

Michael Pikarsky: case no. 07-17-19-1

The meeting was called to order by Chairperson Dorothy Rathbun at 7:03 p.m.. Present were Zoning Board of Appeals (ZBA) members Dorothy Rathbun, Brennan Hoag, Frank Miosek and William Gibson and Zoning Enforcement Officer, Neal Newman . All other persons present signed a register to be filed with these minutes.

Application: Ms. Rathbun reviewed the referenced application which requests a variance to permit construction of a 4 foot extension toward the neighboring side property. The addition would leave a distance of ten of the present fourteen feet to that boundary. The proposed addition is planned to run 12 feet along the Pikarsky house and be one story involving approximately 11 feet in height to allow for its roof extending from the house side-wall. Other aspects of the house, a Bilco basement door and a deck presently extend beyond the reach of the requested addition (6 ft. 4 in. and 6 ft. 5 in., respectively). The application mentions a cantilevered support and no foundation, otherwise. Windows will be placed so as not to be in line with the adjoining neighbor’s windows.

Discussion: It was brought to the applicants’ attention that the existence of a full foundation versus a cantilevered support system makes no difference relative to the footprint of a building.

The Pikarskys had requested a ten foot extension from the same wall of their house in December 21, 2016. At that time the board discussed “the already compromised distance between the houses and determined that besides simply visual, there exist several rationale for space between properties: fire control, egress and ingress, water management, sound, lighting, etc. “.

Multiple Bowerstown hamlet buildings , however, virtually touch boundaries, including an adjoining neighbor to the Pikarsky property. The current variance requested does not exceed 50% of the required 20 foot side-yard setback; the benchmark used by the county along their highways to determine the need for referral to them.

Determination: Considering all information available a motion was made by Mr. Gibson to approve the request in that the proposal is of minimal obtrusion to the above mentioned concerns of the 2016 determination. The circumstance is not self-created and the new structure would not change the character of the community.

The motion was seconded by Mr. Miosek. All were in favor.

Adjournment: The meeting was adjourned at 7:50 after discussion of scheduling a ZBA meeting August 21, 2019.

Respectfully submitted,

/s/ William Gibson, acting secretary