

**Village of Liverpool Zoning Board of Appeals
Minutes
Monday, January 23, 2017 – 6:00 p.m.**

Attendees:

Michael Romano, Chairman

Pamela Carey

David DeRouchie – absent

Jon Miles

Jason Recor – absent

John Langey – Attorney

Bill Reagan, Chief Codes Officer

Sandra Callahan, ZBA Secretary

Call to Order

Chairman Romano 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 Mr. Miles seconded the motion to adopt the minutes from August 22, 2016. Approved.

New Business – St. Paul's Lutheran Church – 210 Hazel St.

On the application of St. Paul's Lutheran Church for an area variance to §380-17.A(1) for a lot area less than one acre, to §380-17.A(3) for lot coverage greater than 30%, §380-17.B(1) for a front setback less than 40' and §380-17.B(2) for a side setback less than 20' for a property located at 210 Hazel Street designated as tax map 003.-05-04.0

Chairman Romano read the 5 criteria for granting a variance.

Howard Lyndaker from GYMO Architects explained they need reconfigure the 3 parcels so the houses will each be their own separate tax parcel. Lot line adjustments are needed due to the corner lot and the pre-existing conditions of the site.

The Church and parking lot will be 1 lot and the two houses will be a separate lot each its own tax parcel.

Attorney Langey said future owners should be made aware that these are substandard lots and limited for future construction.

Mr. Reagan said the lot on Vine St. to the church is 17.3 feet. The house needs 5', the church needs 20'. They could move the lot line over 2.5' and it would be 20' from the church.

Pastor Rick said there is a fire exit on the opposite side of the building not shown on the map that could possibly be removed. Mr. Reagan will look in to it.

200 Tamarack St.

On the application of St. Paul's Lutheran Church for an area variance to §380-16.A(1) for a lot area less than 6,250 sf, to §380-16.B(1) for a front setback less than 30' for a property located at 200 Tamarack Street designated as tax map 003.-05-05.0

There was discussion about changing the lot lines and Chairman Romano suggested planting a vegetation barrier along the perimeter of the property.

Chairman Romano recapped the discussion and said the Hazel St. lot line will go from 17.3' to 20' and on the side with the classroom from 11.6' to 16.6'

The Tamarack Street property will keep the lines as drawn and add 5' of plantings.

Mr. Lyndaker will submit new drawings with the new lot lines shown and this will be submitted to the County for referral. A public hearing will be held at the February 27 meeting at 6:00 p.m.

There being no further business, Ms. Carey moved and Mr. Miles seconded he motion to adjourn. Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Sandra J. Callahan
Secretary