

1 S T A T E O F N E W Y O R K
2 COUNTY OF JEFFERSON

3 -----x
4 ZONING BOARD OF APPEALS

5 PUBLIC HEARING

6 #597

7 Use Variance to allow front-yard parking in
8 the Residential District

9 -----x
10 245 Washington Street
11 Watertown, New York 13601
12 Wednesday, March 20, 2024

13 B E F O R E:

14 Chairperson: Samuel S. Thomas

15 Board Members: Adam Ruppe
16 Morgan Mayer
17 Timothy Virkler

18 Senior Planner: Jennifer Voss

19 City Planner: Sharlice Bonello

20 City Attorney: Christina Stone, ESQ.

21 REPORTED BY: Tiffany-Jo Ponce
22 Court Reporter
23
24
25

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1 CHAIRPERSON THOMAS: This evening, we
2 have four members present, just as an item of
3 information. So that would require three of four
4 to be in consensus regarding a vote.

5 So we're going to begin this evening as a
6 continuation of a use variance request to allow
7 front-yard parking in a residential district;
8 location, 810 Morrison Street. The applicant is
9 Candy and Richard Marquette.

10 We'll begin with attendance. Hang on
11 just a second. James Corriveau, he is absent and
12 did indicate that he could not make tonight's
13 meeting.

14 Morgan Mayer?

15 MS. MAYER: Present.

16 CHAIRPERSON THOMAS: Adam Ruppe?

17 MR. RUPPE: Here.

18 CHAIRPERSON THOMAS: Tim Virkler?

19 MR. VIRKLER: Here.

20 CHAIRPERSON THOMAS: I, Samuel Thomas, is
21 present. We have Sharlice Bonello, Planner.
22 Senior Planner Jennifer Voss is here, along with
23 Christina Stone, our city attorney.

24 As I said, this is a continuation of the
25 meeting that we held, I believe, January 3rd the

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1 last time.

2 MS. VOSS: I don't think it was
3 January 3rd.

4 CHAIRPERSON THOMAS: It was the 17th.
5 I'm sorry.

6 So we will -- and I would ask that the
7 applicant approach the -- if you have any
8 additional information.

9 Did everyone receive the estimate for
10 paving?

11 MS. MAYER: Yes.

12 MR. VIRKLER: Yes.

13 MS. MARQUETTE: I'm sorry that we were
14 late with the estimate. We tried to get other
15 people to come and look and they wouldn't. And
16 when the guy came, he said that it would be
17 starting out at \$50,000 and probably more, because
18 where the driveway would have to be, there was a
19 house. So it's not -- it's not like regular dirt
20 like they're just going to dig up. They have to go
21 in. They have to remove rocks or whatever, and it
22 would probably cost us more for that.

23 And I just want to let you know that my
24 husband and I worked forever and we're disabled and
25 retired. We don't get any assistance from anybody,

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1 and we take care of our grandchildren. We have two
2 grandchildren who live with us. We don't get
3 support. We don't get food stamps or anything like
4 that. We're just taking care of them, and we just
5 really cannot afford this.

6 CHAIRPERSON THOMAS: I know in our last
7 meeting, we talked about -- and the estimate that
8 was submitted by Full Service Paving, Incorporated,
9 was a total price of \$12,385; is that correct?

10 MS. MARQUETTE: I'm not sure. He was
11 there when they talked to him (indicating).

12 CHAIRPERSON THOMAS: Yes. This is what
13 Ms. Voss sent to us.

14 MS. MARQUETTE: But he said it was going
15 to be more.

16 CHAIRPERSON THOMAS: Okay. So I didn't
17 know if that included tax because he didn't
18 indicate, so ...

19 But that was building a driveway from
20 Snell Street property that you own --

21 MS. MARQUETTE: Yeah.

22 CHAIRPERSON THOMAS: -- up to your home.
23 Okay. Because I know, at one point, we were
24 talking about a turnaround in the back.

25 MS. MARQUETTE: Yeah. He said that's not

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1 reasonable.

