

VILLAGE OF LE ROY

ZONING BOARD of APPEALS

May 24, 2016, 7:30 P.M.

Present:

Tom Spadaro
Charlie VanBuskirk
Bob Scott

Absent:

Recording Secretary:

Laura Brodie

Others present:

CEO/ZEO Jeff Steinbrenner, Pat Weaver, Candy Caddell, Debbi Jackett

There were no minutes to read as this is the first meeting since the disillusion of the joint Town/Village Zoning Board.

A public hearing was held at the request of Candace Caddell, of 65 South Street in the Village of LeRoy for approval of an area variance to replace an existing front porch. The porch will not meet the required front setback of 35 feet as required by the Village Zoning Code. She is requesting a 13 foot front setback variance. When asked why the request was being made, Ms. Caddell stated that there are stones in place where she would like the extension to be and that they said stones are slippery when wet. The porch will improve the curb appeal of the home as well. She is not expanding the porch beyond the front stone walkway footprint that already exists.

Questions in the Facts & Findings form were as follows:

1.	Yes	No	3
2.	Yes	No	3
3.	Yes	No	3
4.	Yes	No	3
5.	Yes 3	No	0

MOTION made by Tom Spadaro and seconded by Bob Scott to grant the variance as long as the porch is erected in the existing footprint of the stones. Vote as follows – AYE – Bob Scott, Tom Spadaro, Charlie VanBuskirk. Nay – none. Motion approved.

A public hearing was held at the request of Peter Weaver of 19 Bradnell Avenue in the Village of LeRoy for approval of an area variance to install an eight (8) foot high privacy fence. Village Zoning Code only allows for a six (6) foot high fence. He is requesting a two (2) foot height fence variance. There was previously a hedge that acted as a privacy fence but that became unruly and overgrown. When he removed the fence he had not considered he would take away privacy for himself and his backyard neighbor. The fence will be *at most* eight feet as the ground is not level so in order to make the fence level it would need to be erected at varying heights. The fence type will be “shadowbox”, but Mr. Weaver will leave the actual fencing choice up to his wife. The fence will also be backfilled to assist in stability. The fence will only be across the back of the property, going in an east/west direction.

Questions in the Facts & Findings form were as follows:

1.	Yes	No	3
2.	Yes 3	No	0
3.	Yes 0	No	3

4.	Yes	No	3
5.	Yes 3	No	0

Reasons given: #1. Hedges will be a variation of height (due to grade in lawn) not to exceed eight (8) feet.

#3. Letters were sent out to neighbors notifying them of the change. The neighbor who faces the backyard is in agreement, as the hedge loss affects his privacy also.

MOTION made by Tom Spadaro to grant the variance. The motion was seconded by Bob Scott. Vote as follows – AYE – Bob Scott, Tom Spadaro, Charlie VanBuskirk. NAY – none.

Organizational Meeting: The board has not been notified as to whom the alternate person will be. After discussion, It was decided that Charlie VanBuskirk be elected to the position of Chairperson for the Village ZBA and Tom Spadaro will be the Vice Chairperson. **MOTION** made by Bob Scott and seconded by Tom Spadaro. Vote as follows – AYE – Bob Scott, Tom Spadaro, Charlie VanBuskirk. NAY – none.

MOTION to adjourn was made by Tom Spadaro and seconded by Bob Scott. Meeting adjourned at 7:57 PM.

Respectfully submitted,
Laura Brodie, Recording Secretary