

**Zoning Board Meeting  
October 16, 2003**

**Present**

Chairman Powell Keery  
John Dole  
Louis Grammatico  
Michael Flavin

Donna Stassen, Secretary Zoning Board  
Jack Crooks, Building Inspector

**Other Present**

Peter Montenaro

56 Coolidge Ave

The Pledge of Allegiance was led by Chairman Powell Keery.

**Public Hearing**

The application of Peter Montenaro, 56 Coolidge Ave, Spencerport, NY for an area variance for a proposed front porch addition with a front setback of 27 feet whereas the minimum required front setback is 50 ft pursuant to Chapter 140-12-B-(1) in a R-1 Residential District.

Mr. Montenaro: We have always wanted a porch mostly for the purpose of being able to sit out and enjoy our nice little niche of the community.

I know the setbacks are much further back than the requirements. I did take a look on my own street two houses up there is a porch coming out as far as ours. So it doesn't look like we are out of line in terms of what is going on within the neighborhood. The other houses are not out as far but they have similar front extensions. I think the porch adds to the aesthetics of our house which ultimately benefits the neighborhood.

Again, it is just nice to sit there and hear the sights and sounds of Coolidge Ave which is a very pleasant place to live.

The plans show that the porch will be extended out 8 feet from the current front of the house, which happens to be just short of the sidewalk that is there now. It will actually be a little farther out than the walkway that we currently have. It starts at 8 ft. and then goes out around the sidewalk another 2 ft.

Jack Crooks: The sidewalk he is mentioning is his private sidewalk and not the village sidewalk.

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Chairman Powell Keery: Will you have to move your walkway?

Mr. Montenaro: Actually, we are going to take our walkway out, the walkway will be part of the porch. That will probably become some sort of flower garden.

Jack Crooks: I have visited the site three times, and done a site review, while this is a considerable reduction from the current required setback of 50 ft. that is a far greater requirement than at the time that Mr. Montenaro's house was built. As you tour Coleman and Coolidge Ave probably better than 50 % of the homes have large porches with setbacks certainly not anything significantly different than Mr. Montenaro is looking for. Certainly consistent with the village setting, I don't find that there is any adverse impact on the neighbors as I look up and down the street. In addition, there is an added value which is really hard to place a price on. This porch adds to our sense of community people sitting out at night and waving to passersby. I believe it will be an asset to our community. I don't find where there will be any negative impact from this proposed project. I have known Mr. Montenaro for over 30 years if not more and I know that Pete will do a good job, it is an open porch.

Lou Grammatico: I have to agree with everything you said Jack. I was raised like that in the city, sitting out in the front porch in the evenings. Now we have a front and a back porch and most of the evenings I am in the front porch, it is a throw-back. It is a nice idea.

Mr. Montenaro: That throw-back exists for us we have always wanted it now we are able to do it because we are just about done paying for college tuition.

Michael Flavin: Apparently none of the neighbors object, no one is here to voice any concerns. I agree this porch will not be out of context with the neighborhood.

John Dole: That existing little stoop now comes out at least 3 1/2- 4 feet now anyways. You will just be adding another 4 feet to the existing stoop.

Mr. Montenaro: That little stoop is really in rough shape and had to be replaced anyway which gave us the opportunity to replace it with something that adds to the house.

At this time the following resolution was offered:

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**Resolution No 135  
10/16/2003**

**Introduced by Chairman Powell Keery  
Seconded by Louis Grammatico**

Resolved that the application of Peter Montenaro, 56 Coolidge Ave, Spencerport, NY for an area variance for a proposed front porch addition with a front setback of 27 feet whereas the minimum required front setback is 50 feet pursuant to Chapter 140-12-B(1) in a R-1 Residential District be approved.

Such approval is based on the following considerations:

1. The porch will not have a negative impact on the neighborhood.
2. Nor, will such porch have an adverse environmental impact on the neighborhood.
3. Such porch maintains the character of the neighborhood; the porch is consistent with the village.
4. Such porch to be built to professional standards.

Furthermore, such variance is a Type 2 action and no further environmental review is required.

Ayes: Powell-Keery, Dole, Grammatico, Flavin  
Nays: none

### **Approval of Minutes**

Motion was made by Michael Flavin seconded by John Dole and carried unanimously that the September 18, 2003 meeting minutes be approved as read.

### **Unfinished Business**

Chairman Powell Keery read aloud a letter from Mrs. Edwards in regards to the carousel, letter filed in Clerks Office.

### **Village 25 Trail**

Building Inspector Jack Crooks reported back to the Zoning Board that after an inspection of 25 Village Trail, such existing Major Home Occupation will be referred back to the Zoning Board as a brand new application. The applicant will be notified by Building Inspector Jack Crooks of such determination and what steps she will need to follow.

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**New Business**

Chairman Powell Keery has asked for a follow up on the application of Dennis Levandowski, 164 S Union Street, it appears that the applicant has not been following the guidelines set forth by the Zoning Board of Appeals.

**Adjournment:**

Motion was made by John Dole seconded by Chairman Powell Keery and carried unanimously that the meeting be adjourned at 7:25 p.m.