

August 3, 2016

Zoning Board of Appeals

Proceedings by Authority

State of New York,
City of Jamestown, ss:
Council Chambers

The regular meeting of the Zoning Board of Appeals of the City of Jamestown, New York, was held on Wednesday, August 3, 2016 at 3:30 p.m.

Members Present: Ellen Ditonto, Richard Hanson, Sally Martinez, , Patricia Calanni

Members Absent: Dave Daversa, Robert Karbacka, Judith Sandson

Others Present: Larry Scalise

Mrs. Ditonto called the meeting to order.

Mrs. Ditonto: A couple of housekeeping items; when we have the petition read, the person who is the petitioner or representing them should come forward to the center microphone here. You're allowed to give a little bit more detail on your request. Today we have just one area variance request on the agenda. If there's anyone from the public, they're allowed to speak during part of the session. They would need to go to the microphone to my far left and state their name and home address and limit their remarks to five minutes or less; only on the area variance request. With that information, we have four board members here today. It takes four affirmative votes for approval of a variance request and we'll have the clerk read that request now.

BRUCE E. ANDERSON, 34 PARDEE AVE., JAMESTOWN, NEW YORK 14701 388.09-1-18

The petition of Bruce E. Anderson, 34 Pardee Ave., Jamestown, New York 14701 for an area variance to allow for the construction of a 20' x 24' addition to the existing garage, owned by Bruce E. Anderson in an R-1 Zone. (Section 300-0317 Accessory Structures: (The maximum allowed square footage of an accessory structure is 720 square feet, the proposed addition to the existing garage is 480 square feet which will make the total area 960 square feet).

Mrs. Ditonto: Thank you. Mr. Anderson, would you like to come forward please. Again, state your name, home address and give us a little bit more detail in the request for this. You can sit down first. We have to record all of this.

Mr. Anderson: Bruce Anderson. 34 Pardee Avenue, Jamestown, New York. What I have here is, my neighbors, either were working or couldn't make it so I do have signatures.

Mrs. Ditonto: Okay. Mr. Scalise will take that and then we'll add that into the record.

Mr. Anderson: There's some pictures of what the existing shed looks like and it's an extension of that, and the area that's where the shed is to show you that there's plenty of room there.

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Mrs. Ditonto: Why don't you tell us why you want to add on to the structure. What the need is and then we'll ask for questions from the members of the board.

Mr. Anderson: The reason I'm adding on is because the existing shed I have now, I put my lawn equipment and anything else that we have in there. My house doesn't really have a basement so anything that would go in the basement goes in there. Since I built that, I have purchased two motorcycles and a Corvette and so my wife is getting tired of her car being out of the garage, because I have them in there so for the last two years, she's been bugging me to add on to this so I can put the vehicles in there in the winter and her car could go into the garage. So that's the purpose of it.

Mrs. Ditonto: Mr. Anderson, I went to the site today and I see that there is actually some construction that's been started on that.

Mr. Anderson: Yes, I started because I thought I could just get the permit. So it's been halted.

Mrs. Ditonto: Okay. Are there questions from members of the board on this petition?

Ms. Martinez: Does it really have to be that big?

Mr. Anderson: Yes, because of the car. Larry said I could build out 12', but I can't fit the car in there. So that's the reason.

Ms. Martinez: And it's going to be sort of wooded? It's in a wooded area?

Mr. Anderson: Yes. It will look just like what's there. It will just be longer. I'm going to have shrubbery around it.

Ms. Martinez: Okay. So you're adding to the back of it.

Mr. Anderson: The front of it.

Ms. Martinez: The front of it; okay.

Ms. Calanni: And the purpose is just for storage use?

Mr. Anderson: Yes.

Ms. Calanni: There's no type of business or anything out of the garage?

Mr. Anderson: No.

Ms. Martinez: Or working on cars or anything like that. Except your own two.

Mr. Anderson: Yes. I wouldn't be working on them. They don't need any work.

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Mrs. Ditonto: Any other questions from members of the board?

Mr. Anderson: Another thing; if you can see from the aerial footage there, it's very wooded and I've tried to keep the aesthetics of that with what's there. I'll stain it the darker brown and plant shrubbery around it.

Mrs. Ditonto: The garage, or shed, or whatever you want to call it is actually pretty far back on your property. How do you get vehicles there? There's not a driveway.

Mr. Anderson: No, there's not a driveway. The only time I'll have the Corvette and the motorcycles back there would be during the winter so in the fall I just would drive them back there. The closest property line, if you're looking from the road would be 25'; from my neighbor's property line.

