

VILLAGE OF CANASTOTA
ZONING BOARD OF APPEALS
MINUTES
November 3, 2005

MEMBERS PRESENT: Chairman Stacey Stagnitti, Jim Foster, Mark Ferriter, Gwyn Bodle, Vincent Spadafora

OTHERS PRESENT: Laurie A. Peer

Chairman Stacey Stagnitti called the meeting to order at 7:00 p.m. and read aloud the Notice of Public Hearing.

Motion by Gwyn Bodle, seconded by Jim Foster, to open the Public Hearing at 7:01. Passed 5 to 0.

The Board reviewed the application and supporting documentation, the County GML, recommendation from the Planning Board and the Notice of Action Taken from CEO Michael Adsit. Chairman Stagnitti asked the applicant if she has discussed this matter with Mrs. Sgroi, the adjoining property owner. The applicant stated that she has not talked with her about this matter. Chairman Stagnitti read the County recommendation aloud.

The proposed garage will provide for 2 cars plus room for storage. This would still allow for a total of 5 parking spaces. The adjoining land owners garage is right on the property line.

Member Jim Foster asked if there was another place that the applicant could put the garage. The applicant responded that any other place on the property would take away from any yard space and this would move tenant parking to the back of the property.

Chairman Stagnitti informed the applicant that if the variance is granted, they would need to build according to the flood construction plans with the Code Enforcement Officer. The applicant is aware that the property is in a flood plain.

The applicants stated that the rest of the apple trees will not be taken down. The shed will come down and will not be relocated.

Motion by Mark Ferriter, seconded by James Foster, to close the Public Hearing at 7:17 p.m. Motion passed 5 to 0.

Motion by Mark Ferriter, seconded by Gwyn Bodle, to grant the 16 foot rear yard variance on the property located at 110 South Main Street, to construct a 24 x 32 foot garage. Also, the owners have been made aware that they are in a flood zone and that they must comply with all flood zone construction regulations. Motion passed 5 to 0.

Motion by Jim Foster, seconded by Mark Ferriter, to adjourn at 8:30 p.m. Motion passed 5 to 0.

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Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer