

**ZONING BOARD AGENDA**  
**Thursday December 12, 2024**

OPEN MEETING / PLEDGE TO THE FLAG

ROLL CALL:

APPROVAL/CORRECTION – of November 14, 2024 Zoning Board Minutes.

COMMUNICATIONS –  
George Dieffenbach Letter of support #AppZ24-0031. East Bluff Dr. resident.

AREA VARIANCE/PUBLIC HEARINGS:

**Area Variance #Z24-0030**

Christopher Healy  
3079 Brown Hill Rd.  
(Tax map: 103.81-1-1.11)

**Area Variance #Z24-0031**

John Lundy  
11715 East Bluff Dr.  
(Tax map: 117.62-1-10)

OTHER BUSINESS:

Next Meeting –January 9, 2024

ADJOURNMENT

TOWN OF JERUSALEM, NEW YORK  
Department of Code Enforcement and Administration  
3816 Italy Hill Rd.  
Jerusalem, New York 14418  
Telephone No.: (315) 595-2284  
Fax No.: (315) 305-3507  
Email: [ceo@jerusalem-ny.org](mailto:ceo@jerusalem-ny.org)  
Website: [www.jerusalem-ny.org](http://www.jerusalem-ny.org)

Office:  
Date Received: 11-18-24  
Tax Map #: 103-81-1-11  
Fee: \$ 2501 MKS 268 Paid   
Application #: 224-0030

## AREA VARIANCE APPLICATION

### 1. Project Information:

(Type or clearly print)

Address of Project: 3079 Brown Hill Rd, Penn Yan, NY

Zoning District: R1

Property Owner: Christopher Healy, Hollis Healy

Mailing Address: 313 South Oak Rd, Harrisburg, PA 17112

Phone Number: 717-585-2457 Email: chris@scotthealy.com

### 2. Description of Area Variance(s):

33.1' SETBACK, WHERE 67.75' IS REQUIRED FOR A VARIANCE OF 31.65'

1. Proposed Variance: Road setback, 460 square ft of new build on existing structure within the 64.75' setback.

Requesting Variance from: Chapter: 160 Section: 30

2. Proposed Variance:

Requesting Variance from: Chapter: Section:

3. Proposed Variance:

Requesting Variance from: Chapter: Section:

4. Proposed Variance:

Requesting Variance from: Chapter: Section:

5. Proposed Variance:

Requesting Variance from: Chapter: Section:

### 3. NYS Criteria/Rules for an Area Variance:

(Reply "Yes" or "No" to the following questions and **explain** your response. The ZBA need not find in favor of the applicant on every one of the below questions. Rather, the ZBA must take each one of the factors into account. The ZBA may decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.)

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance?

It will not cause an undesirable change the addition is in line with the existing structure. The house and new addition are well above the eye line of the road as the house sits up on a hill above the road.

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an Area Variance?

To build out the house any other way would take going to extreme measures like a complete demo and rebuild, this will allow for a quick and seamless project to expand an existing residence that already sits in the setback.

3. Is the requested Area Variance substantial?

In my opinion it is not a substantial variance, it is a total of 460 square feet on a lot that sits well above and out of the way of any passerby that will be traveling down Brown Hill Road. Again it will also be built in the same line as the house, the house will not bump out further than the existing house.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

There will be no adverse impact.

5. Is the alleged difficulty self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the Area Variance?

I don't believe it is self created as much as it is lot/existing house created. The way the building is already built and in place is what causes this variance.

3079 Brown Hill Road  
variance request

-We are requesting a variance to build an addition on an existing livable barn, this project contains more than just the variance it is a complete overhaul of the existing building.

-The building as it currently sits is in the road right of way setback. The variance we are asking for keeps the building in line with what is already existing. It is also approximately 15' from the foundation to the road level, so the additions on this building would not affect the road right of way in any significant way. The total amount of new building space in the setback is 460 square feet.

-Receiving this variance allows us to preserve the unique structure on the property and make it into a structure that will accommodate larger families and it will better fit with the property as a whole. This is also a more non-invasive way to make use of the existing property rather than demolish the structure and start new.

Thank you for your consideration.