2 CHAIRPERSON THOMAS: Not doable.

3 MS. MARQUETTE: Yeah.

4 CHAIRPERSON THOMAS: Okay. All right.

5 Very good. Thank you for clarifying that. I don't
6 want to keep you on your feet too long.

7 So do colleagues have questions?

8 MS. MAYER: No.

9 CHAIRPERSON THOMAS: Okay. As I said
10 before, the space that you originally occupied for
11 probably 20 years was one parking space --

12 MS. MARQUETTE: Thirty years.

13 CHAIRPERSON THOMAS: -- on the right-hand
14 side of the house, that it's not in compliance.
15 And according to the pictures that were submitted
16 and then I -- and Google Map had showed that more
17 parking had existed in front of that parcel.

18 Am I correct in saying that?

19 MS. VOSS: Uh-huh.

20 CHAIRPERSON THOMAS: As far as off-street
21 parking or on-street parking is concerned, it
22 exists in our neighborhood. I only know --
23 everywhere, it exists. And you really --

24 Am I correct in saying that that is a
25 person's right to -- if it's legal parking;

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1 although, you cannot park during winter months
2 overnight. It requires removal --

3 MS. VOSS: Are you saying the on-street
4 parking?

5 CHAIRPERSON THOMAS: On-street parking.

6 MS. VOSS: Yeah, anybody can use
7 on-street parking.

8 CHAIRPERSON THOMAS: Yeah. And I think
9 it's, what, November 30th to April 30th, they want
10 cars off the street for snow removal?

11 MS. VOSS: November 1st, I believe, to
12 April 30th.

13 MS. MARQUETTE: And that's when we start
14 putting the car in front of our house to park
15 because we can't park out in front.

16 And the reason why the people turned us
17 in was because they were mad because we had our
18 truck in front of our house parked on the side of
19 the road, our side of the road, but they feel that
20 they cannot pull out and come around. So that's
21 why they turned us in.

22 CHAIRPERSON THOMAS: I would think that
23 would have to be a law enforcement issue as to
24 whether or not visibility is obstructed by a
25 vehicle. I mean, I understand why a person would

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1 have that concern and that -- you know, that would
2 be something that, you know, the police department
3 would have to determine.

4 But it's my understanding people have the
5 right to park in the street, as long as it's legal,
6 as long as it's not in a no-parking area and you're
7 not out there during the winter months because
8 plows have to come through and remove snow. I
9 think that runs like late November through --

10 MS. MARQUETTE: April 1st.

11 CHAIRPERSON THOMAS: -- April. I see
12 signs posted. But, around here, who knows how the
13 weather's going to play out.

14 But I do have concerns for -- well, it
15 would be a total of three vehicles because you have
16 the truck that's parked in your driveway. That's
17 perfectly legal. I don't have no issues with that.
18 I do understand your driveway is narrow and it's
19 difficult to go in and open doors, close doors, and
20 have ease of access.

21 Winter can be difficult if ice is coming
22 off roofs and so forth, but the -- in this picture
23 that is submitted in last meeting on January 17th,
24 I believe -- or 24th, because we canceled the 17th,
25 the picture submitted in January does show a red

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1 vehicle that is parked on the lawn. That, I do
2 not -- I, personally -- I can't speak for my
3 colleagues. I do not approve of, so ...

4 MS. MARQUETTE: And in the wintertime,
5 it's there, but in the summertime, we park the
6 truck out front and then --

7 CHAIRPERSON THOMAS: The truck -- the
8 truck in this picture is legal.

9 MS. MARQUETTE: Yeah. But then in the
10 summertime, we park the car there, instead of the
11 truck, and the truck goes out front.

12 CHAIRPERSON THOMAS: But you can't
13 have -- in my opinion, having that red car, which
14 would be a third vehicle, which is an --

15 Am I saying the language correct?

16 -- an extension of a nonconforming use.
17 You're already -- it's nonconforming with that
18 first -- the second vehicle.

