

April 10, 2024

Zoning Board of Appeals

Proceedings by Authority

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

A regular meeting of the Zoning Board of Appeals of the City of Jamestown, New York, was held on Wednesday, April 10, 2024 at 5:00 p.m.

Members Present: Ellen Ditonto, Todd Peterson, Maria Jones, Todd Thomas, Robert Kenyon

Members Absent: Peter Miraglia, Michael Panebianco

Others Present: Clerk/Treasurer Jennifer R. Williams, Zoning Officer Larry Scalise

Chairwoman Ditonto called the meeting to order.

Chairwoman Ditonto: We have one item on the agenda today, an area variance. We have five members present and just so you know, as the petitioner, it's four positive votes in order to get any variance approved. A couple of housekeeping items, we allow you to introduce your application, give us any more details you like. We ask that you state your name and your home address before you speak each time. There would be an opportunity for questions from the board members and also from the public. There are no members from the public here tonight, so we're going to skip that. We have to read into the record any correspondence as well, then we can have a motion to vote. That being said, I'm going to have the clerk read the application first.

Clerk/Treasurer Williams:

**LEGAL NOTICE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the City of Jamestown, New York, will hold a Public Hearing on **Wednesday, April 10, 2024 at 5:00 p.m.** in the City Council Chambers, Municipal Building, 200 East Third Street, Jamestown, NY to consider the following:

1. The application of Joseph R. Camarata Jr., 400 Prospect St., Jamestown, NY for an area variance to construct an oversized garage located on parcel 387.19-6-4, located at 400 Prospect Street in an R-1 Zone and owned by Joseph R. Camarata Jr.

Section 300-0317 (F) Accessory Structures: In any R District, no accessory building shall exceed 720 square feet in area and have a dimension that exceeds 36 feet. Proposed structure is 32' x 40' (1280 sq. ft.).

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Notice is further given that persons in interest will be given an opportunity to be heard for or against the granting of the foregoing petition by the Zoning Board of Appeals at the time and place above mentioned. Comments in writing may also be submitted via U.S. mail to the City Clerk's Office, 200 East Third Street, Jamestown, NY 14701 or via email at clerk@jamestownny.gov. Those comments will be read into the record and transcribed. The meeting will be livestreamed at www.jamestownny.gov/live.

Jennifer R. Williams
Secretary
Zoning Board of Appeals

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Chairwoman Ditonto: Thank you. Would you like to state your name and home address then tell us a little bit more about the application.

Mr. Camarata, Jr: Joe Camarata, Jr., 400 Prospect Street, Jamestown. We have quite a bit of property on the Cole Avenue side. It's an oversized lot so want to build a garage over there. We have two daily drivers, my wife and I and also we have an older car that we'd like to put in the third bay. Talking to the builder, a 36-foot-wide is the minimum I can go with 10-foot-wide bay doors. That wouldn't leave a lot of room between cars but I think we can go with a 40 foot, that gives me a little bit of distance between the daily drivers and the older car and just better room to open doors and things like that. I am also contemplating to have enough room to build an interior wall inside the garage. I hate to say, the neighborhood is going down hill a little bit. I'm afraid even with a garage door open there is a lot of tools and stuff exposed. So that extra four foot, that forty foot would make that more feasible with that. That way two of the doors can be just for daily drivers, when you open the door, all you're going to see is the light bulb. You can't just walk in and take anything. One story, going to match the siding of the house. I will go with a tin roof. I will match the peaks going the same direction; so the short side will be the three bay doors off of Cole Avenue, and then the lean-to portion will be towards the back yard to make an area there. We have a playground back there and all that stuff. I believe, I want to be somewhere around twenty-seven foot from the edge of the sidewalk to the start of the garage. It think that will be a good distance to swing the cars around to the bay doors. The sidewalk is just a little over four foot, plus there is just over eight foot of grass between the sidewalk and the street, so it is an additional twelve foot. So, in reality, it's somewhere around thirty-nine and a half foot away from the actual curb of the street. The reason I picked twenty-seven is because that's what the house on the corner is. I measured all the neighbor's houses and talked with them and all that. We do have a drain line going down through part of the property, so that would dictate the one back corner that everything would have to build off that one corner. I am an electrician; I tried to lay it out the best I can. I've got pictures in there. I put string on the ground. There is pictures in there showing where it would sit and how it would like up with the house next to me and all that. Once I was to get the garage built then I would probably redo the blacktop in front of the garage, the sidewalk and the garage, expand it by enough to get all three bay doors. I might not be able to do that the first year but that is my goal to have the driveway redone on the three bay doors.

Chairwoman Ditonto: Ok, are there questions from the board?

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Mr. Thomas: Yes, sorry, I had my preset question and then another one came up as you were speaking, sir. My question was a curiosity question. The area behind the new construction, do you plan to tear up that blacktop to that space before the fence?

Mr. Camarata, Jr.: Yes, it's all changing into yard. There will be grass yes. I have a chain link fence for the dog area, that portion would come out as long as the garage is and then I would redirect that to the corner of the garage to enclose the back yard. Then there is an additional cedar fence towards the road that I would have to take out to build the garage, then move that over to line it up along the fence that's going along Cole Avenue and just continue that down.