# CDA

**CHRIS DAWSON ARCHITECT**  
 300 North 2nd Street, Suite 701  
 Harrisburg, PA 17101  
 717-652-0200  
 info@cdadawsonarchitect.com  
 www.cdadawsonarchitect.com

**OWNER**  
 Healy Barn, LLC  
 317 South Oak Road  
 Harrisburg, PA 17112

**ARCHITECT**  
 Chris Dawson  
 300 North 2nd Street, Suite 701  
 Harrisburg, PA 17101  
 cda@cdadawsonarchitect.com 717-652-0200

**STRUCTURAL ENGINEER**  
 GFLA Structural Engineers  
 1000 North 2nd Street  
 Harrisburg, PA 17102  
 info@gfla.com 717-698-4281

**GENERAL CONTRACTOR**  
 The Healy Builders  
 3700 N. 1st  
 Harrisburg, PA 17110  
 vince@healybuilders@gmail.com 607-678-0595

SEAL

No.	Description	Date

## HEALY BARN - RENOVATIONS

## GROUND FLOOR PLAN

Project Number	2022.0250
Date	NFC
Drawn By	CC / VS
Checked By	CE

# A102

Scale 1/4" = 1'-0"

### GENERAL PLAN NOTES

1. DIMENSIONS ARE FROM FACE OF FINISH FACE OF MAJORITY OR CENTERLINE OF COLUMN.
2. INTERIOR WALL STUDS TO BE 1/2" INCH LINES NOTED OTHERWISE. THIS 1/2" DIMENSION HAS BEEN OMITTED FROM INTERIOR DIMENSION STIPES FOR CLARITY. UNLESS NOTED OTHERWISE.
3. SET CROSS MEMBER ON INSIDE FACE OF FINISHED FACE OF ADJACENT WALL UNLESS NOTED OTHERWISE.
4. PROVIDE WATER RESISTANT GYPSUM WALLBOARD (GWB) IN ALL BATHROOMS WITH GLASS MESH MORTAR UNITS BEHIND CERAMIC TILE.
5. PROVIDE 1/2" GYPSUM BOARD OVER ALL INTERIOR WALLS AND CEILING. PROVIDE 5/8" GYPSUM BOARD OVER ALL INTERIOR WALLS AND CEILING. PROVIDE 1/2" GYPSUM BOARD OVER ALL INTERIOR WALLS AND CEILING.
6. FINISH PARTITIONS TO UNDERBITE OF FLOOR JOIST FRAMING OR ROOF TRUSS.
7. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY POWER SERVICE DURING CONSTRUCTION.

### PARTITION KEY

SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINAL WALL FINISH MATERIAL.

