

City of Olean
ZONING BOARD OF APPEALS

Minutes for Zoning Board
Meeting held on March 22, 2018

1. Roll Call

Shayne Certo called the meeting to order at 5:35p.m. Thomas Enright read the roll call. All members were present except Charlotte Hardy.

Present:

- Darryl Bloom
- Otto Tertinek
- Shayne Certo
- Bob Moser
- Michael Padlo
- Thomas Enright

Absent:

- Charlotte Hardy

Staff:

- Kathleen Hewitt- Account Clerk Typist
- Edward Jennings- Code Enforcement Supervisor

1. Old Business

- **Reading and approval February 22, 2018 meeting minutes.**

A MOTION was made by Bob Moser, seconded by Michael Padlo to approve the meeting minutes as is: Voice vote, ayes all. Motion carried.

121 and 121 ½ North 10th Street – Review Reasonable Accommodation Request

Shayne stated the lease, charter and tax id has been submitted however; the inspection of the dwelling has yet to be completed. Shayne opened the discussion to the board.

Darryl Bloom stated on the grounds of public safety he is inclined to support the oxford house request however; in order to do that he feels they should ensure the oxford house is in compliance with Fire Code for public safety and does not want a tragedy to happen. He feels it is incumbent on them to ensure it is not a possibility. Darryl continued he is requesting they submit to an inspection of the house. He noted the applicant had some objection to Edward Jennings doing the inspection however; Tracy Veno could do the inspection by next Zoning Board meeting since they intend on making a determination and without the inspection they will not be able to grant what the oxford house is requesting.

Thomas Enright questioned if a letter requesting an inspection will be sent to Oxford House Inc. or to the lawyer. Shayne responded the ZBA will be drafting a letter to the lawyer of Oxford House. She continued it will be a letter requesting an inspection of the house by next Zoning Board meeting dated April 12, 2018. She noted if the inspection is not completed by that date then the ZBA will consider the information as is and the application will then be considered complete.

Thomas reiterated the inspection is only for safety of the occupants. Edward Jennings responded it is for safety and occupancy per New York State Code example: means of egress, habitability and occupancy for that structure.

A MOTION was made by Michael Padlo, seconded Darryl Bloom to table the meeting due to drafting a letter to the oxford house lawyer requesting an inspection of the house by the next zoning board meeting dated April 12, 2018. Voice vote, ayes all. Motion carried.

2. New Business:

Thomas Enright read the Sign Variance application for 212 Laurens Street aloud. Cattaraugus County is requesting to construct a 2.5' x 3.5' non-illuminated sign in an R3 district: If granted it will vary from Chapter 28 Article 11 Section 11.1.1 of the Zoning law.

A MOTION was made by Thomas Enright, seconded by Otto Tertinek to set the public hearing for April 12, 2018 at 5:35 p.m. Voice vote, ayes all. Motion carried.

Thomas Enright read the application for 105 S. 13th Street aloud. The City of Olean is requesting a Use Variance to demolish the existing house and garage and install a public parking lot with a buffer. If granted it will vary from Chapter 28 Article 4 Section 4.14 & Article 4 Section 4.2 of the Zoning law.

Shayne Certo reviewed the Short Environmental Assessment Form for 105 S. 13th Street aloud.

A MOTION was made by Thomas Enright, seconded by Michael Padlo to except the Short Environmental Assessment Form as is and take lead agency. Voice vote, ayes all. Motion carried.

A MOTION was made by Thomas Enright, seconded by Bob Moser to set the public hearing for April 12, 2018 at 5:45 p.m. Voice vote, ayes all. Motion carried.

Adjournment

A MOTION to adjourn was made by Otto Tertinek, seconded by Darryl Bloom. Voice vote, ayes all, Motion carried.

Next Meeting Date

The next Zoning Board meeting has been scheduled for Thursday, April 12, 2018 at 5:30 p.m. located in Council Chamber. Meeting adjourned at 5:45 pm.