Mrs. Ditonto: The addition, sometimes it's hard for us to picture it because it's in the front versus the back, but are you then realigning all of the eaves troughs so that there's...

Mr. Anderson: Yes. And what they're going to do is – I've put a metal roof over it, they're doing the part that's already there so it will look like, once it's done, like it was originally built like that.

Ms. Martinez: So you'll be opening up the front of it?

Mr. Anderson: Yes. It will look just like what's there; overhead door plus an access door. And windows on the side.

Ms. Martinez: As an expansion. Not as separate building. It's an expansion of what's there.

Mr. Anderson: Yes, it's an expansion.

Ms. Martinez: So you'll take the front off the building that's there right now.

Mr. Anderson: I think what I want to do, because I'd like to insulate this new part, is leave that separate so my lawn equipment...

Ms. Martinez: So it's cold storage.

Mr. Anderson: Yes, for the colder...

Mrs. Ditonto: You mentioned, Mr. Anderson, that you couldn't do it for less than the total of 960 square feet. So that 960 square feet is going to allow you to have two vehicles, your motorcycle and your other lawn equipment in there.

Mr. Anderson: I'm only going to put one Corvette, one vehicle and two motorcycles.

Mrs. Ditonto: Okay. One vehicle, okay.

Mr. Anderson: I thought in the summer, I'd make it my "man garage".

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Ms. Martinez: Hiding, huh?

Mr. Anderson: My place to get away.

Mrs. Ditonto: You did bring with you today, a petition that's signed by your neighbors, so I'd like to have the clerk read that into the record now.

Mrs. Patti: We, the undersigned, have no issue with Bruce E. Anderson, residing at 34 Pardee Avenue adding a 20'x24' addition to his already standing building which measures 20'x24', thus doubling the size of the building. Charles Sheehan, 47 Pardee Avenue, Jamestown; Raymond Hagstrom, 17 Pardee; Harry Bailey, 29 Pardee; James Wilson 28 Pardee; Steven Codwell at 36 Pardee Avenue.

Mr. Anderson: Did you say Wilson? It's Nielson.

Mrs. Patti: James Nielson, 28 Pardee.

Mrs. Ditonto: And can you tell me if there's any other correspondence on this?

Mrs. Patti: There is not.

Mrs. Ditonto: Okay, thank you. Just for the record, there's no one else in the audience who would be speaking for or against this petition at this time. So do you have any other comments that you would like to make before the board looks for a motion?

Mr. Anderson: Larry gave me a sheet with the criteria for an area variance. I don't see where any of them – it shouldn't change the character of the neighborhood. As far as my neighbors, the nearest property line is 25', plus as you can see in the aerial we have wide yards and as far as making it smaller, it would really defeat my purpose for what I want to build it for. I don't see where there's any impact on the neighbors or anything. They are good with it.

Mrs. Ditonto: One of the criteria is about the environmental impact. You're sure that, again, any of the drainage that comes off from that longer building is not going to impact negatively on the neighbors' properties; that all of the drainage is going to be not moving toward your neighbors any more than it is right now.

Mr. Anderson: Yes. I'll be putting up rain gutters. Plus, the way it would run, I own property almost down to Willard Street; where it would be running.

Mrs. Ditonto: That's where it drains to is that side.

Mr. Anderson: Right.

Mrs. Ditonto: Okay. Seeing that there are no members of the public here, at this point we would be looking for a motion from a member of the Zoning Board of Appeals for this area variance to be granted to Mr. Anderson:

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Ms. Martinez made a motion to approve the area variance.

Mrs. Ditonto: Ms. Martinez has made a motion that the area variance be approved because it does not apparently have any impact on the neighborhood as you see.

Ms. Martinez: Absolutely. Or the environment.

Mrs. Ditonto: Is there a second to that motion?

Mr. Hanson seconded the motion.

Mrs. Ditonto: Are there any questions or need for clarification from members of the board?

Ms. Calanni: I just want to say, you have a lovely property. You keep that very nice in the area. I grew up in that area so I have a fondness for Bush School and that whole neighborhood and you really do keep it beautiful.

Mr. Anderson: I've lived on Pardee since 1959.

Ms. Calanni: It's a gorgeous property.

Mr. Anderson: I'm the senior person on that street. I never thought I'd get there.

Mrs. Ditonto: Alright, there's a motion on the floor and a second that's been made. If the clerk would please poll the board.

Carried: 4 – 0

Mrs. Ditonto: The request has been approved. You need to make sure that you work with Mr. Scalise now so that you can move that project forward. Thank you.

There being no further business, the meeting was adjourned.

James N. Olson, Secretary
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