

Village of Liverpool Zoning Board of Appeals
Minutes
Monday, July 27, 2020 – 6:00 p.m.

Attendees:

Jon Miles, Chairman

Pamela Carey

Melissa Cassidy

Steve Race

Sandra Callahan, ZBA Secretary

Bill Reagan, Codes Officer

Call to Order

Chairman Miles called the meeting to order at 6:00 p.m. and led all present in the Pledge of Allegiance.

Adoption of Minutes

Mr. Race moved and Ms. Cassidy seconded the motion to adopt the minutes from June 22, 2020.

Approved.

New Business – Public hearing on the application of Tania Blasi to subdivide the vacant lot at 209 Alder Street (tax map #002.-10-04.0) into two building lots that require an area variance to §380-16.A(1) of the code of the Village of Liverpool, to allow for reduction in required lot area from 6,250 sf to 5,625 sf for one lot (211 Alder) and to reduce the lot width from 50 feet to 45 feet for each lot (209 and 211 Alder)

The property owners were present and explained they would like to create two lots similar in size to the neighborhood with the intent of building two small houses on the lots. This would return the lot to how it was originally.

Chairman Miles read the 5 criteria for granting a variance.

1 – Would an undesirable change be produced in character of neighborhood or a detriment to nearby properties? No. Nearby properties are similarly sized.

2 – Whether benefit sought can be achieved by a feasible alternative to the variance. No. The proposed 45' width is the best practical lot width. 211 Alder lot depth is a fixed constraint.

3 – Whether the requested variance is substantial. No.

4 – Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood? None noted

5 – Whether the alleged difficulty was self-created. Current zoning codes does not consider the many existing small lots throughout the village. In this case granting of the variance should rely heavily on the configuration of nearby properties.

The property owners will send the required notice to the neighboring residents within 200' and return for the August meeting.

There being no further business, Ms. Carey moved and Ms. Cassidy seconded the motion to adjourn. Motion approved. Meeting adjourned at 6:12 p.m.

Respectfully submitted,

Sandra J. Callahan
ZBA Secretary