

ZBA MEETING
April 10, 2024

The Zoning Board of Appeals met on April 10, 2024, to consider the appeal of Deborah Metzger, 134 Maple Avenue, Cassadaga, for an Area Variance to enclose porch area, build new stairs, handrail, windows & door. According to Article IV District Regulations Section 405 - Land Use Matrix, of the Village of Cassadaga, the 19' 8" proposed distance does not meet the required setback of 35' from street edge.

Chairman of the ZBA Thomas Beichner called the meeting to order at 7:00 PM with the Pledge of Allegiance. ZBA members present included: Ryan Burlingame, Trudy Coulcher, Chris Cooke, and Chris Mackrell.

Guests included Deborah Metzger, 134 Maple Avenue.

Chairman Beichner explained we are here to decide on the request for an Area Variance for 134 Maple Avenue. The porch size will not be changing but the stairs will be moved out approximately 3' to allow a door to be installed with a platform for safety purposes. The ZBA members also considered people pulling off of Lakeview Avenue and if their view would be obstructed. Several members had stopped on Lakeview Avenue, prior to the meeting, to turn onto Maple Avenue, to see if extending the stairs with a door would be a hindrance, but it did not appear so. Additionally, it was discussed that since the overall porch size is not changing, enclosing it should not hinder anyone's view either.

Chairman Beichner moved that the Area Variance be granted, second by Chris MacKrell. VOTE: 5 AYES, 0 NAYS.

Ryan Burlingame moved to approve the minutes of the last two ZBA Hearings on January 11, 2024, and February 29, 2024, second by Trudy Coulcher. VOTE: 5 AYES, 0 NAYS.

Chairman Beichner moved to adjourn at 7:12 PM, second by Ryan Burlingame. All in favor, carried.

Respectfully submitted,

Annette McChesney
ZBA Secretary