19 MS. STONE: Yeah. Well, it's not a
20 nonconforming. It's an illegal use of the
21 property. So "nonconforming" means -- could note
22 that it was legal and then the zoning changed.

23 CHAIRPERSON THOMAS: Oh, all right.

24 MS. MARQUETTE: So you're saying -- I'm
25 trying to get this right in my head. You're saying

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1 that we can't have all three vehicles here in front
2 of the house?

3 CHAIRPERSON THOMAS: I feel that way.

4 MS. MARQUETTE: Now, is there -- like,
5 could we make, like, further down by the fence a --
6 I can't see from here. I'm blind because of the
7 stroke.

8 CHAIRPERSON THOMAS: I mean, you do have
9 property there on Snell. I mean, however you want
10 to use your property, but you cannot park vehicles
11 in the front of your house from corner -- if I'm --

12 MS. MARQUETTE: Okay. So --

13 CHAIRPERSON THOMAS: -- from the corner
14 of your house to the, obviously, opposite corner.
15 Like, your house faces south, I believe. So it
16 would be like from the southwest corner to the
17 southeast corner, so ...

18 But I feel that you should -- the truck,
19 I have no problem with where it's parked, and I
20 feel comfortable with your parking of another
21 vehicle -- the vehicle to the right of the truck,
22 but not -- because it kind of -- it blends in
23 better with the driveway.

24 But where that red car is parked, that is
25 a third -- that would be considered a third vehicle

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1 or two vehicles that would be out of compliance
2 with city code. So is that clear?

3 MS. MARQUETTE: Yeah.

4 CHAIRPERSON THOMAS: Oh, okay. So you
5 may want to think in terms of if you want to -- you
6 know, you have the red vehicle where, you know, the
7 car to the -- let's say, to the left, the furthest
8 left when facing your house, like where should we
9 put that? Perhaps, that's something you might want
10 to consider looking at the land that you have and
11 trying to find an alternative location for that.

12 MS. MARQUETTE: But we're in the same
13 problem because of -- like, when the guy came and
14 said that the yard -- because of the stone and all
15 the stuff underneath, it's the same thing as on the
16 side of Snell Street.

17 Because when the city came in and they --
18 they did some work there. So they put -- they dug
19 it up, and there's like metal and cement and all
20 that stuff underneath, and they put dirt on top of
21 it and then the gravel. So it's -- the whole
22 thing's like that.

23 CHAIRPERSON THOMAS: Okay. Would that be
24 something that DPW would have to take a look at, or
25 would that -- or is that probably not going to

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1 happen? Let's just be truthful.

2 MS. VOSS: I honestly cannot answer that
3 question. I'm not sure.

4 CHAIRPERSON THOMAS: Well, perhaps,
5 that's something --

6 MS. MARQUETTE: Can I say something?

7 CHAIRPERSON THOMAS: Yeah. Sure.

8 MS. MARQUETTE: They were going to come
9 and plant trees because they're doing that city
10 thing where they're planting trees on that thing.
11 And he even came and tried to dig in, and he said
12 they can't put trees around there because of how
13 they did it.

14 CHAIRPERSON THOMAS: Well --

15 MS. MARQUETTE: And that's on the other
16 side of my fence.

17 CHAIRPERSON THOMAS: However you want to
18 use that piece and whatever way's easiest for you
19 and cost effective for you should then be
20 considered.

21 Questions by colleagues?

22 Okay. Mrs. Voss, do you have anything
23 that you would like to say?

24 MS. VOSS: I don't have anything further.

25 CHAIRPERSON THOMAS: Ms. Stone?

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1 MS. STONE: I have nothing further.

2 CHAIRPERSON THOMAS: Okay. Sharlice?

3 MS. BONELLO: No.

4 CHAIRPERSON THOMAS: Okay. Very good.

5 We do have to close the public hearing,
6 and we have to do the Part 2 of the impact
7 assessment.

8 I see that there are no neighbors, so
9 it's just you two. Is there anything else you
10 would like to add? You're very welcome to, because
11 we are going to close the public hearing.

