

**VILLAGE OF EAST SYRACUSE  
ZONING BOARD OF APPEALS  
May 6, 2010**

Acting Chairperson Robert Sweeney convened the hearing on the matter of an application for an area variance related to the side yard setbacks and the construction of a garage at 5014 James Street on Thursday, May 6, 2010 to order at 7:03PM.

Present: Zoning Board members: Acting Chairperson Robert Sweeney, Patricia Bacon, James Voodre, Ellen Robb and Vito Morgese. Also present: Village Planning & Zoning Attorney John Marzocchi, Code Enforcement Officer Frank Stirpe, and Village Clerk Patricia J. Derby.

On behalf of application for area variance: property owner Vincent Stevenson.

Trustee Jodi Gehrke-Turner also attended.

**Vincent Stevenson  
5014 James Street  
Tax Map # 002-01-07.2  
Area Variance  
Side Yard Set Backs**

Acting Chairperson Robert Sweeney read the notice for tonight's hearing, noting §821.12 of the Municipal Code Title 8 Zoning requires that houses in residential zones side yard set backs shall be a minimum of 5 feet.

Vincent Stevenson proposes to add a garage 18' wide. Needs that much room to be able to accommodate two vehicles.

Zoning Board member Vito Morgese inquired about the 9' garage door. Suggests may want to make that wider. Also asked if will need to widen the driveway.

Mr. Stevenson commented that the plans contain an error – is looking for a two car garage, not for a single car. Proposing a 9 x 7 garage door and a man-door in the front. Will not have to alter the curb cut. The drive already extends to the end of the house. Do not intend to alter at street level, but may have to extend at the top.

Acting Chairperson Sweeney read the following correspondence on to the record:

- Letter, dated April 27, 2010, from WM Engineers, notes that an area variance is needed and that if the garage was less, it would be a tight fit. Needs the 9' garage door to park a pick-up or SUV.

Mr. Stevenson reported that he bought the house in 2002 and has done a lot of work to improve the property. Wife has a circulatory disease – being able to park inside a garage will

make that easier. Also, frequently takes home a response vehicle from EAVES, as well as owing an SUV.

- Letter, dated April 26, 2010, from Tom and Cathy Michlovitch, stating they are unable to attend tonight's hearing, but let it be known that the variance request is agreeable. Is a small amount, and would benefit the neighborhood (as trash and yard supplies would be contained rather than out in the open);
- Resolution from Onondaga County Planning Board, dated May 5, 2010, notes the proximity with Town of DeWitt border and existing conditions. Determined that referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by referring Board; and
- May 5, 2010 comments from the Code Enforcement Officer, referencing the lot size and coverage requirements are not at issue, and the minimum required set back. Sees no problem with relief requested.

Mr. Morgese suggested may want to go with a wider door to make moving two vehicles easier. ZBA member Ellen Robb concurred, noting that appears logical, if it could be done financially. Mr. Stevenson noted the infrequency when 2 cars will need to be moved. Agreeable to any conditions this Board may impose. Looked at possibility of relocating man-door to side.

Hearing no further comments, Acting Chairperson Robert Sweeney asked if the Zoning Board members were prepared to act tonight.

**Motion** – by V. Morgese, seconded by P. Bacon – That the area variance be granted related to side yard set-backs caused by the addition of a 2-vehicle garage.

Polling the Board: P. Bacon – aye, J. Voodre – aye, E. Robb – aye, V. Morgese – aye, and Acting Chairperson R. Sweeney – aye. Area Variance granted.

Meeting adjourned at 7:15PM.

Respectfully submitted by,

Patricia J. Derby  
Village Clerk