NEW WALL CONSTRUCTION

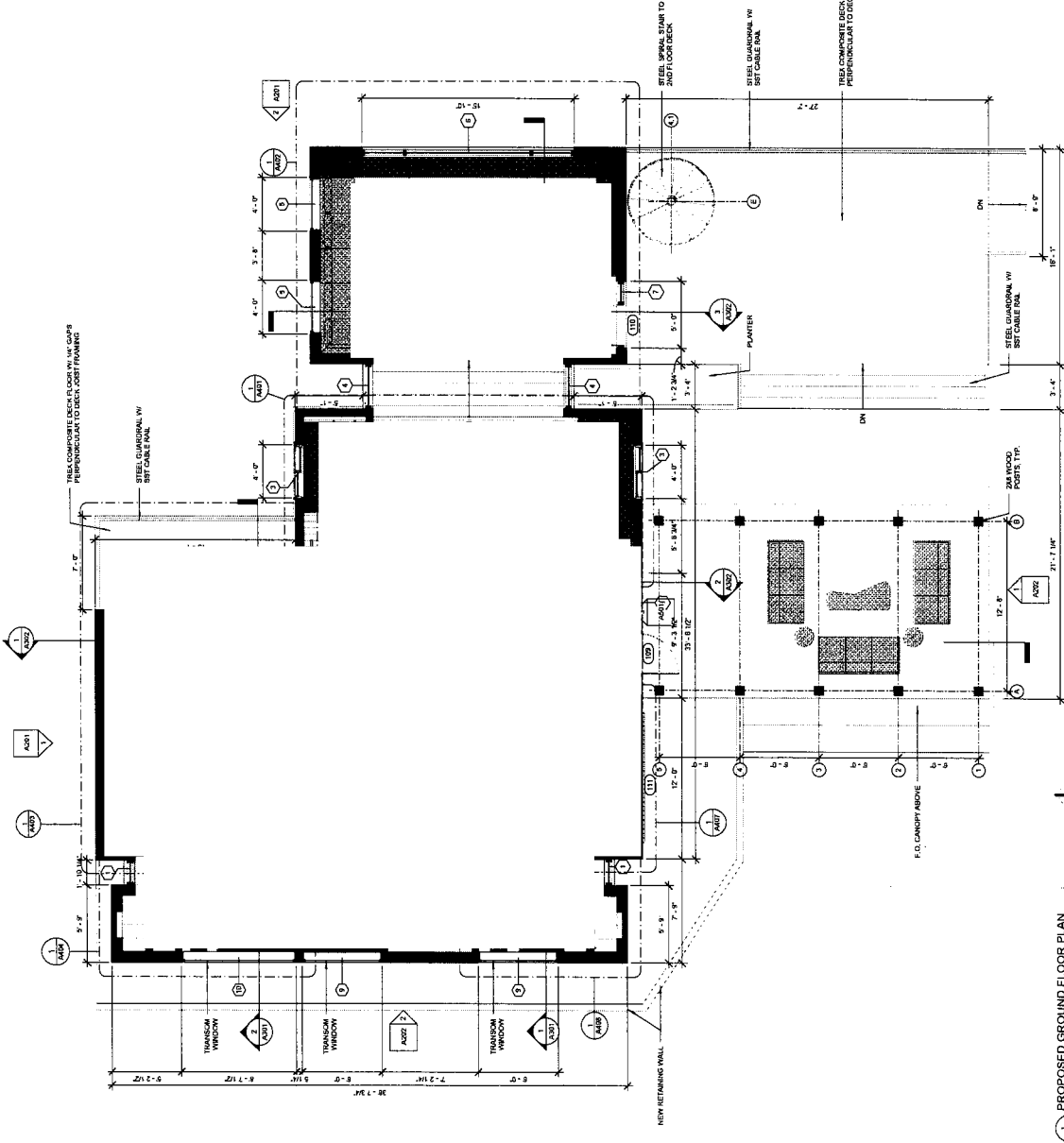
EXISTING WALL CONSTRUCTION

P1 2X WOOD STUDS AT 16" O.C. w/ 5/8" GYPSUM WALL BOARD BOTH SIDES 3/4" ACoustic BATT INSULATION

P2 2X WOOD STUDS AT 16" O.C. w/ 5/8" GYPSUM WALL BOARD ON ONE SIDE 5/8" GYPSUM BOARD AND CERAMIC TILE OTHER SIDE 3/4" ACoustic BATT INSULATION

P3 2X WOOD STUDS AT 16" O.C. w/ 5/8" GYPSUM BOARD AND INSULATION

P4 TILE OVER EXISTING



11/15/2024 PROGRESS SET  
 NOT FOR CONSTRUCTION

PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



# CDA CHRIS DAWSON ARCHITECT

340 North 2nd Street, Suite 701  
Harrisburg, PA 17101  
717-653-1111  
www.chrisdawsonarchitect.com

## OWNER

Chris & Holly Healy  
1400 North 2nd Street  
Harrisburg, PA 17112

## ARCHITECT

Chris Dawson, Architect  
340 North 2nd Street, Suite 701  
Harrisburg, PA 17101  
chris@chrisdawsonarchitect.com 717-653-5090

## STRUCTURAL ENGINEER

CPA Structural Engineers  
Josh Caney, P.E.  
jcaney@cpaengine.com 717-988-4281

## GENERAL CONTRACTOR

Vine County Builders  
1100 North 2nd Street  
Harrisburg, PA 17102  
vinecountbuilders@gmail.com 607-878-0585

SEAL

No.	Description	Date

## HEALY BARN - RENOVATIONS

## THIRD FLOOR PLAN

Project Number	2022.0250
Date	NFC
Drawn By	CC / VS
Checked By	CE

# A104

Scale  
1/4" = 1'-0"

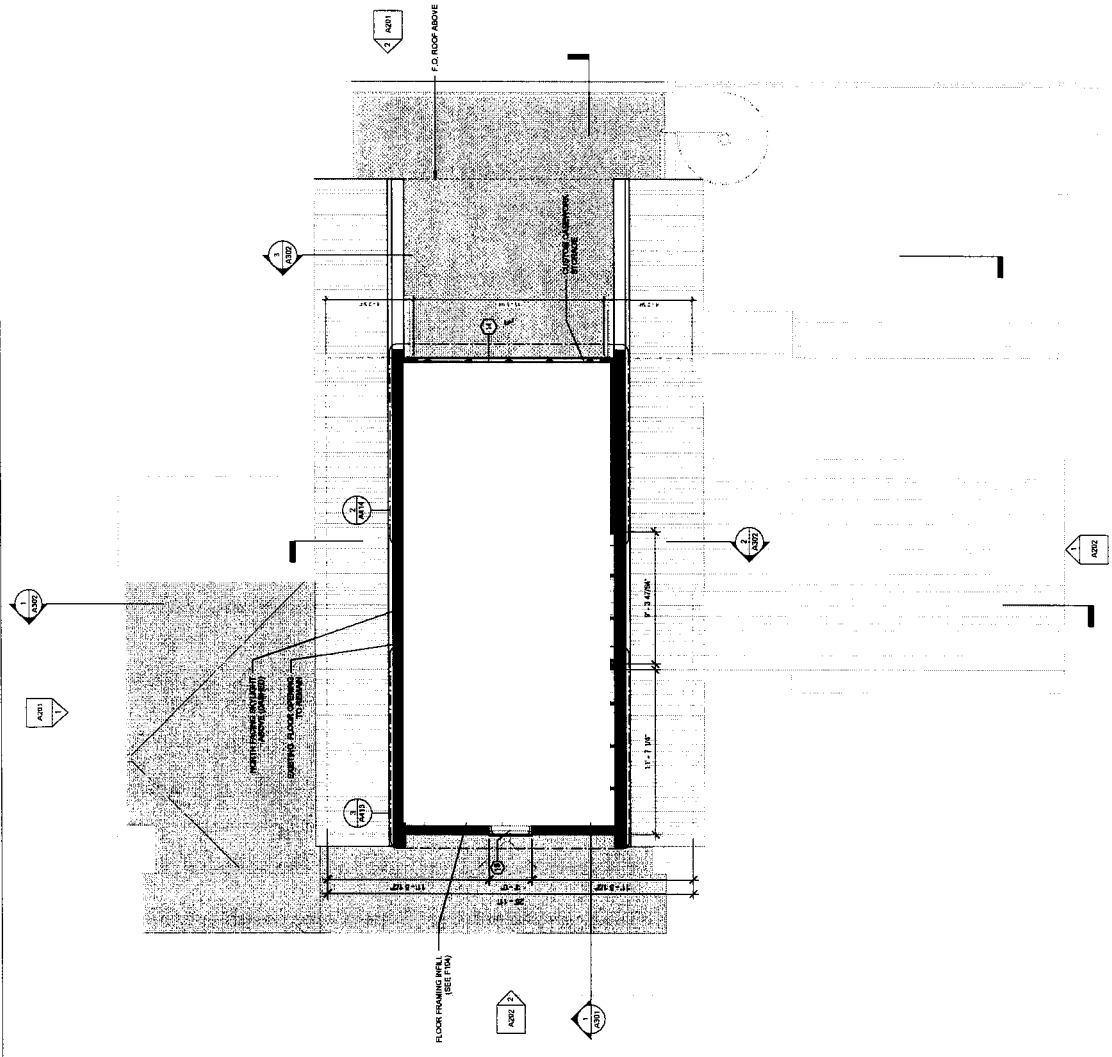
### GENERAL PLAN NOTES

1. DIMENSIONS ARE FROM FACE OF FINISH FACE OF MASONRY OR CENTERLINE OF CURB.
2. PARTITION WALLS TO BE 3/4" THICK UNLESS NOTED OTHERWISE. THIS 3/4" DIMENSION HAS BEEN OMITTED FROM EXTERIOR DIMENSION DIMENSIONS FOR CLARITY. SPACES NOT REQUIRED.
3. ALL PARTITION WALLS TO BE 6" FROM FINISHED FACE OF ADJACENT WALL UNLESS NOTED OTHERWISE.
4. PROVIDE WATER RESISTANT GYPSUM WALLBOARD (GWB) IN ALL BATHROOMS WITH GLASS MESH MORTAR UNITS BEHIND CERAMIC TILE.
5. PROVIDE DOWN CONTROL JOISTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE APPROXIMATE APPROXIMATE JOIST TO CONSTRUCTION.
6. RUN ALL PARTITIONS TO UNDERSIDE OF FLOORING FRAMING OR ROOF BEAMS & INCLUDE ACOUSTIC BATT UNLESS NOTED OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY POWER SERVICE DURING CONSTRUCTION.

### PARTITION KEY

SEE EXTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINAL WALL FINISH MATERIAL

- NEW WALL CONSTRUCTION
  - EXISTING WALL CONSTRUCTION
- P1 2x4 WOOD STUDS AT 16" O.C. - 48" GYPSUM WALL BOARD BOTH SIDES 3/4" ACOUSTIC BATT INSULATION
