018  
3 North St. Variances

**Resolved** that the Zoning Board of Appeals of the Village of Dryden hereby approves the 3 variances for 3 North Street with all conditions of The Village of Dryden Planning Board and the site plan review and also owners must work with the village Beautification committee related to green space adjacent to the "Town Square" property.

The 3 North Street portion of the meeting concluded at 7:55 p.m.

An Acknowledgement of the hard work and years of service for Kevin Ezell as Code Enforcement Officer was made by Chairman Hart and congratulations by all on his upcoming retirement.

The meeting adjourned at 8:00 p.m.

Charles Hart, Chairman