Village of Liverpool Zoning Board of Appeals
Minutes
Monday, August 24, 2020 – 6:00 p.m.

Attendees:
Steve Race, Acting Chairman
Melissa Cassidy
Rich Andino, Attorney
Pamela Carey
Sandra Callahan, ZBA Secretary

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

Adoption of Minutes
Ms. Carey moved and Ms. Cassidy seconded the motion to adopt the minutes from July 27, 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 did not send the required certified letters to the homeowners within 200' of the property. They will send the letters and a special meeting will be scheduled in 2 weeks on September 9th.

The board is unable to move forward without the letter requirement being met.

308 Fourth Street – on the application of James Giarrusso for an area variance to §380-16.B(1) of the code of the Village of Liverpool, to allow for a reduction in front yard setback from 30' to 7.5' (current setback is 13') to allow for the construction of a porch for a property located at 308 Fourth St., Liverpool, NY designated as tax map #002.-07-16.0.

Mr. Giarrusso said the porch will have a full railing and will look more colonial in style. The roof structure will be gabled over the front and stairway entrance.

No residents were present and Mr. Giarrusso returned his certified receipts for the letter to the neighbors within 200' of the property.

Acting Chairman Race 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. Provided the plans submitted and the structure built matches the sample photos and dimensions provided by the applicants to the ZBA. Several nearby homes include covered porches with railings and stairs.
2 – Whether benefit sought can be achieved by a feasible alternative to the variance. No. The nature of the large easement present on all village properties and the location of the existing structure being where it is (including the main entry door), there is no other means to achieve a properly sized covered porch on this property at that entrance without significant structural changes to the property.
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? No

5 – Whether the alleged difficulty was self-created. No

The style of the porch fits into the character of the neighborhood. The plans submitted must be what is built.

Ms. Carey moved and Ms. Cassidy seconded the motion that for SEQR purposes this is Type II, unlisted action, with the Village of Liverpool Zoning Board listed as lead agency and to grant the variance for the reduction in front yard setback to 7.5' to allow for the construction of a front porch as submitted to the Board with the application. Motion carried.

There being no further business, Ms. Cassidy moved and Ms. Carey seconded the motion to adjourn. Motion approved. Meeting adjourned at 6:20 p.m.

Respectfully submitted,

Sandra J. Callahan
ZBA Secretary