

**Zoning board Meeting
March 17, 2005**

Present

Chairman Powell Keery
John Dole
Michael Flavin

Absent

George Fellows
Barbara Strine

Others Present

Jack Crooks, Building Inspector
Donna Stassen, Zoning Board Secretary

Lance Kellett
Alexandra Keery

142 Lyell Ave
62 Deerborne Lane

Chairman Powell Keery led the Pledge of Allegiance.

Public Hearing

The application of Lance Kellett, 142 Lyell Ave, Spencerport, for an area variance for a front setback of 14.15 feet for the principal building and lot coverage of 35.9% on property located at the same. Whereas the minimum front setback is 50' pursuant to Chapter 140-12 B (1) and lot coverage of no more than 25% pursuant to Chapter 140-14-K.

Mr. Kellett: Right now, the current setback is 18.1 feet; I would like to put on a front porch that would bring the house 4 feet closer to the road. The majority of the houses on my street are actually closer to the road than my house. I don't believe that it is actually covering that much of my property. I think it is more like 25-30%. The garage will only be slightly bigger, it will be attached to the house and adding three (3) feet to the one side and two feet to the depth total roughly 5 feet overall. It will be a two-story building.

Jack Crooks: I have reviewed the site it is consistent with the rest of the neighborhood. Coverage wise he is already beyond the 25% it is insignificant based on the overall lot. He has the disadvantage of having a zero rear lot with the tracks behind his house.

Mr. Kellett: I actually had tried to buy that property but they wouldn't sell it.

Public Hearing Closed at 7:10.

Chairman Powell Keery: Are you putting two porches on the front of the house?

Mr. Kellett: Yes, there is a little porch that comes off the upstairs bedroom.

John Dole: The porch will square off the front of the house.

At this time, the following resolution was offered.

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Resolution No 149
January 20, 2005

Introduced by Michael Flavin
Seconded by John Dole

Resolved that the application of Lance Kellet, 142 Lyell Ave, Spencerport for an area variance for a front setback of 14.15 feet for the principal building and lot coverage of 35.9% on property located at the same be approved.

Such approval based on the following conditions:

1. Such variance will not create any negative impact to the neighborhood.
2. Such variance will not alter the character of the neighborhood that consists of similar lot sizes.

Furthermore such variances are Type 2 actions and no further environmental review is required.

Ayes: Powell –Keery, Dole, Flavin
Nays: None

Approval of Minutes

Motion made by John Dole seconded by Michael Flavin and carried unanimously to approve the January 20, 2005 minutes as read.

Adjournment

Motion made by Chairman Powell Keery seconded by John Dole and carried unanimously to adjourn the meeting at 7:20 p.m.