

Village of Bloomfield

Zoning Board of Appeals Minutes August 27, 2020

Zoning Board of Appeals Members: Terry Hall (Chair), Emery J. Warden, Kimberly Gebo & Byran Bricco

Absent: Roslyn Duncan

Others Present: Kimberly Rayburn (Secretary), Jim Kier (Building & Zoning) Carol Kennedy Potter (Applicant).

Hall opened the meeting at 7:00 pm. He introduced Bryan Bricco as the newest member of the ZBA.

I. Area Variance Review BV1-20 Area Variance, Owner: Carol Kennedy Potter 130 Main Street.
Tax # 67.19-1-49.000 Update existing front porch with new materials and add four (4) feet of width.

Hall explained the review process and informed Potter the Board has thirty days to make their decision.

Rayburn asked the applicant for the signed neighbor notification letters or receipts of mailing; Potter gave Rayburn the receipts. Hall reviewed the documents and then opened the public hearing.

Hall asked Potter to explain her proposal, Potter stated that she is keeping the same foot print she is just making the porch deeper and safer by repairing the steps. She stated overall it will look better. Kier stated that how the code is written, if this were a new structure it would be allowed. Due to the placement of her neighbor's homes to the front setback.

Hall asked for any comments from the public, there were none. Hall asked for comments or questions from the Board. Gebo stated that the steps are thirty-two (32) inches so the variance would be for four (4) ft + thirty-two (32) inches. She asked if that was ok by the Code Officer, Kier stated it was. Gebo asked if the porch will be covered, Potter stated it will as it is currently.

Hall then asked for a motion on SEQR, Warden made a motion Gebo seconded the motion and it was carried to declare SEQR a type II action with no further action required. Hall closed the public hearing.

The Board then reviewed the state mandated criteria, and decided that it will not be an undesirable change in the neighborhood, the location makes sense, they feel the minimum relief has been sought and the proposed will have no adverse physical or environmental effects. The proposed action is self-created.

ZBA Decision:

Gebo made a motion and Warden seconded the motion to approve the Area Variance as provided and discussed above. BV1-20 Area Variance, Owner: Carol Kennedy Potter 130 Main Street. Tax # 67.19-1-49.000 Update existing front porch with new materials and add four (4) feet and thirty-two (32) inches to existing foot print of porch including steps. Whereas:

1. It will not be an undesirable change to the neighborhood as her neighbors houses and porches are closer to the front than hers and if it were a new structure, it would not require a variance.
2. The location makes the most sense
3. They feel they have reviewed the minimum relief and the request is not substantial
4. The request will not have an adverse physical or environmental effect
5. request is self-created

Roll call vote: Hall Aye, Warden Aye, Gebo Aye, Bricco Aye.

II. Discussion:

Hall discussed training requirements

III. Meeting Adjourned: Gebo made a motioned and Warden seconded the motion to adjourn the meeting at 7:15 pm. All Board members present voted aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn

Town of East Bloomfield & Village of Bloomfield
Planning Board Secretary
Zoning Board of Appeals Secretary &
Code Enforcement Administrative Assistant