

**ZONING BOARD MEETING
OCTOBER 19, 2006**

Present

Chairman John Dole
Michael Flavin
Barbara Strine
Mark Unvericht

Absent

Others Present

Donna Stassen, Secretary Zoning Board

Jason Wyant
Joan Quigley
Gary & Ginny Swarthout

170 Maplewood Ave

Chairman Dole led the Pledge of Allegiance.

Public Hearing

The application of Jason Wyant, 170 Maplewood Avenue, Spencerport, NY 14559 for an area variance to erect a 6' high privacy fence, along the rear property line on property located at the same; whereas, any privacy fence must be located to the rear of the front line setback and not nearer to a side line or rear line than the required side line or rear line setback, but in no event shall be less than 2 feet from any side line or rear line pursuant to Chapter 140-31.A (4), in a R-1 Residential District.

Mr. Wyant stated to the board that he would like to install the fence for privacy because of the driveway for rental property located on Union Street which is within a foot from his lot line. Because it is a rental property there are a lot of cars going in and out.

Chairman Dole: How long will the fence be?

Mr. Wyant: It will probably be 18- 20 feet I plan to install a patio right behind the house there. The fence will just be going up along that one section.

Public Hearing Closed at 7:05

The board reviewed the survey showing where the fence would be placed.

Chairman Dole: How would the fence be maintained if it was put right on the property line?

Mr. Wyant: It would be a vinyl fence, low maintenance. I won't put it right on the line but would like it less than 2 feet off the line, it is pretty close in that area to begin with.

Michael Flavin: You would still need to maintain the other side of the fence as far as weeds, etc.

Mr. and Mrs. Swarthout arrived late to the Public Hearing.

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Mr. Swarthout: I am a little confused as to where the fence is going, when I drive into my driveway I have 10 or 15 feet of yard and then a row of hedges are the hedges coming down and the fence going up there?

Mr. Wyant: No, it is to the right of there where the tree and the swing-set are, back towards my house.

Mr. Swarthout: Ok, I am all set.

After board discussion on property line setbacks the following resolution was offered.

Resolution No 171
October 19, 2006

Introduced by Michael Flavin
Seconded by Barbara Strine

Resolved that the application of Jason Wyant, 170 Maplewood Ave, Spencerport, NY for an area variance to erect a 6 ft. high privacy fence along the rear property line be approved with the following conditions:

1. Fence to be installed no less than one (1) foot off the property line.
2. Fence to be built to professional standards.

Such area variance is a Type 2 action and no further environmental review is required.

Ayes; Dole, Flavin, Strine, Unvericht
Nays: none

Approval of Minutes

Motion made by Barbara Strine seconded by Michael Flavin and carried unanimously to approve the minutes of September 21, 2006.

Adjournment

Motion made by Chairman Dole seconded by Barbara Strine and carried unanimously to adjourn the meeting at 7:25 p.m. to go into workshop session.