- P2 2x4 WOOD STUDS AT 16" O.C. - 48" GYPSUM WALL BOARD ONE SIDE 3/4" ACOUSTIC BATT INSULATION ON OTHER SIDE 3/4" ACOUSTIC BATT INSULATION
- P3 2x4 WOOD STUDS AT 16" O.C. - 48" GYPSUM WALL BOARD ONE SIDE 3/4" ACOUSTIC BATT INSULATION ON OTHER SIDE 3/4" ACOUSTIC BATT INSULATION
- P4 TILE OVER EXISTING



11/15/2024 PROGRESS SET  
NOT FOR CONSTRUCTION

PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"





# CDA

CHRIS DAWSON ARCHITECT  
 308 North 7th Street, Suite 201  
 Harrisburg, PA 17101  
 717-635-5090  
 cda@chrisdawsonarchitect.com  
 www.chrisdawsonarchitect.com

## OWNER

Chris & Hollie Healy  
 3100 North 10th Street  
 Harrisburg, PA 17112

## ARCHITECT

Chris Dawson Architect  
 Suite 201  
 Harrisburg, PA 17101  
 cda@chrisdawsonarchitect.com 717-635-5090

## STRUCTURAL ENGINEER

GPA Structural Engineers  
 Josh Carney, P.E.  
 josh.carney@gpac.com 717-696-2811

## GENERAL CONTRACTOR

Vine Country Builders  
 1700 North 10th Street  
 Harrisburg, PA 17102  
 vinecountrybuilders@gmail.com 807-676-0985