12 Are people comfortable, before I close
13 it, in voting this evening?

14 (All nodding head up and down.)

15 CHAIRPERSON THOMAS: Okay. Very good.
16 So let's begin, may I have a motion to close the
17 public hearing?

18 MS. MAYER: I move to close the public
19 hearing.

20 MR. RUPPE: Second.

21 CHAIRPERSON THOMAS: Okay. Very good.
22 All in favor?

23 MR. VIRKLER: Aye.

24 MS. MAYER: Aye.

25 MR. RUPPE: Aye.

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1 CHAIRPERSON THOMAS: Okay. Very good.

2 Okay. We'll start with the question
3 piece of the short environmental assessment form
4 and the impact assessment. It's a procedure.

5 Number 1, will the proposed action create
6 a material conflict with an adopted land use plan
7 or zoning regulations? No. Let's respond in
8 unison, please. I don't want to hear myself.

9 Will the proposed action result in the
10 change of a use of or intensity of the use of land?

11 MR. VIRKLER: No.

12 CHAIRPERSON THOMAS: No.

13 MS. MAYER: No.

14 CHAIRPERSON THOMAS: Will the proposed
15 action impair the character or quality of existing
16 community?

17 MR. RUPPE: No.

18 MR. VIRKLER: No.

19 MS. MAYER: No.

20 CHAIRPERSON THOMAS: No.

21 Will the proposed action have an impact
22 on the environmental characteristics that cause the
23 establishment of a critical area, CEA? No.

24 MR. VIRKLER: No.

25 MR. RUPPE: No.

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1 MS. MAYER: No.

2 CHAIRPERSON THOMAS: Will the proposed
3 action result in an adverse change in existing
4 level of traffic or affect existing infrastructure
5 for mass transit, biking, or walkway?

6 MR. VIRKLER: No.

7 MR. RUPPE: No.

8 CHAIRPERSON THOMAS: No.

9 MS. MAYER: No.

10 CHAIRPERSON THOMAS: Will the proposed
11 action cause an increase in the use of energy and
12 fail to incorporate reasonable available energy
13 conservation or renewable energy opportunities?
14 No.

15 MR. VIRKLER: No.

16 MS. MAYER: No.

17 CHAIRPERSON THOMAS: Will the proposed
18 action impact existing, A, public/private water
19 supplies? No.

20 MR. VIRKLER: No.

21 MR. RUPPE: No.

22 CHAIRPERSON THOMAS: B, public/private
23 wastewater treatment utilities? No.

24 MR. VIRKLER: No.

25 CHAIRPERSON THOMAS: Will the proposed

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1 action impair the character and quality of
2 important archeological, architectural, or
3 aesthetic resources?

4 MR. VIRKLER: No.

5 CHAIRPERSON THOMAS: No.

6 MR. RUPPE: No.

7 MS. MAYER: No.

8 CHAIRPERSON THOMAS: Will the proposed
9 action result in an adverse change to natural
10 resources? Example: Wetlands, waterbodies, ground
11 water, air quality, flora or fauna? No.

12 MR. RUPPE: No.

13 MR. VIRKLER: No.

14 MS. MAYER: No.

15 CHAIRPERSON THOMAS: Will the proposed
16 action result in an increase in the potential for
17 erosion, flooding, or drainage problems? No.

18 MR. VIRKLER: No.

19 MR. RUPPE: No.

20 MS. MAYER: No.

21 CHAIRPERSON THOMAS: Will the proposed
22 action create a hazard to environmental resources
23 or human health? No.

24 MR. VIRKLER: No.

25 MR. RUPPE: No.

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1 MS. MAYER: No.

2 CHAIRPERSON THOMAS: Okay. So now we can
3 move with the negative declaration.

4 MS. MAYER: I move that we adopt a
5 resolution finding that the proposed variance will
6 have no significant adverse affects or
7 environmental impacts.

