

Village of Hammondsport  
Zoning board of Appeals  
October 5, 2016

The Village of Hammondsport Zoning Board of Appeals held a meeting on at 7:00 p.m. Monday October 5, 2016, 18 Water Street, Hammondsport, NY.

PRESENT: Tim Atwood – Chairman  
Members:  
Robert Deseyn  
Linda Carl  
Deb Robbins  
Bob Matthewson

OTHERS PRESENT: Bee Keck, Tamara Reinhart, Sheryl and Ken Isaman

Chairman Atwood called the meeting to order at 7:00 p.m. The purpose of the meeting is Area Variance Application 2016-31 submitted by Sheryl Isaman, 14 William Street to construct a covered porch on the front of her house. She is seeking a variance from Village code 122-17 Projections into required yards. B. Any open or enclosed porch or carport shall be considered part of the building in the determination of size of the required yard or lot coverage; and Village Density Control Schedule – MDR District: Front yard depth 25 feet and side yard width 12.5 feet.

Sheryl Isaman gave an over view of the proposed project which is to remove an existing porch that is deteriorating and replace it with a larger covered porch over an existing cement pad. The porch will be 8 feet by 38 feet across the front of the house

The board reviewed the Zoning Officer's Report putting forth the amount of variance required. He suggests in his report that if the ZBA approves the variances that the location of the proposed structure be clearly marked with stakes prior to construction and that he be notified to insure compliance.

239-M Referral Form from the Steuben County Planning Department was accepted and reviewed. The County review has not revealed any significant inter-community or county-wide impacts. The County Planning Department commented that while there are not county-wide or inter-municipal impacts, it is suggested the structure be staked out prior to construction as recommended by Zoning Officer to assess "line of site" issues.

SEQRA was reviewed. Linda Carl made a motion seconded Bob Matthewson to declare the ZBA as Lead Agency and the application is determined from the answers to questions in Part 1 and Part 2 of the Short Environmental Assessment Form, that the proposed action will not result in any significant adverse environmental impacts.

ROLL CALL VOTE: Atwood – Aye  
Deseyn – Aye  
Carl – Aye  
Robbins – Aye  
Matthewson – Aye

Discussion: Area Variance Application was reviewed and each answer to the application questions was discussed.

As a result of the above discussion the Zoning Board of Appeals has concluded with the following Findings:

1. There will not be an undesirable change to the neighborhood or detriment to nearby properties. The addition of a porch will enhance the neighborhood and be in keeping with other houses.
2. The addition of a porch on the front of the house cannot be achieved by another means than a variance. The porch will be laid out so that it will not be a hindrance to the view of neighboring properties.
3. The requested variance is substantial and the area of the addition will be laid out and checked by the Zoning Officer before construction.
4. There will not be an adverse effect either physical or environmental with the proposed variance.
5. The addition of the porch and request for variance is self-created as there is a porch on the house now but the porch is not large enough and is enclosed.

Bob Deseyn made a motion seconded by Linda Carl to accept the above findings and approve Area Variance 2016-31 based on the aforementioned Findings with the following Conditions:

- Conditions:
- a. The porch will not be enclosed
  - b. The porch will be open on all sides.
  - c. The location of the proposed structure (porch) shall be clearly identified with stakes prior to construction and the Zoning Officer notified accordingly to insure compliance.

ROLL CALL VOTE:

- Atwood - Aye
- Matthewson – Aye
- Deseyn – Aye
- Carl – Aye
- Robbins - Aye

Linda Carl made a motion seconded by Deb Robbins to adjourn the meeting at 7:32 p.m.

Respectfully submitted,

Lela Martuscello