

**Zoning Board Minutes**  
**February 7, 2008**

**Present**

Chairman John Dole  
Michael Flavin  
Barbara Strine  
Mark Unvericht

**Absent**

**Others Present**

Jack Crooks, Building Inspector  
Donna Stassen, Secretary Zoning Board  
Trustee Rauber, Liaison Village Board  
Jay Caruso  
Jack Spitz

At this time Chairman Dole led the Pledge of Allegiance.

**Public Hearing**

The application of Jeryd Caruso, 50 Bowery Street, Spencerport for an area variance for a side setback of 1.4" on property located at the same, whereas the minimum side setback is 8% of the lot width measured along the street line or (8% of 66 feet) 5.28".

Such variance pursuant to Chapter 140-12-B (1) in a residential district.

Mr. Caruso stated that he wanted to stay in the Village but their home wasn't large enough and that is why he is putting on the addition. He had already received a building permit but after further review it was found that he would need a setback variance and that is why he is here tonight.

Mr. Caruso also stated that many of the other homes in the neighborhood are also very close to lot lines therefore his house will not look out of place.

Jack Spitz of 63 Bowery Street stated to the Board that he approves of the plans to enlarge Mr. Caruso's house, he stated that 3 – 4 other houses in the neighborhood have been renovated and it has added greatly to the character of his neighborhood.

At this time the Public Hearing was closed.

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Building Inspector Jack Crooks stated that in defense of the applicant the property to the north has a garage which is only 20 ft. off the line which is a similar setback as the one being proposed.

Building Inspector Jack Crooks also shared with the Board and the applicant a letter from Owen McEntee, Electric Superintendent with his recommendations for this application. (Letter applicants file)

After Board discussion the following resolution was offered.

Resolution No 177  
February 7, 2008

Introduced by Michael Flavin  
Seconded by Barbara Strine

Resolved that the application of Jeryd Caruso, 50 Bowery Street, Spencerport for an area variance for a side setback of 1.4' on property located at the same. Whereas, the minimum side setback is 8% of the lot width measured along the street line or (8% of 66 feet) 5.28 be approved.

Such approval based on the Zoning Board of Appeals findings that the approved variance will not produce an un-desireable change in the neighborhood. Nor, will such variance have any adverse effect or impact on the physical or environmental conditions of the neighborhood.

Furthermore, such 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 Chairman Dole seconded by Michael Flavin and carried unanimously to approve the minutes of November 15, 2007 as written.

**Adjournment:**

Motion made by Chairman Dole seconded by Mark Unvericht and carried unanimously to adjourn the meeting at 7:20 p.m. to go into a workshop session.