SEAL

No.	Description	Date

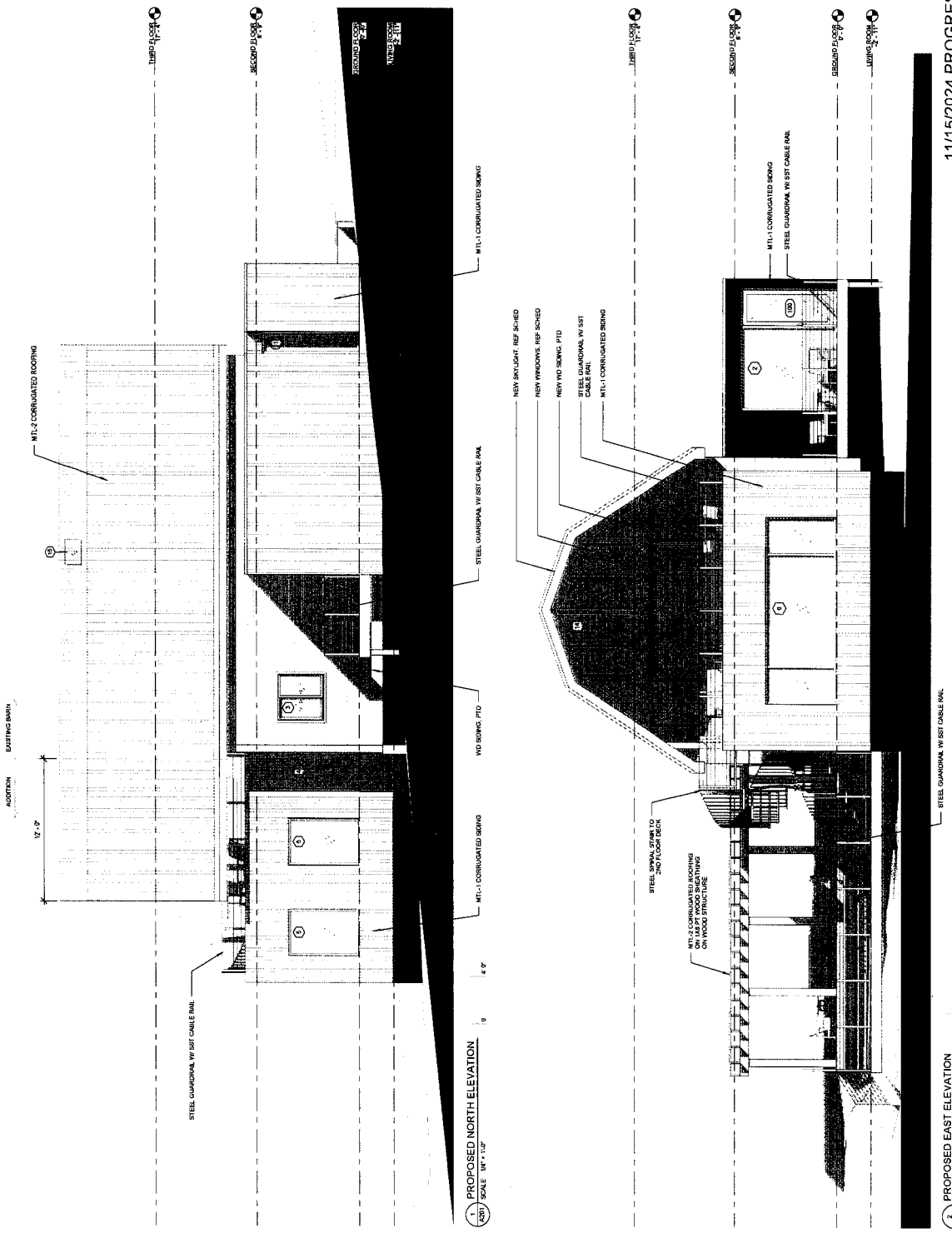
# HEALY BARN - RENOVATIONS

## EXTERIOR ELEVATIONS

Project Number	2022.0250
Date	NFC
Drawn By	CC / VS
Checked By	CE

# A201

Scale: 1/4" = 1'-0"



11/15/2024 PROGRESS SET  
 NOT FOR CONSTRUCTION



# CDA

**CHRIS DAWSON ARCHITECT**  
 308 North 7th Street, Suite 701  
 Harrisburg, PA 17101  
 717-655-0090  
 cda@chrisdawsonarchitect.com  
 www.chrisdawsonarchitect.com

**OWNER**

Chris & Kelly Healy  
 308 North 7th Street  
 Harrisburg, PA 17101

**ARCHITECT**

Chris Dawson Architect  
 308 North 7th Street, Suite 701  
 Harrisburg, PA 17101  
 cda@chrisdawsonarchitect.com 717-655-0090

**STRUCTURAL ENGINEER**

GFLA Structural Engineers  
 Josh Carney, P.E.  
 jcarney@gfla.com 717-664-4281

**GENERAL CONTRACTOR**

Vine County Builders  
 Michael J. Healy  
 Harrisburg, NY 14842  
 vinecountybuilders@gmail.com 607-678-0585

