

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: October 12, 2010
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman	Jan Hendrik van Edig, Member
Matthew Hogan, Member	Herman Parson, Member
Brandi Marino, Member	David Schultz, Member

Rob Leni, Town Attorney
Gary Smith, Parrone Engineering
Tracie Miller, Recording Secretary

NOT PRESENT:

Barbara Marr, Member
Larry Pierce, Building Inspector

Mr. Allen called the meeting to order at 7:00pm.

1st Item on Agenda: 229 East Chestnut Street, parcel # 139.78-1-78.1. Applicant and property owner, Pasquale Gabrielli and his daughter, the project architect were present requesting architectural review and site plan approval for the construction of a new house. Mr. Gabrielli said he wanted to build a small house for his personal use and would be moving in as soon as it was completed.

Rob Leni pointed out that the plans show no garage and the maximum driveway width allowed is ten feet according to Village Code. Mr. Leni went on to say that a 16 foot wide driveway would require a variance. Matt Hogan said the plans look good as long as Mr. Gabrielli changes the driveway width to ten feet.

Mr. Gabrielli said the reason he is moving from 407 Madison Street is because his wife owns the house, is ill, and is giving the house to her son. Dave Schultz asked if Mr. Gabrielli was building the house with roof trusses. Mr. Gabrielli's daughter (the architect) said yes, trusses would be used. Mr. Schultz recommended that Mr. Gabrielli let the fire department know this – for safety reasons.

Hendrik inquired about what would be done with the existing concrete pad on the lot at 229 East Chestnut Street. Mr. Gabrielli replied that the builder would be removing the pad after the new house is complete. Mr. Gabrielli also stated

that there would be no garage built. The architect asked what additional information would be needed if Mr. Gabrielli decided to build a garage. Herb Allen said a separate permit would be needed if the garage was built as a single project. Gary Smith asked if the property was already subdivided in the County Clerk's office. Mr. Pasquale said yes, that had already been done. Herb Allen asked if there was any public input, which there was not.

Dave Schultz made a motion to approve the project as presented subject to the driveway width being reduced to 10 feet or less, but not less than 7 feet. Herman Parson seconded the motion. Voting was 6-0, in favor of approval.

Old Business: none

New Business: Mr. Allen asked if each member had met their four hours of training for the year. Online courses were discussed.

Mr. Allen asked for approval of the September 14, 2010 Planning Board minutes. Herman Parson made a motion to approve the minutes and Brandi Marino seconded the motion. Voting was 6-0, in favor of approval.

Herman Parson made a motion to adjourn and Hendrik van Edig seconded the motion. Voting was 6-0 in favor of adjourning.

The meeting adjourned at 7:14pm.

Respectfully submitted,

Tracie Miller
Recording Secretary