

Approved

**Minutes
For
Village of Dryden
Zoning Board of Appeals**

Held on Thursday, July 21, 2022 at 7:00p.m. in the community meeting room at Dryden Methodist Church

CHAIRMAN PRESENT: Charlie Hart
MEMBERS PRESENT: Adam Holic, Corwin Holtz, Trevor McKee, Cory Girouix (Alternate Member)
MEMBERS EXCUSED: Joyce Day
SECRETARY PRESENT: Allison Kjellander-Cantu
GUESTS PRESENT: Lucas Raley and Alison Shields

Chairman Hart opened the meeting at 7:00 p.m.

35 West Main Street area variances:

The purpose of this meeting is to review the four -unit multiple dwelling building submitted by Lucas Raley, Board Member, representing Second Wind. The parcel is situated in the commercial zoning district. Multiple dwellings housing is permitted but the lot is subject to the provisions of the multiple-residence zoning district. Variances are required for relief from article 305, 30502(Lot area & frontage), 30503(Lot coverage), 30504(Yard requirements), and 30917.3) Off-street parking)

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 July 11, 2022
- *Village of Dryden application for Zoning Permit Application
- *Village of Dryden Zoning Board of Appeals dated May 27, 2022
- *Letter from Second Wind
- *Vision layout footprint plans
- *Draft Planning Board minutes from June 27, 2022

Lucas explained to the board more about the background and the mission for Second Wind, is “housing and walking people toward restored lives”. It started in Newfield, NY with single room cottages housing for just men. Second Wind is a non-profit and rent is based on a scale based on if the individual is employed. Funding comes from private individuals, grants, and fundraising events. This dwelling will house a max of 18 woman and their children. This is designed with individual goals for each woman to help them reach their own personal goals. There is no time frame for their stay.

The four- unit floor plan will be made up of two units with 2 bedrooms and two units with one bedroom, a common area with simple closet, the stairs to the upstairs units will be located in this area, the first floor will be handicap accessible with a ramp of rear deck and will have an individual laundry/utility. The front porch and back deck will be covered to match the surrounding houses. The roof line will change from the design in the submitted paperwork of a two peak with valley to a “z” type roof having the left side higher with a slope to the right side.

Chairman Hart asked about staffing. Lucas said there will be on site staffing and volunteers working with the women.

Lucas went over more on the plans with the board starting with the existing garage. As of right now it will be used for storage during construction and in the future to maybe use for job training. Landscaping will be at a minimum consisting of a lawn, a few bushes in the front of the building and the possibility of a few trees to be planted. There is a light on the garage right now that shines down over the driveway and plans to have lights on the porch and deck to match the surrounding houses.

No signage at this time other than a temporary sign during construction.

This building plan is slightly smaller and is less than 35% of the lot. The house that sat there prior, caught fire and was demolished several years ago.

The boards concern is the parking. Lucas said at most there will be 4 cars. The board felt that parking of 5 cars was acceptable. Mention of a municipal parking lot nearby and that if there is going to be more than 6 cars overnight, that they would need to park in the overnight parking next to the Village Hall. The board would like Lucas to go back to Code Enforcement with the plans if this board approves the area variances.

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

No undesirable change of the neighborhood. There is already 3 of the 4 surrounding properties that are multi units in this area and will have no negative change to the community.

Because of the size of the lot, an area variance would be required

While going from 30% to 35% lot coverage is somewhat substantial it is again due to the lot size which pre-existed zoning. New building will be slightly smaller than the previous building and will provide small increase in the side lot setback

There will be no negative impact to other surrounding properties or undesirable change to the neighborhood.

Not considered self-created, the proposed building is set within existing foot print of old building. Lot size existed prior to the zoning regulations and any reasonable replacement with a home would require variances related to setback and lot coverage requirements.

This was approved from the Planning Board and no objections from neighbors, community members or Tompkins County.

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

RESOLUTION No. 7-21.1-2022
35 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 30917.3 with 3 conditions; if more than 6 cars in parking lot, they will need to use the Village Hall overnight parking lot, not to build bigger than as presented and if changes to

final plans are significant in change of building size, Second Wind will need to come back to this board.

16 Ferguson Road area variance:

Ms. Shields would like to place a pre-manufactured 20'x 24' detached garage in the front yard of her property at 16 Ferguson Road. The proposed location is on an existing imperious parking/turnaround area next to the driveway, within 32' from ROW. This is under section 30304-B1 (which prohibits structures from occupying any open space other than a side or rear yard) and from 30307-A (which requires a 40' front yard setback).

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

- * Memo from Village of Dryden Code Enforcement emailed to Alison dated July 13, 2022
- * Village of Dryden application for Zoning Permit Application dated June 22, 2022
- * Village of Dryden Zoning Board of Appeals
- * Letter from Alison Shields dated June 23, 2022
- * Photo of the driveway, house and placement of garage
- * Lot line image and placement from above

The placement of the garage is based on that the house sits back further than the other houses on the road and will be placed closer to the road on an already existing parking pad. It will sit back in the mature trees on the property. Chairman Hart visited the property and found there is no other place that would be feasible without significant negative impact on the yard. This location would make backing out of the garage easier and safer to pull out onto the busy road. There will be no changes to the driveway or parking pad other than to re-seal it in the future.

The color of the garage will match the house to help blend in.

There will be no lighting and power to the garage right now. Mention from the board that if lighting is to be installed that the lighting needs to be shining down and a permit would be needed.

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

The request will not create an undesirable change of the character of the neighborhood.

There is no other location that is practical for the garage and would be very difficult to put it in the backyard

The request to locate the garage within 32' from the ROW rather than 40' ROW is not considered substantial. It is also noted that the existing trees on side lot lines are closer to the ROW than this setback request. These trees will shield view of the garage.

There will be no impact to other surrounding properties or undesirable change to the neighborhood. No change of use in this area.

No this is not self-created; the previous owners built the house on the lot in such a way as to make placing a garage in another location not really feasible.

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

RESOLUTION No. 7-21.2-2022

16 Ferguson Road area variance

Resolved, that the Zoning Board of Appeals of the Village of Dryden hereby approves the area variance as requested for the Village Zoning Law sections 30304-B1 and 30307-A

Adjourn:

RESOLUTION No. 7-21.3-2022

Adjourn

Resolved, that the Zoning Board of Appeals of the Village of Dryden hereby adjourns at 7:58 p.m. not to reconvene

Charles Hart, Chairman