8 CHAIRPERSON THOMAS: May I have a motion
9 on that?

10 MR. VIRKLER: I'll vote for the motion.

11 CHAIRPERSON THOMAS: Second. Okay. All
12 in favor?

13 MR. VIRKLER: Aye.

14 MR. RUPPE: Aye.

15 MS. MAYER: Aye.

16 CHAIRPERSON THOMAS: All right. Very
17 good.

18 All right. Now, since that piece is over
19 with, we'll begin with the voting procedures. Bear
20 with me.

21 I have given the use variance request at
22 810 Morrison Street much consideration. The
23 applicants have resided at this residence for
24 30 years and have parked in a paved area in front
25 of their home on the right side due to limitations

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1 of their driveway, which we discussed. It is
2 narrow and does not allow easy access to a vehicle
3 or to their home.

4 Furthermore, winter conditions often
5 create falling snow and ice from their home and the
6 neighbor's house, which is directly located to the
7 south of their property and abuts their driveway.
8 According to a Google Map, the front yard is now
9 expanded into two parking spaces, and current
10 pictures depict front-yard parking violations,
11 which, in accordance to Section 310-27 of City
12 Code, front-yard parking is not allowed in
13 residential district. Exceptions may be granted
14 when a residence does not have available land to
15 construct a driveway that meets city code. In this
16 case, there is available land.

17 The applicant submitted an estimate in
18 the amount of \$12,385 of what would allow them to
19 construct a driveway on either property that fronts
20 Snell Street. Now, this is the only financial
21 piece submitted to the ZBA. I looked at the
22 assessment, which I believe was, like, 65,000 in
23 taxes were in the range of 1,500 for 2023. We take
24 into account city, county, and school tax, and it
25 still does not meet the criteria that a reasonable

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1 rate of return cannot be realized from this
2 property without granting a use variance.

3 The condition of this property is unique
4 in that the present driveway is narrow and that
5 alternative off-street parking may be constructed
6 on the north end of the parcel that fronts Snell
7 Street. The property owners claim they've been
8 parking in the front yard of their home for several
9 decades, and it did not -- and did not realize
10 until recently that front-yard parking is
11 prohibited.

12 In this case, Google Maps from 2013
13 depict that front-yard parking has been expanded to
14 now include vehicle -- include two vehicles, which,
15 again, is in violation. Therefore, I would
16 perceive this to be a self-inflicted hardship. It
17 appears that the expansion of front-yard parking
18 was a matter of convenience for the property, and
19 there was little regard to how it may negatively
20 affect the neighborhood and nearby properties.
21 Vehicles parked in front of the structure in a
22 residential neighborhood usually have a negative
23 impact.

24 In my consideration of this case, I do
25 not have strong evidence that supports a front-yard

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1 parking. However, since the conditions of the
2 driveway deem that is not use -- that its use is
3 not feasible, I would only grant one parking --
4 front-yard parking space on the right-hand side of
5 the house, or to the left of the driveway, with the
6 following stipulations.

7 So what I'm saying is that driveway
8 parking is fine, and then one other vehicle could
9 be parked there.

10 It should not exceed 10 feet in width,
11 and no vehicle should interfere with the
12 pedestrian's right-of-way for use of the sidewalk.

13 Furthermore, the property owners are
14 responsible for curb cut, and I notice you already
15 have one and that you probably won't need that.

16 MS. MARQUETTE: Could you say that again,
17 please?

18 CHAIRPERSON THOMAS: Okay. I was looking
19 at the pictures and, right now, you have -- a curb
20 cut means that they've taken the curbing away so
21 you can -- you can put that one vehicle in on the
22 right-hand side.

23 MS. MARQUETTE: They just put the curb
24 in. There never was one.

25 CHAIRPERSON THOMAS: Yeah. Unless those

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1 pictures are not current.

2 MS. MARQUETTE: We just got that curb
3 this year.

4 CHAIRPERSON THOMAS: Oh, there was never
5 a curb in there?

6 MS. MARQUETTE: There was never a curb.

7 CHAIRPERSON THOMAS: Oh, okay. So
8 that -- because the pictures ...

9 Furthermore, the property owners are -- I
10 said that.

11 A vehicle is not to get over the curb,
12 which would obviously cause deterioration in the
13 site. The second yard parking space must be
14 eliminated. I -- I know that's like a third, but
15 we're going to call it the second because it's not
16 legal to park in the front yard.

