



**TOWN OF VESTAL
ZONING BOARD OF APPEALS**
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ZBA BOARD MEMBERS:
Chairman - Mark S. Johnson
Mark Tomko
Tom Smallcomb
Paul Houle
George Gerner
Attorney - Matt Butler, ESQ.
Alternate: Eugene Burns

TOWN OF VESTAL
ZONING BOARD OF APPEALS

In the Matter of the Application of

BARINDER SINGH

For a variance as required by chapter 24,
Article IV, Division 2, Section 24-180 (b) (3) (a)
of the Code of The Town of Vestal, Broome County,
New York (Zoning Ordinance)

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TOWN CLERK'S OFFICE

DECISION

At a meeting duly scheduled for October 27, 2016, the Zoning Board of Appeals of the Town of Vestal held public hearing to consider the application of Barinder Singh, regarding premises situate at 2637 Purdue Drive, (tax map no.: 158.18-3-18) for a variance as required by Chapter 24, Article IV, Division 2, Section 24-180 (b) (3) (a) of the Code of The Town of Vestal, Broome County, New York (Zoning Ordinance), pertaining to having less than the required front yard setback in an "RA-1", Single Family Residence District, so that a new front porch with a roof can be constructed 27'7" feet from the front property boundary. Appearing in support of the application were the property owner, Barinder Singh and his contractor, Michael West. No one appeared in opposition. In support of the variance, the applicants provided the Board with a letter explaining the need for the variance, a detailed plot map and photographs.

After due deliberation, the Zoning Board of Appeals makes the following findings of fact and conclusions of law:

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Applicant is requesting this Board's permission to construct on the front of the residence a new front porch with a roof. The applicant is attempting to improve the aesthetics of his home, and cover the front entry to protect it from ice and snow. The proposed porch would use the same concrete pad currently in existence. Columns and a roof would greatly enhance the utility and look of the home. The proposed porch would be in keeping with other homes in the neighborhood. The contractor went through the building plans and explained the aesthetic reasons why the porch would add value to this home and to the neighboring properties.

Board member Mark Johnson, Chairman, Eugene Burns, Thomas Smallcomb, George Gerner and Mark Tomko stated that they had visited the site and were familiar with the character and nature of the area.

The hearing was opened to the public, and after no person requested to be heard, comments, the public portion of the hearing was closed.

A motion was made by George Gerner to grant a 3 foot 1 inch +/- front yard setback variance to allow for the construction of the covered porch at the entry to the home situate at 2637 Purdue Drive, Vestal, as presented to the Board. The motion was seconded by Thomas Smallcomb. A vote was called and:

Therefore, in consideration of the above, and in balancing the factors of 1.) Change in character of locality; 2.) Alternate methods to achieve what the applicant desires; 3.) The degree of variance sought; 4.) Effect on the physical conditions existing in the locality; and 5.) Any self-created difficulties, the request for **3 foot 1 inch +/-** front yard setback variance to allow for construction of new covered porch on the front of the home at 2637 Purdue Drive is hereby **GRANTED** by a **5-0** vote.

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The variance was unanimously granted with the votes cast as follows: Chairman Mark Johnson-AYE, Thomas Smallcomb-AYE, Eugene Burns-AYE, Mark Tomko-AYE and George Gerner-AYE.

In the event that construction is not commenced within four months from the date hereof, then the variance granted by this Decision shall be deemed revoked.

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision, and ensure that the construction is performed to the requirements of the Code.

Dated: Nov 30, 2016

ZONING BOARD OF APPEALS
OF THE TOWN OF VESTAL

BY: 
Mark Johnson, Chairman