

VILLAGE OF SCOTIA
ZONING BOARD OF APPEALS
Meeting Minutes
February 28, 2022 – 7:00 p.m.

Call to Order:

Chairwoman Jackie Bekkering called the meeting to order at 7:08 p.m.

Present: Chairwoman Jackie Bekkering, Keith Brown, Susan Duchnycz, (alternate) Bruce Kohout, (alternate) Sing Sonthivongnorath, Charlena Ward, Building Inspector Luis Aguero, Clerk Cassandra Valiquette.

Voting Members: Jackie Bekkering, Keith Brown, Susan Duchnycz, Bruce Kohout, Sing Sonthivongnorath, Charlena Ward

Absent: Board Liaison Justin Cook and Village Attorney Lydia Marola.

Minutes of Zoning board of appeals meeting held on October 25, 2021:

Motion: by Keith Brown; Seconded by Susan Duchnycz

Ayes: Jackie Bekkering, Keith Brown, Susan Duchnycz, Bruce Kohout, Sing Sonthivongnorath, Charlena Ward

Noes: None

**Area Variance Review for Joanna Miller - 230 Third Street, Scotia, NY 12302 (38.28-1-35)
Village code 250-53 Related to Porches and Building projections.**

The resident, Joanna Miller and Contractor, Harris Gregory are requesting an area variance to erect, rebuild, structurally alter, repair and occupy a 5' x 15' open deck with a 6' x 16' roof structure.

Applicant, Joanna Miller and Harris Gregory explained the need for the variance is due to the existing stair structure being unstable and may pose as a safety hazard when used. Mr. Harris continued to explain the plans and measurements of the structure being added as well as, provided a photo of how the final project would appear. The photo shown was helpful to the board to have a visual of how the porch would appear once completed.

Building Inspector, Luis Aguero explained this application requires an area variance because it does not comply with the Village of Scotia Code Section 250-53-A(2) Porches and Building projections. The code allows for an open porch to project into a front or side yard area, not exceeding a six feet distance. The proposal is planned to have an 11'6" projection. Luis also stated that within the previous 3 years a similar request had been granted to a separate property on Third Street.

Upon discussing the building plans the board had the concern that neighboring properties, which were notified of the area variance review meeting were not present at the meeting but may have made an attempt to join via Zoom. Due to unforeseen circumstances Zoom was not available for attendees. The following motion was made after the final discussion.

Action: Board member Keith Brown made a motion to approve the variance, contingent upon no opposition from neighboring properties. The contingency will allow a 2-week outreach, which would include the Clerk, Cassandra Valiquette mailing the correspondence to those residents and receiving opposition from any of them. Opposition response due by March 14, 2022.

Moved by Keith Brown, Seconded by Susan Duchnycz.

AYES: Keith Brown, Susan Duchnycz, Bruce Kohout, Sing Sonthivongnorath, and Charlena Ward

Noes: Jackie Bekkering

Abstentions: None

Scotia Police Department and Scotia Fire Department did not have any concerns with this application. SEQRA is not required for this application.

Training status report:

Current Training Hours:

Keith Brown: -11
Jackie Bekkering: -4
Susan Duchnycz: 1.75
Bruce Kohout: 0
Sing Sonthivongnorath: 0
Charlena Ward: -4

Adjournment:

Motion: Jackie Bekkering, Seconded by Sing Sonthivongnorath.

To adjourn meeting at 7:52pm

All in favor.

Respectfully submitted,

Cassandra Valiquette

Cassandra Valiquette

Village of Scotia Zoning Board of Appeals Clerk