17 Okay. So if parking continues in this
18 area, the code office would cite the property owner
19 with a violation. Should a property owner decide
20 to build a driveway on Snell Street, front-yard
21 parking will not no longer be allowed or be
22 prohibited.

23 Therefore, I vote yes to the use variance
24 request at 210 Morrison Street allowing only one
25 vehicle to park in the front yard in front of the

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1 house in accordance with the stipulations cited
2 above.

3 Most times, zoning board, in my
4 history -- and I've been here for a little while --
5 we have not -- we usually do not grant front-yard
6 parking. I do see this as an atypical situation;
7 therefore, I feel that -- that your driveway
8 parking area and another vehicle should be allowed
9 for a total of only two vehicles. Okay? Does that
10 seem clear?

11 MS. MARQUETTE: Yeah.

12 CHAIRPERSON THOMAS: Okay.

13 MS. MARQUETTE: You said 210. You didn't
14 say 810 Morrison.

15 MS. MAYER: You said 210.

16 CHAIRPERSON THOMAS: Oh, 810 Morrison
17 Street. Oh, I said 210?

18 MS. MAYER: Yes.

19 CHAIRPERSON THOMAS: Sorry. Well, thank
20 you. You were listening. Okay. Sometimes I go on
21 and on, and I don't think anyone's listening.

22 Okay. So, Mr. Ruppe, would you like to
23 vote?

24 MR. RUPPE: The standard to grant one of
25 these is very high. You have to show that you

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1 cannot realize a reasonable return for any legal
2 use. And legal use would include not only parking
3 in the existing driveway, but making new ones along
4 the side, even if they didn't connect, and that's
5 an option that we did not really explore.

6 The quote you had was for 130 feet of
7 driveway, which would go all the way around, and a
8 shorter one would give you some parking and not
9 necessarily cost as much.

10 MS. MARQUETTE: I don't understand that.
11 I'm sorry.

12 MR. RUPPE: Yeah. If you had a quote for
13 a shorter driveway on the side that didn't go all
14 the way, as long as it's behind the facade of the
15 house, that would be legal under the zoning law.

16 MS. MARQUETTE: When we were here, they
17 said it had to go around.

18 MR. RUPPE: Yeah. Yeah, it just needs to
19 be behind the facade to be a legal option, and the
20 law requires that you be able to prove that none of
21 those other options are going to work for you.

22 And since all four requirements must be
23 met, failing to meet any one means that it would be
24 a no vote for me.

25 Additionally, I also -- by the looks of

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1 it, it does look to be a self-created difficulty
2 having multiple vehicles, including one that you
3 said you bought somewhat recently, when you could
4 have known ahead of time that you had inadequate
5 parking.

6 MS. MARQUETTE: We were never aware of
7 this until somebody turned us in. If we knew that
8 we couldn't have parking, we wouldn't have parked
9 there for 40 years. You know, even though there
10 isn't any -- any --

11 MS. STONE: Ma'am, I'm sorry. He's
12 giving his decision, so it's not really a
13 question-and-answer debate.

14 MS. MARQUETTE: So it doesn't matter?

15 MS. STONE: Yeah. The time to provide
16 evidence on your case has already been closed.

17 MR. RUPPE: Yeah.

18 CHAIRPERSON THOMAS: So are you -- your
19 final vote?

20 MR. RUPPE: So my vote is no.

21 CHAIRPERSON THOMAS: Okay. Thank you.

22 MR. VIRKLER: Thank you, folks, for
23 coming and presenting. I know it's also a burden
24 to come up here unfamiliar with the process and
25 know what you're going to get.

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1 Again, as my colleague said, the legal
2 standard here is very high that we have to apply.
3 In listening to what the chairman said, I find
4 myself in agreement with your points, and I would
5 approve it, to the extent delineated by Chairman
6 Thomas with the 10 feet.

