

EAST ROCHESTER ZONING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices
DATE: October 20, 2015
TIME: 7:00pm

PRESENT:

Frank Barbero, Chairman
Eric Schoenhardt, Member
Devin Vosburgh, Member
Brian Pyfrom, Member
Margot Gilhart, Member
John Belt, Alternate Member
Jason Steel, Alternate Member

NOT PRESENT:

Gary Smith, Parrone Engineering

David Mayer, Village Attorney
David Smith, Building Inspector
Jennifer Raymond, Recording Secretary

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

John Belt and Jason Steel participated as a voting alternate members.

1st Item on the Agenda:

611South Washington Street parcel #151.28-1-69. Owner James Slocum presented seeking a Residential Area Variance to install an 8' x 8' vinyl shed on this corner lot approximately 2.9 feet from the (West Spruce Street) property line, which by code definition of a corner lot is a second front yard.

Mr. Slocum told the Board that he needs to have a shed to store his snow blower, lawn mower and tools. David Smith asked Mr. Slocum to explain the garage situation to the Board so that they may understand the need for the shed. Mr. Slocum explained that when he bought the property the garage had already been turned into a small area divided with drywall without insulation, creating a 2 foot deep area that was not useable for typical garage storage or for living space. Mr. Smith explained that the garage has now been converted to habitable space, so the applicant still does not have a garage.

Eric Schoenhardt asked Mr. Slocum how close the proposed shed will be from the house if it is located in the front yard (West Spruce Street side). Mr. Slocum stated it would be approximately 6 feet from the house.

Brian Pyfrom mentioned two concerns he had with the proposed location: how close the shed will be in relation to the front door (possibly a safety concern for egress) and has the applicant

considered the possible damage to the shed caused by snow that is blown onto it from the sidewalk plow (that would be only 2.9 feet from the shed). Mr. Slocum suggested a retaining wall to keep snow off. Mr. Smith said that there isn't room for a wall.

Eric Schoenhardt asked the applicant if he has considered using a portion of the front yard facing South Washington Street rather than using the front yard area that is right by the side walk (West Spruce Street proposed location). The Board continued further discussion concerning alternate locations for the shed.

Mr. Smith explained to the Board that most zoning codes in Monroe County do not allow an accessory structure to be located forward of the front foundation line (of the principle structure). He is assuming that the front foundation in this situation is the one that faces West Spruce Street. Due to this property being a corner lot, there is a second front yard (rather than a side yard) and therefore a variance will be required for either yard being utilized for a shed.

Jason Steel re-iterated that if the shed were to be located in the West Spruce Street yard, it could be damaged by snow removal. He stated that a greater concern is that the shed would cause line-of-sight issues for the applicant when pulling out of the driveway (possibly hitting pedestrians or vehicles in the road).

Devin Vosburgh asked Mr. Slocum whether losing some of the garden area would be a problem for him (if the shed were to replace a portion of it). Mr. Slocum said he would be able to find another location for gardening if he needed to.

The Board members all decided that using the yard on the South Washington Street side would be the best option for the shed. Mr. Smith insisted that the Board determine the exact location and referred to the printed Pictometry photo to be marked. The Board and applicant chose a spot after further discussion.

Brian Pyfrom made a SEQRA motion to find this project to be a Type 2 Action.

Devin Vosburgh seconded the motion.

Voting was 7-0, all in favor.

Eric Schoenhardt made a motion for the Zoning Board to approve the area variance for the applicant to install a 8' x 8' vinyl shed within the front yard (facing South Washington Street) of this corner lot with the following conditions: The shed must have a 3 foot setback from the north side property line and the shed is to be located within the garden area depicted on the Pictometry map by the Board and the applicant during the meeting.

Margot Gilhart seconded the motion.

Voting was 7-0, all in favor.

New Business:

Jennifer Raymond reminded the Board members to contact her if they still need to get a photo taken for the Zoning Board Member ID badge.

Jennifer Raymond told the Board that if anyone still needs to complete training credit hours for 2015 to submit an application soon as possible.

Devin Vosburgh made a motion to approve the July 21, 2015 meeting minutes.

Brian Pyfrom seconded the motion.

Voting was 7-0, all in favor.

Margot Gilhart made a motion to adjourn.

Devin Vosburgh seconded the motion.

Voting was 7-0, all in favor.

The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Jennifer Raymond
Recording Secretary