

Zoning Board of Appeals
Regular Meeting
April 29, 2024
6:30PM
Minutes

Quorum: Yes

Meeting called to order at 6:03 PM by Chairman Don Butler.

Members present: Donald Butler, John Stano, David Ladd, Amy Kenney.

Members absent: Ryan McIntosh

Also present: Julie McIntosh; applicant

Motion Amy Kenney 2nd David Ladd to approve the minutes from the March 4, 2024 special meeting held at 6:30pm.

Ayes: 4 Donald Butler, John Stano, David Ladd, Amy Kenney.

Nays: 0

Correspondence: None

Old Business: Amendments to Zoning Law

A special meeting of the Village of Dexter Board of Trustees was called on Tuesday, April 9, 2024 at 4:00pm. During this meeting, a public hearing was held and the board unanimously voted to approve Resolution #4 of 2024, to enact Local Law #1 of 2024, Amendments to the Village of Dexter's Zoning Law, Article 325-11 Commercial, Section B. to include the following;

- 1.) Adding the definition of Mixed-Use Building where commercial and residential used are allowed in the same building.
- 2.) Adding Mixed -Use Building to Section B. Uses permitted upon special use permit approval for the commercial district.
- 3.) Adding Multiple Family Dwelling to Section B. Uses permitted upon special use permit approval for the commercial district. (We already have the definition for Multiple Family Dwelling in our law).

New Business:

Willis and Julie McIntosh of 316 W. Bradley Street have submitted an area variance application for review. Their residential lot is situated in the R-1 district, which states the minimum front yard setback is 25 feet or in line with neighboring adjacent buildings, Chapter 325-7 D. The application is asking to reduce the front yard setback from 25' to 15' to construct a 10'x20' covered front porch.

Board clarifies survey depiction: 17' setback on east side of property. 12' easement for neighboring driveway plus and additional 5'. Face of the home sits right at the 25' set back line. The understanding is that it was intended for the house to be set back a little further but it had to be brought forward due to the proximity of the rock ledge on the west side of the property?

Jule McIntosh: Yes.

Stakes were put in the ground to represent where proposed porch would sit.

Clerk: Area variances are exempt from Jefferson County Review as well as SEQR review.

Motion: John Stano 2nd David Ladd to accept application as complete.

Ayes: 4 Donald Butler, John Stano, David Ladd, Amy Kenney.

Nays: 0

Motion: Amy Kenney 2nd David Ladd to schedule a special meeting to hold a public hearing on Tuesday, May 14, 2024 at 6:30pm

Ayes: 4 Donald Butler, John Stano, David Ladd, Amy Kenney.

Nays: 0

The next regularly scheduled meeting would fall on July 29, 2024 at 6:30pm, if there is business.

Motion John Stano 2nd David Ladd for adjournment.

Ayes: 4 Donald Butler, John Stano, David Ladd, Amy Kenney.

Nays: 0

Meeting adjourned at 6:45pm.

Respectfully Submitted,
Danielle Queior, ZBA Clerk