7 CHAIRPERSON THOMAS: So is your vote a
8 yes?

9 MR. VIRKLER: Yes.

10 CHAIRPERSON THOMAS: Okay. With the
11 stipulations cited in my response. Thank you.

12 MS. MAYER: Good evening. As my
13 colleagues have pointed out, the standards have not
14 quite been met. However, I also agree with the
15 chairman. With his stipulations, I do vote yes on
16 that basis.

17 CHAIRPERSON THOMAS: So you have three
18 yes votes and one no vote for this use variance
19 request, so your variance is granted for one
20 additional car to park on the right-hand side of
21 the house or nearest the driveway. Okay?

22 And, Mrs. Voss, would you have to
23 facilitate some --

24 MS. VOSS: I will get you a letter with
25 the stipulations of that, and I will send you

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1 something in the mail. And I'll let code
2 enforcement know so that they won't continue to
3 send you letters, unless you then park two cars out
4 in front and then you will get an enforcement
5 letter again.

6 MS. MARQUETTE: Right. Thank you.

7 MS. VOSS: You're welcome.

8 CHAIRPERSON THOMAS: Any questions?

9 MR. VIRKLER: Mr. Chairman, I have a
10 question maybe for counsel or Ms. Voss.

11 If the Marquettes sell the house, will
12 the new owner enjoy the same privilege, or does
13 that terminate when they sell the house?

14 MS. VOSS: The variance runs with the
15 land.

16 CHAIRPERSON THOMAS: Okay. Thank you.
17 Good question. Okay. And if, for some reason,
18 down the road, if you decide -- if you decide to
19 build a driveway on Snell Street, then it's -- then
20 front-yard parking -- once the driveway is complete
21 and to code, then the front-yard parking -- the
22 truck can still remain because it's your driveway.
23 That other space then could -- would have to be
24 terminated or ended.

25 Oh, it doesn't?

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1 MS. VOSS: No.

2 MS. STONE: No.

3 CHAIRPERSON THOMAS: Oh, okay.

4 MS. STONE: Yeah, unfortunately, the
5 variance runs --

6 CHAIRPERSON THOMAS: I wrote it down and
7 stated --

8 MS. STONE: The variance runs with the
9 land --

10 CHAIRPERSON THOMAS: Okay.

11 MS. STONE: -- so it doesn't matter --

12 CHAIRPERSON THOMAS: But if you do
13 decide, because you have that other vehicle, just,
14 you know, that would probably be the most feasible
15 thing to do, to get that off the side lot.

16 All right. Very good. If there are no
17 further questions, may I have a motion to close the
18 meeting?

19 MS. MAYER: I would move to close the
20 meeting.

21 CHAIRPERSON THOMAS: May I have a second
22 on that motion?

23 MR. RUPPE: I'll second.

24 CHAIRPERSON THOMAS: Okay. All in favor?

25 MR. VIRKLER: Aye.

ZONING BOARD OF APPEALS

1 MR. RUPPE: Aye.

2 MS. MAYER: Aye.

3 CHAIRPERSON THOMAS: Okay. Very good.

4 Well, thank you for coming.

5 MS. MARQUETTE: Thank you. Thank you
6 very much.

7 MS. MAYER: Thank you.

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REPORTER'S CERTIFICATE

I, TIFFANY-JO K. PONCE, Official Court Reporter and Notary Public in and for the State of New York, do hereby certify:

That the sworn testimony and/or proceedings, a transcript of which is attached, was given before me at the time and place stated therein; that the witness was duly sworn or affirmed to testify to the truth; that the testimony and/or proceedings were stenographically recorded by me and transcribed under my supervision.

That the foregoing transcript contains a full, true, and accurate record of all the testimony and/or proceedings held on March 20, 2024.

That I am in no way related to any party to the matter, nor to any counsel, nor do I have any financial interest in the event of the cause.

WITNESS MY HAND this 2 day of April, 2024.



TIFFANY-JO K. PONCE
Official Court Reporter