

Village of Cayuga Heights
Zoning Board of Appeals Hearing
Held on 11/06/06

Board Present: Robin Cisne, Robert Powers, Joe Petrillose, Kenneth Robinson (arrived at 7:25 PM), and Sara How

Zoning Officer: Brent Cross

Zoning Board Secretary: Mary Jane Neff

Guest: Jason Demasest, Mr. & Mrs. Stuart Phoenix, Mr. & Mrs. Chris Anagost, and Mr. & Mrs. Eric Pritz

ZBA Chairperson Cisne opened the ZBA meeting at 7:10 PM

Mr. Cross explained that the Mr. & Mrs. Phoenix request for a variance had been tabled from the 9/11/06 meeting and that he had sent the Board members an accounting of the Phoenixes' request. Mr. & Mrs. Pritz have requested a minor change from their original variance which the Board had granted and Mr. Cross wanted a confirmation from the Board of the change. Mr. & Mrs. Anagost are requesting a variance for a fence greater than 4-feet tall.

Chairperson Cisne requested Mrs. Phoenix to again explain their request for a six-foot fence.

On a motion by Cisne, seconded by Petrillose the following was passed with 4 ayes and 1 abstention

RESOLVED, that a variance is hereby granted for the installation of a 6-foot high fence at 914 Highland Rd., tax parcel #2.-7-8.

Chairperson Cisne reviewed with the Pritzses' and the Board members the requested changes. The setback variance was approved at the June 2006 meeting of the ZBA Board. Since then the property owners exposed a large overhang which shifted the proposed addition towards the front of the lot. This and the miscalculation of the original lot coverage caused at 0.3% increase in lot coverage. Mr. Cross stated that he had discussed this change with Chairperson Cisne and the consensus was that the change was minimal and would not need to come back before the Board. Again the Pritzses' came back requesting an increase in the square footage of the addition, from 150 square feet to 192 square feet. This increases the lot coverage by an additional 0.1%. Mr. Cross stated that since there had been several changes that the Board should consider the change to the original variance that was granted.

On a motion by How, seconded Powers the following was passed with all ayes:

RESOLVED, that the changes are insignificant and confirm the original variance for a lot coverage of 16.8%.

Chairperson Cisne called the public hearing to order at 7:40 PM

Mrs. Anagost presented pictures of their property and explained how they intend to construct a fence. However, due to the lay of the land and to accomplish the purpose of the fence, a 6-foot fence would be needed.

The Board reviewed the proposed request. They found some discrepancies in the drawing which confused the request. The board also read two letters from neighbors who oppose the construction of a 6-foot fence.

At this time Mr. Cross requested the following note in the record:

The mesh deer fence on the adjacent property is not a true fence.

The public hearing was closed at 8:15 PM.

The board discussed.

On a motion by Powers, seconded by Petrillose the following was passed with 3 ayes and 2 nays.

RESOLVED, that this Board hereby tables the decision on the request to construct a 6-foot fence at 100 Upland Road, tax parcel # 9.-7-6, until additional information is received on the location of the proposed fence.

On a motion by Petrillose, seconded by Powers the following was passed:

The board meeting was closed at 8:20 PM

Respectfully submitted,

Mary Jane Neff, Secretary