

City of Olean Zoning Board of Appeals Meeting Minutes

Thursday, July 22, 2021

Attendance: **Members:** Jerry lefeber
Darryl Bloom
Kelly Sweet
Otto Tertinek
Thomas Enright
Charlotte Hardy

Absent: Arnim Alexander

Staff: Account Clerk Typist, Kathleen Hewitt

1. Roll Call

Recognizing a quorum, Chairperson Jerry leFeber called the meeting to order at 5:30 p.m. and requested the roll call showing Jerry leFeber, Darryl Bloom, Otto Tertinek, Thomas Enright, Kelly Sweet, and Charlotte Hardy present. Arnim Alexander was absent.

2. Reading and approval of the July 8, 2021 meeting minutes.

A motion was made by Darryl Bloom, seconded by Thomas Enright to accept the minutes as written. Voice vote, ayes: Jerry leFeber, Darryl Bloom, Otto Tertinek, Kelly Sweet, Charlotte Hardy and Thomas Enright. Motion carried.

3. New Business

**Just Life Association & Paul Pezzimenti (Area Variance # ZBA-2021-13)
1803 W. State Street**

Jerry stated that he is a little bit confused on the matter. He noted the following:

- On May 27, 2021 Thomas Enright read the application requesting 4 off-street parking spaces in place of the required 7.5 places.
- On June 10, 2021 public hearing meeting Jerry leFeber explained that Thomas Enright read the application requesting 4 off-street parking spaces in place of the required 7.5 places. At that meeting Jerry leFeber explained that Mr. Pezzimenti 40 foot curb cut was denied and questioned his 4 off-street parking request. He further

explained that Otto Tertinek at the same meeting questioned how many units the building would have. He noted that Paul responded 4, potentially 3, however; they were shooting for 4. Jerry noted he does not truly know how many units will be there and the board tabled the application until these questions has a finalized plan.

- Then on July 8, 2021 the applicant withdrawn his application.

And now on July 22, 2021 they have this application to address.

Thomas Enright read the application for an Area Variance from the applicant, Just Life Association & Paul Pezzimenti, to allow for all on-street parking spaces, since there is no parking on site. If granted it will vary from the requirements of: Chapter 28, Article 10.3.2 of the Zoning Law.

Jerry leFeber clarified that he is now requesting 7.5 parking spaces for on-street.

Kelly requested the minutes to reflect that this change of use needs to be addressed through the Planning Board.

A motion was made by Thomas Enright to set a Public Hearing for August 12, 2021 at 5:35 p.m., seconded by Jerry leFeber. Voice vote, ayes: Jerry leFeber, Darryl Bloom, Kelly Sweet, Charlotte Hardy, Otto Tertinek and Thomas Enright. Motion carried.

3. Public Hearing

Lisa Yaudes-Goodwill (Area Variance # ZBA-2021-12) 134 North Thirteenth Street

Thomas Enright read the application for an area variance from the applicant, Lisa Yaudes-Goodwill, to allow construction of a garage/storage shed 3' from the property line instead of the required 6'. If granted it will vary from the requirements of: Article 10, and Section 10.5.1 (3) of the Zoning Law.

Public Hearing opened 5:42 p.m.

Lisa Yaudes-Goodwill explained as it stands now she needs to make a curve to get into her garage and it does not allow her to open her passenger side door due to the 6 ft. setback and she is requesting the additional 3 ft. so she can fit her car into the garage and be able to open her car door and have a little room for storage.

Darryl Bloom questioned if she has spoken to her neighbors about the change? Lisa responded that she has not.

Charlotte Hardy questioned if they have received the letters? Lisa responded that they did.

Jerry questioned for clarification that she was expanding on her current garage towards her neighbors. Lisa responded yes.

Otto explained that she went to the address and did not see the garage, just a foundation and now would like to expand towards the South, towards the wooden fence. Lisa explained that she had the garage torn down and was ready to build and everything was ready to go and had the permit, and then she found out that the variance was 6 ft. when she called the Code Office.

Jerry reviewed Findings and decisions.

A motion was made by Kelly Sweet to approve the variance. Seconded by Charlotte Hardy; Voice vote, ayes Jerry Lefebber, Darryl Bloom, Thomas Enright, Charlotte Hardy, Otto Tertinek and Kelly Sweet. Motion carried.

A motion was made by Darryl Bloom to accept the findings and decision. Seconded by Otto Tertinek; Voice vote, ayes Jerry leFeber, Darryl Bloom, Thomas Enright, Charlotte Hardy, Otto Tertinek and Kelly Sweet. Motion carried.

Public Hearing closed 5:51 p.m.

5. Next Meeting Date

The next Zoning Board of Appeals meeting has been scheduled for Thursday, August 12, 2021 at 5:30 p.m.

6. Adjournment

A motion to adjourn was made by Darryl Bloom, seconded by Otto Tertinek. Voice vote, ayes all. Motion carried. The meeting ended at approximately 5:53 p.m.