

Village of Cayuga Heights
Zoning Board of Appeals Hearing
Held on 6/5/06

Board Present: Robert Powers, Peter McClelland, Joe Petrillose, Sarah How
Zoning Officer Present: Brent Cross
Zoning Board Secretary: Mary Jane Neff

Guest: Eric & Alysson Pritz and Vally Kovary

A public hearing was held for an area variance request from Eric and Alysson Pritz of 106 Brook Lane, tax map #14.-7-3, to permit a side yard setback of 12.5 feet which violates Section 6 of the Village of Cayuga Heights Zoning Ordinances and to allow a lot coverage of 14.9% which violates Section 7 of the Ordinances.

In the absence of the chairperson, Robin Cisne, the consensus of the Board was to authorize Joe Petrillose as the Acting Chairperson.

Petrillose called the public hearing to order at 7:15 PM

Zoning Officer Cross presented some history on the property which included a previous approved variance on 7/17/1985. This was for the front entrance porch. He also explained that the sideyard requirement was 15 feet from the property line and the maximum allowed lot coverage was 12%.

Eric Pritz requested permission to highlight his letter to the Zoning Officer dated 5/2/06. His intent is to improve the quality of living and would not be a detriment to the community. However, as their family has increased in age, they are in need of additional space and want to update their kitchen and add an eat-in area to the kitchen space. Both he and his wife teach in the Ithaca school district and enjoy living in the Village of Cayuga Heights.

Vally Kovary stated that she supported the Pritz's request for a variance that would allow them to increase the kitchen space.

Mr. Pritz also presented copies of letters from other neighbors whom were unable to attend. The letters were from Donna Eaton and from Lee Adler and Kristen Stevens. Both neighbors favored the granting of the variances requested.

The public portion of the meeting was closed at 7:40 P.M.

The Board discussed the issues of granting this variance request. Robert Powers stated that he had been in the kitchen area before the Pritz had purchased the house and that it was extremely small. He also stated that the property was located in an older section of the Village and built in the era of older zoning codes.

The Board considered and discussed the following measurements:

1. Is the degree of lot coverage significant?
2. Is the request consistent with the neighborhood?
3. Are there any environmental impacts that would be caused by granting these variances?
4. Were the requests self created?
5. Are there alternative methods to accomplish the residents' needs if their requests are not approved?

On a motion by Sarah How, seconded by Robert Powers, the following was passed with all members voting aye:

RESOLVED, that an area variance be granted for the proposed 12.5 feet side yard setback and that an area variance granting a 14.9% lot coverage to the property currently owned by Eric and Alysson Pritz of 106 Brook Lane, tax map #14.-7-3.

Code Enforcement Officer Cross explained that the variance becomes effective immediately, but that anyone has the right to challenge the Board's decision in the next thirty days. If no challenges are received within the next 30 days the approval will be final.

The board meeting was closed at 7:55 PM.

Respectfully submitted,

Mary Jane Neff, Secretary