

**Minutes of the Town of Perinton
Zoning Board of Appeals
Meeting of November 25, 2013**

Zoning Board Members present

Thomas Young, Chairman
Sam Space
Vincent Arcarese
Melissa L. Barrett
Seana Sartori
Robin Ward Ezell

Absent

John N. Moose

Conservation Board Members present

Chris Fredette

Town Officials present

Robert Place, Town Attorney
Lori Stid, Zoning Board Clerk

Absent

John Beck, Zoning Officer

Mr. Young called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures.

NEW APPLICATIONS:

1. Roger Irwin, owner of property located at 13 White Oak Lane, requesting a variance of the Town of Perinton Zoning Ordinance Section 208-32 D (1), to allow an addition to set 12 feet from the side property line instead of 15 feet.

Said property being located in a Residential B District.

Mr. Irwin presents his application to the Board. He would like to age in place and expand his home to allow for an upstairs laundry and a larger bathroom that is accessible by wheelchair.

Mr. Young asked if he was aware of any neighbor concerns, and the applicant states no.

Mr. Space supports the request and suggests that the applicant have the one property line shot by a surveyor, as only a tape map was provided.

Ms. Barrett supports the request which will allow the applicant to age in place.

Ms. Sartori inquires if the applicant is on septic, and the applicant states yes.

Ms. Ezell feels that aging in place is good.

Mr. Young asked for questions or comments from the audience, and there were none.

Mr. Young asked for questions or comments from the Conservation Board. Ms. Fredette states that the Conservation Board defers to the comments of the DPW.

Mr. Young asked for questions or comments from Attorney Place. Mr. Place states that the Board may want to require the applicant to construct his addition according to the elevations he submitted. The Board may also want to require him to have his side boundary line surveyed, as the map submitted with the application is a tape map.

Keron Kenney states that he is the contractor for this job, and the garage is at 14 ½', and there is some room to play.

Mr. Young states that the Planning Board had no comments on this application.

Mr. Young states that DPW issued comments as follows:

The applicant should make sure that the new roof area is connected to his existing downspout and lateral system which drains to the storm sewer.

Mr. Young states that CED issued comments as follows:

The CED Dept. has no concerns with this application and recommends this application be approved.

A building Permit to be issued within one year.

Mr. Space made a motion to grant a variance of the Town of Perinton Zoning Ordinance Section 208-32 D (1), to allow an addition to set 12 feet from the side property line instead of 15 feet, subject to the following conditions:

1. The applicant should make sure that the new roof area is connected to his existing downspout and lateral system which drains to the storm sewer.
2. Applicant to obtain a Building Permit within one year from meeting date. If you do not obtain your building permit prior to this date, the variance is null and void. If you decide that you are no longer going through with the proposal that required the variance on the property, please notify the Town (Zoning Board of Appeals Clerk) in writing of your decision, and we will mark the variance null & void.
3. Applicant to construct his addition according to the elevations submitted.
4. Prior to a Building Permit being issued, applicant is to have side boundary line surveyed, as the map submitted with the application is a tape map. This information is to be submitted to Code Enforcement & Development.

There is no other way to obtain the benefit being sought. There will not be any undesirable change to the character of the neighborhood; this will enhance the neighborhood. There will not be any adverse physical or environmental effects created by granting this variance.

Ms. Ezell seconds the motion.

Motion carries 6 – 0.

Discussion:

Minutes – 10/28/13

Mr. Arcarese made a motion to approve the minutes of 10/28/13 as amended.

Ms. Ezell seconds the motion.

Motion carries 4 – 0, with two abstentions of Mr. Space and Ms. Barrett, due to absence.

There being no further business before the Board, the meeting adjourned at 7:55 PM.

Respectfully Submitted,

Lori L. Stid, Clerk