

EAST ROCHESTER ZONING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices
DATE: October 21, 2014
TIME: 7:00pm

PRESENT:

Frank Barbero, Chairman
Margot Gilhart, Member
Devin Vosburgh, Member
Eric Schoenhardt, Member
Tony Gonzalez, Member
Michael Russo, Alternate Member
Jason Steel, Alternate Member

NOT PRESENT:

Gary Smith, Parrone Engineering

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

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

1st Item on the Agenda:

503 Sycamore Street, parcel #151.27-1-12. Owner Jennifer Englert presented, seeking a Residential Area Variance to install 6 foot high vinyl fencing in the front yard (McKinley Street side) of their corner lot with less than the required 40 foot setback from a street, and a height that's greater than the maximum requirement of 36 inches.

Jennifer Englert explained to the board that she is seeking two variances. The first is a variance to allow a 6 foot high vinyl fence, rather than a 36 inch high fence in a front yard. She is replacing a 6 foot high wood stockade fence that is falling apart, and which is used as a barrier for her above ground pool. The second variance is to allow the new fence to be in the same location as the old fence that is 25 feet from the road (McKinley Street).

Jennifer Raymond informed the Zoning Board that the Planning Board has given a positive recommendation for both variances at the October 14, 2014 meeting.

Dave Smith explained that the New York State Building Code requires that a pool have a 48 inch high barrier. The pool is an above-ground, but has been sunk in to meet grade and therefore isn't 4 feet above grade. A 4 foot high fence is required, but the proposed 6 foot high fence is even better for safety concerns. There was already a fence at this proposed location on the property; the new fence would be an enhancement (a new vinyl fence replacing an old wood fence that is in disrepair). If the fence is not approved, the pool would have to be removed due to a lack of compliance with the State code.

Frank Barbero asked if there was any concern with the line of site for the proposed fence in the proposed location. Mr. Smith confirmed that there was not a concern.

Eric Schoenhardt made a motion to accept the application as presented and to award the two proposed variances requested for a 6 foot high fence with a 25 foot setback based on the fact that the applicant is replacing a fence that already exists. Tony Gonzalez seconded the motion. Voting was 6-1-0, as follows:

Frank Barbero, Margot Gilhart, Devin Vosburgh, Eric Schoenhardt, Tony Gonzalez- In favor

Mike Russo- Abstain

No one opposed

Motion passes.

2nd Item on the Agenda:

100 Bluff Road, parcel #139.71-1-1.1 RW Dake & Co. Ralph Baranes from Premier Signs is applying for a Commercial Area Variance for a free-standing double-faced non-illuminated 2'2" x 8' (17.33 square foot) panel sign to have less than the required 15 foot setback from the front property line.

The applicant wasn't at the meeting. This application has been tabled until the November 25, 2014 meeting.

New Business:

Jason Steel has been appointed as the Board's newest alternate member.

Frank Barbero reminded the Board members to get signed up for training courses to meet the 4 credit hours requirement if they haven't already done so for 2014. Jennifer Raymond e-mailed Board members today to let them know if they still needed to reach the required 4 hours.

Margot Gilhart made a motion to approve the September 16, 2014 meeting minutes. Mike Russo seconded the motion. Voting was 7-0, all in favor.

Devin Vosburgh made a motion to adjourn. Tony Gonzalez seconded the motion. Voting was 7-0, all in favor. The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Jennifer Raymond
Recording Secretary