**Minutes**

Draft

**For**

**Village of Dryden**

**Zoning Board of Appeals**

**15 West Main St Area Variance**

**Held on Wednesday, October 25, 2021at 6:30p.m. in person and via ZOOM**

CHAIRMAN PRESENT: Charlie Hart

MEMBERS PRESENT ZOOM: Joyce Day, Adam Holic, Corwin Holtz, Trevor McKee, Cory Girouix (Alternate Member)

SECRETARY PRESENT: Allison Kjellander-Cantu

GUESTS PRESENT ZOOM: David Sprout, Code Enforcement Officer, Nick Kuzmik, Tom Sinclair, David Bravo-Cullen, Clay Converse, Owners, Bradford Will & Sari Lilja Will

LIASON: Mayor Murphy

Chairman Hart opened the meeting at 6:35 p.m.

The owner wishes to convert the back of the 3,000 square foot building into an apartment and convert the front into new commercial space. Mr. Will hopes the commercial space will be a restaurant or café. The applicant is not seeking a Special Use Permit for the restaurant.

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

 \* Memo from the Village of Dryden Code Enforcement dated October 15, 2021

 \* Code Enforcement Review (SPR subsection 33024)

 \* Regional Planning Review, SEQR, Zoning/Code Enforcement Officer Recommendations

\*Village of Dryden application for Zoning Permit Application dated August 19, 2021

\*Village of Dryden Board of Zoning Appeals dated September 19, 2021

 \*Addendum to Submittal Set from applicants to the board dated August 13, 2021

\*Letter from Tompkins County Department of Planning and Sustainability

\* Short Environmental Assessment Form Part 1 & 2

\* Sheet C-102, Property Survey & Hydrant Locations

\* Sheet C-101, Site Maps

\*Sheet A-101, Floor Plans & Elevation

\*Sheet A-102, Commercial Occupancy Floor Plan

\*Sheet A-103, Apartment Residential Floor Plan

 \*It was noted that there were no objections from neighboring properties

Examination of the proposed deck on the South side of the building reaches the property line and will be 4.5 feet in width. The entrance section of the deck is 5 feet in width. Two new doors would be added on the commercial side of building.

The owners would like along the East side of building a narrow 2 foot area for recycling and garbage and an area for storage. They would also like to add two new sconces next to apartment door and string lights on the ceiling of entrance.

The decision about tenant parking was; since this is a municipal parking lot open to the public, there cannot be designate tenant parking spots. The parking lot south of the Village Hall is adequate with a reasonable distance of the building for parking overnight and winter months from November 1 to April 30. They will need to adhere to all municipal parking lot rules including moving the vehicle for plowing.

The Board feels there will be no impact to other surrounding buildings or undesirable change to the neighborhood. The proposed area for commercial and residential is similar to other building in this district. There will be no adverse or increase traffic.

The board concluded the findings showed this is a reasonable request and the plan for the commercial portion of the building is a great addition to the Village.

**Approve 15 West Main Street Variance Relief:**

On a motion by Zoning Board Member Day and seconded by Zoning Board Holic the following was passed: Vote Holic-Aye, McKee – Aye, Girouix-Aye, Holtz –Aye, Hart- Ayes, Day-Aye

RESOLUTION No. 10-25.1-2021

15 West Main Street Area Variance

**Resolved,** that the Zoning Board of Appeals of the Village of Dryden hereby approves the area variance for the Village Zoning Law sections 30502, 30503, 30504 and 30506.

**Adjourn:**

RESOLUTION No. 10-25.2-2021

Adjourn

**Resolved,** that the Zoning Board of Appeals of the Village of Dryden hereby adjourns at 7:28 p.m. not to reconvene

Charles Hart, Chairman