

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices

DATE: August 12, 2014

TIME: 7:00pm

PRESENT:

Herb Allen, Chairman

Brandi Marino, Member

Barb Marr, Member

Michael Kurrasch, Alternate

Heather Heffernan, Alternate

David Mayer, Attorney

Gary Smith, Parrone Engineering

David Smith, Building Inspector

Jennifer Raymond, Recording Secretary

NOT PRESENT:

Molly Rountree, Member

Lafayette Eaton, Member

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was recited.

Heather Heffernan participated as a voting alternate member.

1st Item on Agenda:

125 North Lincoln Road, parcel #139.70-1-48. Owner Kaitlyn Peebles presented, seeking Architectural Approval and a positive recommendation for a Special Use Permit to install a 6 foot high wood stockade fence on the rear/side property line (Pine Street side) of a corner lot.

David Smith spoke about having enough room to avoid an obstruction to the line of sight when installing the fence close to the road. He stated a concern about seeing around the fence, down the road while backing out of the driveway (on Pine Street). Mr. Smith also questioned whether the fencing would begin at the back of the house or at the back edge of the deck.

Ms. Peebles said the fence would start from the back of the house, run in a straight line 47 feet, turn in an "L" shape and run 21.5 feet to the garage.

Mr. Smith mentioned that there was some kind of a screen/curtain erected on the edge of the deck, closest to the (Pine Street) road. That will have to come down once the fence is erected. Ms. Peebles agreed.

Gary Smith discussed concerns with the line of sight also. He mentioned that since there isn't a sidewalk on that side of Pine Street, there isn't the big concern with pedestrian traffic. He said that it appears that there is enough room to back out of the driveway and see beyond the fence line.

Herb Allen discussed the 50 foot right of way for Pine Street. He says there is 12 feet from the house to the road and the survey map shows that there is 3 ½ feet from the side property line. Therefore, the remaining space is the right of way, which would provide plenty of room for the fence. Mr. Allen encouraged Ms. Peebles to have the fence installed up close to the deck. David Smith went to the site after the meeting and confirmed there is actually 17 feet from the foundation of the house to the edge of the road.

Ms. Peebles said that a fence that is 5 feet or 6 feet high would be sufficient, but that 4 feet would not provide enough privacy from neighbors close by that have been quite a nuisance.

Mr. Allen stated that a 6 foot high fence provides a hiding spot (from police), but that a 5 foot high fence allows the police to see over it. He inquired about a gate being installed. Ms. Peebles stated that a gate would be installed by the garage.

Barb Marr asked whether the police and code enforcement were aware of the neighbors that are being a nuisance. David Smith confirmed that they were aware and that there has been many complaints with the police and code enforcement for the neighbors. It gives credence to Ms. Peebles concerns for a higher fence being installed. Mike Kurrasch stated that he too lives in the same neighborhood and is well aware of the concerns with these neighbors and that he is glad he has a 6 foot high fence.

Mike Kurrasch made a motion to accept the project as submitted to install a 6 foot high stockade fence off the back corner of the house, straight back to driveway, turn to the garage and connect with a gate, with the temporary screen on the deck removed once the fence is installed, and that code enforcement would determine whether a 45 degree angle for the fence (closest to the driveway) would be needed to avoid an obstruction to the line of site. Mr. Kurrasch also made a motion for the board to give a positive recommendation to the Zoning Board.

Brandi Marino seconded the motion.

Voting was 5-0, all in favor.

New Business:

David Schultz has submitted his resignation from the Planning Board to Mayor Fred Ricci.

A motion was made by Brandi Marino to approve the July 8, 2014 Planning Board minutes. Heather Heffernan seconded the motion.

Voting was 5-0, all in favor.

Barb Marr made a motion to adjourn at 7:25 pm. Heather Heffernan seconded the motion. Voting was 5-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary