Zoning Board of Appeals
Minutes
June 19, 2014

Present	**Absent**
Chairman John Dole	Diana Powell Keery
Michael Flavin	
Mark Unvericht	
Dale Kellerson	

Also Present

Building Inspector Patrick Smith
Administrative Assistant Donna Stassen
Zoning Board Secretary Pam Gilbert

Joan Quigley
Mike LoPresti

Chairman Dole led the Pledge of Allegiance.

Public Hearing

The application of Rose Watkins represented by Mike LoPresti for an area variance on an existing 6'4" fence of open construction on a deck at property located at 9 Hidden Trail, Spencerport, NY 14559. Whereas, any fence in a residential district shall not exceed three feet in height if erected at any point on the lot nearer the street than the front yard setback provided in this chapter and shall not exceed four feet in height if erected elsewhere on the lot pursuant to Chapter 340-32 A(1) in a residential district. Tax Account # 086.16-5-64.1

Mike LoPresti: I am here representing Rose Watkins for the fence variance. The primary reason for the fence is for privacy as these units are in close proximity to each other. They felt like it would be a nice buffer so that when they went out their door they wouldn't be staring directly to someone else. I apologize, did not realize that we had to have a variance for this. I looked at it a privacy fence rather than an actual fence. Patrick Smith brought it to my attention so I wanted to make this official.

Michael Flavin: Are you going to do this on all the units?

Mike LoPresti: Not all of units are going to have decks. I would say that it would be on an as needed basis. As this unit has one the unit next to it won't need a privacy fence.

Michael Flavin: Is the fence was vinyl or wood?

Mike LoPresti: It is vinyl railings with Azek material.

Chairman Dole closed the public hearing.

At this time the board offered the following resolution.

Resolution No 245 — Introduced by Chairman Dole
June 19, 2014 — Seconded by Michael Flavin

Resolved, that the application of Rose Watkins for an area variance on an existing 6'4" fence of open construction on a deck at property located at 9 Hidden Trail, Spencerport, NY 14559 be approved. It is a Type 2 SEQR and needs no further review pursuant to Chapter 340-32 A (1) in a residential district.

Ayes: Dole, Flavin, Unvericht, Kellerson
Nays: none

At this time a discussion ensued regarding how the Zoning Board would like Patrick Smith to handle privacy fences for this development going forward. Either come in on an as needed basis or get one variance that would cover all potential privacy fences. It was decided that Patrick Smith should contact Attorney Eric Stowe to see what his recommendation is.

Approval of Minutes

Motion made by Michael Flavin seconded by Mark Unvericht and carried unanimously to approve the May 15, 2013 minutes as written.

Adjournment

Motion made by Mark Unvericht seconded by Michael Flavin and carried unanimously to adjourn the meeting at 7: 12 pm.