SEAL

No.	Description	Date

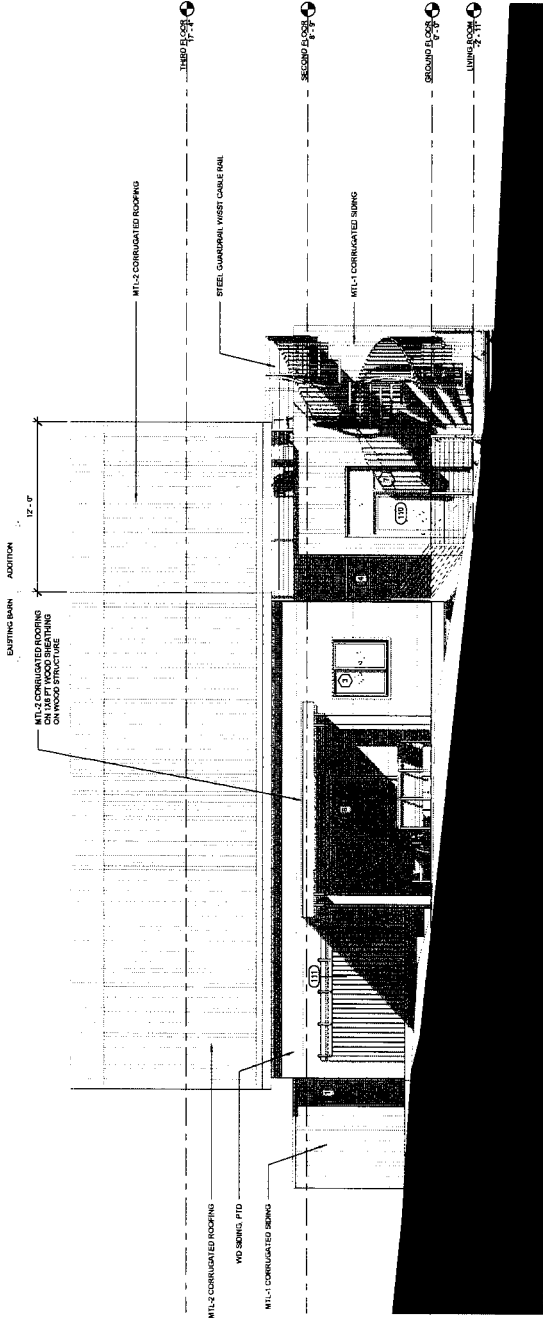
## HEALY BARN - RENOVATIONS

## EXTERIOR ELEVATIONS

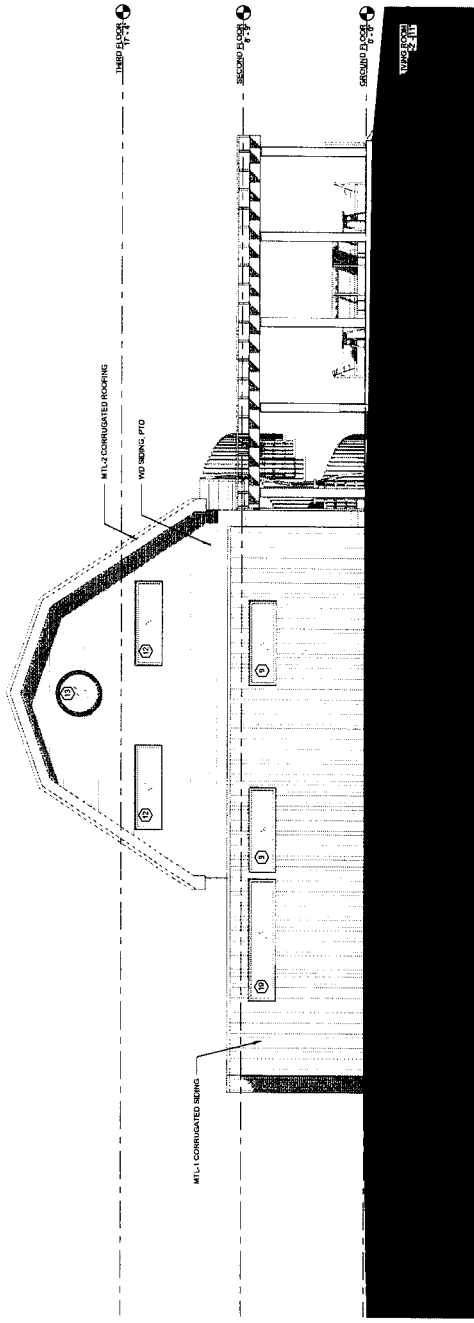
Project Number: 2022\_0250  
 Date: NFC  
 Drawn By: CC / VS  
 Checked By: CE

# A202

Scale: 1/4" = 1'-0"



1. PROPOSED SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



2. PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"

11/15/2024 PROGRESS SET  
 NOT FOR CONSTRUCTION

TOWN OF JERUSALEM, NEW YORK  
Department of Code Enforcement and Administration  
3816 Italy Hill Rd.  
Jerusalem, New York 14418  
Telephone No.: (315) 595-2284  
Fax No.: (315) 305-3507  
Email: [ceo@jerusalem-ny.org](mailto:ceo@jerusalem-ny.org)  
Website: [www.jerusalem-ny.org](http://www.jerusalem-ny.org)

Office:  
Date Received: 11-18-24  
Tax Map #: 117-62-1-10  
Fee: \$ 250.114K5269 Paid   
Application #: 204-0031

(FO COPY)

## AREA VARIANCE APPLICATION

### 1. Project Information:

(Type or clearly print)

Address of Project: 11715 E Bluff Dr, Penn Yan, NY

Zoning District: R1

Property Owner: John Lundy, Linda Lundy

Mailing Address: 1632 Graham Rd, Williamsport, PA 17701

Phone Number: +15704191209 Email: lundj1@me.com

### 2. Description of Area Variance(s):

REQUESTING a 3'9" SIDE SETBACK WHERE 10' IS REQUIRED FOR A VARIANCE OF 6'3"

1. Proposed Variance: South side property line setback a total of 62 square feet. 3'9" at its closest point

Requesting Variance from: Chapter: 160 Section: 30

2. Proposed Variance:

Requesting Variance from: Chapter: Section:

3. Proposed Variance:

Requesting Variance from: Chapter: Section:

4. Proposed Variance:

Requesting Variance from: Chapter: Section:

5. Proposed Variance:

Requesting Variance from: Chapter: Section:

### 3. NYS Criteria/Rules for an Area Variance:

(Reply "Yes" or "No" to the following questions and explain your response. The ZBA need not find in favor of the applicant on every one of the below questions. Rather, the ZBA must take each one of the factors into account. The ZBA may decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.)

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance?

The variance should not have an undesirable change for the fact the change is on the lake side of the house and the south side of the property that is well hidden with shrubbery between it and the neighbors property. The addition will be in the same line as the current house just an extension further to the east.

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an Area Variance?

This house exists on a very narrow lot almost any extension would have the unfortunate outcome of needing a variance.

3. Is the requested Area Variance substantial?

In total we are requesting a 63' variance, the variance is in line with the existing house and gets better the further east the extension goes, I do not believe it is substantial.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

It will not have an adverse effect, the house as it currently sits is just being extended further east than it currently is. There is not an ask for another story or for any sort of huge bump out. Just asking to be able to extend the house to gain slightly more living space.

5. Is the alleged difficulty self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the Area Variance?

I do not believe it is self created, this is more of a non conforming difficulty the house was approved and built in the south side setback. This new addition will actually be further away from the side property line than most of the existing house.

11715 East Bluff Drive  
variance request

-We are requesting a variance to extend the existing house and the existing deck out 5' from where the current building sits now. The total variance request is for 63 square feet in the south side setback.

-Unfortunately, the house as it currently sits is already in the southern side setback. The variance we are requesting will take the existing footprint of the building and extend it to the east. With this addition, we are going to extend the current non compliance of the house with regards to that south side setback. However, this extension will be further away from the property line than the current portions of the house, as the property line and the house pull away from each other the further east you go.

-This variance is being requested to allow a new extension of the smaller cottage to make more living space. This is needed to enjoy and take full advantage of the existing cottage and to bring it in line with the rest of the surrounding properties. This we believe is the easiest way to extend the living space without taking serious steps of having to completely rebuild the cottage, which would be very tough to do as well with how small and narrow the current existing house is. The ask we believe is minimal as we are just trying to maintain the existing line of the house and add a much needed small addition.

Thank you for your consideration.



