

## **EAST ROCHESTER ZONING BOARD MINUTES**

PLACE: 120 West Commercial Street, East Rochester Village Offices  
DATE: August 19, 2014  
TIME: 7:00pm

### **PRESENT:**

Frank Barbero, Chairman  
Christina Belles, Alternate Member  
Margot Gilhart, Member  
Devin Vosburgh, Member  
David Smith, Building Inspector  
David Mayer, Village Attorney  
Jennifer Raymond, Recording Secretary

### **NOT PRESENT:**

Tony Gonzalez, Member  
Eric Schoenhardt, Member  
Michael Russo, Alternate Member  
Gary Smith, Parrone Engineering

Frank Barbero called the meeting to order at 7:00pm.

### **1st Item on the Agenda:**

125 North Lincoln Road, parcel #139.70-1-48. Owner Kaitlyn Peebles presented, seeking a Residential Area Variance to install a 6 foot high wood stockade fence along the side (Pine Street) property line in the rear yard of her corner lot, with less than the required 40 foot setback from a street, and a height that's higher than 36 inches.

David Smith mentioned to the board that he has gone to the property to measure, and pulled his own car in the driveway and backed out to determine whether there was a concern with the proposed fence location causing an obstruction with the line of sight. He determined that there is 12 feet from the edge of the road to the rear foundation of the house, confirming that there isn't a concern with the line of sight being obstructed (and no 45 degree angle at the back of fence by the driveway is required).

Jennifer Raymond advised the board that the Planning Board has given a positive recommendation to the Zoning Board for the proposed project, with the condition that a gate be installed by the garage and that the screen curtains that are currently hanging on the deck will be removed once the fence is installed.

Margot Gilhart made a motion to approve the fence project as submitted and to grant the variance for height and less than the required setback from a road, with the conditions of a gate being installed by the garage and to remove the temporary screen curtains on the deck once the fence is installed.

Devin Vosburgh seconded the motion.

Voting was 3-0-1 as follows:

Frank Barbero, Margot Gilhart and Devin Vosburgh approved

Christina Belles abstained

Motion passes.

**2nd Item on the Agenda:**

230 West Hickory Street, parcel #151.28-3-18. Tenant Amy Monachino presented, seeking a Residential Area Variance to install a hot tub in the rear yard, next to the existing deck with less than the required 7 foot side setback to a property line (for a 40 foot wide lot). Ms. Monachino is seeking a 3 foot 4 inch variance to have the hot tub 3 feet 6 inches from the side property line.

Devin Vosburgh stated that his concern with the location of the proposed hot tub being so close to the property line was the upkeep and maintenance, but after going for a site visit he determined that upkeep is not a concern for this property.

Devin Vosburgh made a motion to approve the project as submitted and to grant the variance for less than the required side setback from the property line.

Margot Gilhart seconded the motion.

Voting was 4-0, all in favor.

**New Business:**

Christina Belles is moving from the Zoning Board and has been appointed to the Planning Board, starting with the September 9, 2014 meeting.

Devin Vosburgh has been appointed as a full member of the Zoning Board.

The next Zoning Board meeting will be held in the Eyer Building board room.

Christina Belles made a motion to approve the July 15, 2014 meeting minutes. Devin Vosburgh seconded the motion. Voting was 4-0, all in favor.

Margot Gilhart made a motion to adjourn. Christina Belles seconded the motion. Voting was 4-0, all in favor. The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Jennifer Raymond  
Recording Secretary