Chairwoman Ditonto: Thank you. Did you have another question?

Mr. Thomas: I did if no one else is... A leading question, which I'm not allowed to ask in my day job; why is 720 square feet insufficient for you?

Mr. Camarata, Jr.: I believe that is only a two-bay garage. I'm looking for a three-bay garage. We have another piece of property that we're looking to sell and retire in a couple of years so I'm a little older than what I look, I've been told. We're trying to downscale some and we're going to need a two and a half bay garage so the reason why, I've collected a lot of tools. I'm a tool guy. Over the years I've collected a lot of tools. The back of the garage will be for storing tools and the antique car and the two daily drivers. I just have so much property, I have an oversized lot and there is so much useless property, we don't do that much with it over there other than park a car in the driveway or something. Cole Avenue is noisy so I'm hoping to box myself in there. The rental property across the street, at this point I think is empty. I'm sure you all checked there in the day, we haven't seen any movement there so they are in and out across the street. The neighbors are all hoping to close that off a little bit.

Chairwoman Ditonto: Mr. Kenyon, did you have a question?

Mr. Kenyon: No, I was talking to him before about what it looked like. I know he did have a garage there. I live not far, I live on the corner of Hazeltine and Jewel, so I walk by all the time.

Chairwoman Ditonto: I just had a question about the current apron to get to Cole. That's going to remain the same, you're not going to expand that any?

Mr. Camarata: No, that's going to stay, everything stays the same as far as the entry way to the driveway. Yes, that all stays the same.

Chairwoman Ditonto: And drainage on the garage, do you have that drainage going onto your property? We just need to know.

Mr. Camarata, Jr.: There is a drain pipe that goes through, there's a big swooping drain pipe that goes right there that I'm going to base the back corner of the driveway off, so I can tie the eaves into the existing drain so there won't be any runoff. Actually, I've coordinated with the neighbors down below because he has a huge pooling problem and then it goes into his

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basement. So I've coordinated with him and once we start footing all this in, we're going to try to fix his property at the same time so he doesn't have that pooling problem. The drain pipe actually goes across his property and ties in with the existing manhole. I've never seen one like that but he has a manhole on his property.

Chairwoman Ditonto: Is there a right of way that goes with it?

Mr. Camarata, Jr.: There could be a right of way between the houses.

Chairwoman Ditonto: I saw where you had it marked off in the area. So, I'm wondering.

Mr. Scalise: I'm not aware of anything, DPW could answer.

Chairwoman Ditonto: I'm just wondering with a manhole on the property.

Mr. Camarata, Jr.: Well, its not really a manhole, it's a drainage containment thing. It's not a manhole. All the neighbors' drains are tied into this thing.

Mr. Scalise: Probably the drainage systems are all gathering, the city normally doesn't go through private property with the city utilities.

Mr. Camarata, Jr.: I think it was put in by the neighbor's house and then it was tied in. I think, like I said he has a huge pooling problem down there with the water so we are trying to fix all that stuff.

Chairwoman Ditonto: Any other questions? There are no members of the public here, but, we have correspondence that we have to read in. So, at this point I will have the clerk read those into the record.

Clerk Williams: We are in favor of granting the foregoing petition to allow Mr. Camarata to build the oversized garage on his property. John and Carol Lisciandro. 415 Prospect Street.

To Whom it may concern:

Please accept this letter of support for the construction plans that Joe and Krista Camarata have for their property at 400 Prospect St. Jamestown.

I live 2 houses down from them at 420 Prospect Street and have no objections to their plans. Any home improvement projects are good for the entire neighborhood.

I have known Joe and Krista for many years now and they are wonderful neighbors, honest, sincere, hardworking people. I have no reservations whatsoever to have them proceed with this project. Thank you for your consideration, Christopher L Himes.

Chairwoman Ditonto: Ok. Any other follow-up questions from members of the board? If not, we would be looking for at this time a motion on the area variance for the construction for the oversized garage at 400 Prospect Street.

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Mr. Peterson: I'll make the motion to accept.

Chairwoman Ditonto: Ok, a motion as been made to approve the area variance as stated in the application. Is there a second?

Mr. Kenyon: I'll second.

Chairwoman Ditonto: Ok, thank you, Mr. Kenyon. Mr. Peterson and Mr. Kenyon have made the motion and seconded at this point. Any clarification questions? Seeing none, I'll ask the clerk to poll the board.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Panebianco				X
Peterson	X			
Kenyon	X			
Ditonto	X			
Jones	X			
Thomas	X			
Miraglia				X

Chairwoman Ditonto: Your petition has been approved, five to nothing, that means you just need to work with Mr. Scalise and get what you need in terms of permitting and get started on the project.

Mr. Camarata, Jr.: Thank you.

Chairwoman Ditonto: Thank you, have a good night.

There being no further business, the meeting was adjourned.

Jennifer R. Williams, Clerk/Treasurer
Zoning Board of Appeals