

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, NOVEMBER 21, 2013 - 7:00 PM

TABLED FROM THE OCTOBER 17, 2013 MEETING

1.) The application of Timothy Case, owner, for two area variances at 765 East Avenue. The applicant is proposing to construct a 3,072 square foot pole barn with a wall height of 14 feet and is requesting relief from Town Zoning Article 5, subsection 165-34.C.2 which limits the total area of all accessory structures to 400 square feet and Article 10, subsection 165-82.C.2 which limits the wall height of detached accessory structures to 12 feet. This property is currently zoned High Density Residential (HD).

NEW BUSINESS

2.) The application of Gary Gartz, owner, for an area variance at 107 Spencer Road. The applicant is proposing to construct an accessory storage structure with a setback of ten feet from the southerly side property line and is requesting relief from Town Zoning schedule 1 which requires a 20 foot side setback. This property is currently zoned Agricultural/Conservation (AC).

3.) The application of Bruce and Marsha Moskowitz, owners, for two area variances at 8 Alder Beach. The applicants are proposing to demolish an existing 10 feet by 18 feet accessory structure and construct a new 12' x 18' accessory structure in its place with a side setback of .2 feet from the easterly property line and a front setback of 7.9 feet from the southerly property line. The applicants are requesting relief from Town Zoning schedule 1 which requires a 10 foot side setback and Article 5, subsection 165-35.C.7 which states in part that accessory structures maintain a minimum setback of 25 feet from the street (property) line. This property is currently zoned Waterfront Residential (WF).

4.) The application of Rochester Gas & Electric, owner, for a Special Permit to construct a metal building with open bays within the existing fenced area to house vehicles and equipment at 1880 N. Union Street. This use is allowed in accordance with Town Zoning Article 6, subsection 165-39.D.2 and Article 9, subsection 165.59 with a Special Permit. This property is currently zoned General Commercial (GC).

5.) The application of R2F2, Inc., owner, for two area variances at 5570 Ridge Road West. The applicant is proposing an addition onto the existing back building with a side setback of 10 feet, 6 inches from the easterly property line and a front setback of 99 feet, 6 inches from the road right-of-way. The applicant is requesting relief from Town Zoning schedule 1 which requires a 20 foot side setback and a 100 foot setback from the road right-of-way. This property is currently zoned Highway Commercial (HC).

6.) The application of PAVS LLC, owner, for two area variances at 4704 Ridge Road West. The applicant is proposing to create a building lot for a single family home that will have a street address of 212 Dean Road. This proposed flag lot will be 320.63 feet wide, 212.08 feet deep and 1.582 acres in area. The applicant is requesting relief from Town Zoning schedule 1 which requires a minimum lot depth of 300 feet and a minimum area of two acres. This property is currently zoned Rural Residential (RR).

FOR ADDITIONAL INFORMATION APPLICATIONS/FOLDERS CAN BE REVIEWED IN THE BUILDING DEPT.