

Town of Conklin Zoning Board of Appeals – November 3, 2020

MEMBERS PRESENT: William Northwood, Chairman; Art Boyle, Elizabeth Einstein, Hal Cole

ABSENT: none

ATTORNEY: Keegan Coughlin

ALSO PRESENT: Mary Plonski, Secretary
Nick Pappas, Code
Willie Platt, Liaison

VISITORS: Jacob Rolston

7:00 P.M. Chairman Northwood called the meeting to order.

Chairman Northwood reviewed emergency procedures for the Castle to all that were present.

**Agenda item#1 Jacob Rolston
1092 Powers Rd. Conklin NY 13748
Tax Map 178.04-2-31
Area Variance: Addition 20' x 26' with less than the required front yard setback at 1092 Powers Rd.**

Per Article IV R-12 Section 140-14 Required Yards.

A. All principal buildings shall have yards not less than the following:

(1) Front Yard: 40 feet.

Chairman Northwood asked the applicant to introduce himself and state why he was here.

Mr. Rolston explained that this is their forever home. In the past 3 years they have purchased 3 different homes and they want to make sure this is the last one. He is aware of the risk of flooding. Their plan is to keep it as a ranch home. They would rather not build up.

Chairman Northwood read into record the following correspondence:

1. Letter of Intent.
2. Zoning Board Application dated 9/08/2020.
3. Broome County Planning and Economic Development 239 comments dated 9/15/20.
4. Broome County Health Department comments dated 9/14/2020.
5. Broome County Dept. of Public Works dated 9/14/2020.

Attorney Coughlin stated that because this is an area variance we do not need to do the part 2 section for SEQR.

Chairman Northwood asked him about the elevation plans for the addition.

Mr. Rolston stated that the engineered plans were designed to keep the roof height in line with the existing roof line. The plans are drawn out to be above the BFE (base flood elevation).

Mr. Northwood asked how high the plans are for the addition.

Mr. Rolston explained that the floor on the addition will be even with the existing floor of the home. The engineer felt the home would not look right with the addition higher than the existing home.

Art Boyle asked for clarification from Nick Pappas the code officer. What are the rules for the pillars being above ground. Nick explained that the pillars will not be above ground. You won't see the pillars.

Hale Cole questioned the water displacement from the addition. Nick explained that because it is on piers it won't be the full 20' x 26' being displaced. Hal asked if the 100 year flood was below where the floor will be. Mr. Rolston said yes it would be below the floor level.

Hale also mentioned that in his opinion Mr. Rolston has already answered the question of the reason it cannot go anywhere else on the property.

Art Boyle felt that the all the 3 comments or questions from the county have been answered.

Chairman Northwood asked for a motion.

Liz Einstein made a motion that we grant the application of Jacob Rolston for an area variance for property located at 1092 Powers Rd. Conklin, NY 13748. Tax Map number 178.04-2-31 in an R-12 One and Two-Family Residence District.

To allow a 20' x 26' Addition in the front of the house.

Because the benefit to the applicant, when considered against the detriment to the health, safety, and welfare of the community, weighs in favor of the applicant, based on the following findings of fact. The addition will blend in with the neighborhood. His measurement of the 23' is from his property line.

An undesirable change will not be produced in the character of the neighborhood. The addition will enhance the character of the neighborhood.

The benefit sought by the applicant cannot be achieved by some other feasible method as follows: The location of the garage, deck, septic system and patio prevent it from going in another location on the property. Adding a second story is cost prohibited.

The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood. The alleged difficulty was not self-created.

Liz Einstein stated that this is a type 2 action, therefore no SEQR was required.

This motion includes the following conditions.

1. Completed within one year.

Hal Cole second motion.

Vote:

Liz Einstein	yes
Hale Cole	yes
Art Boyle	yes
Bill Northwood	yes

Chairman Northwood thanked the applicant.

Chairman Northwood asked for a motion to accept the minutes of our last meeting.

Art Boyle motioned to approve October 6, 2020 meeting minutes and Hal Cole second. All present board members approved.

Chairman Northwood asked for a motion to adjourn.

Art Boyle motioned to adjourn the meeting. Hal Cole **second motion**. All present board members approved.

Next Zoning Board Meeting will be held on Tuesday, December 1, 2020.

Chairman Northwood closed the meeting at 7:40 p.m.

*Respectfully Submitted,
Mary Plonski – Zoning Board Secretary*