

**AGENDA**  
**OGDEN ZONING BOARD OF APPEALS**  
**December 7, 2017**

**I. PLEDGE OF ALLEGIANCE**

**II. PUBLIC HEARING OLD BUSINESS**

**III. PUBLIC HEARING NEW BUSINESS:**

1. Appeal of Carl & Susan Rossner, 22 Pirates Cove, Spencerport, NY 14559, for an area variance to allow a three season room within the rear setback at a distance from lot line of approximately 16', on property located at same, whereas, principal buildings shall not be less than 20 feet from the rear lot line, pursuant to Chapter 210-35.1 C (3) c [2][e][iii] in a SC Senior Citizen District. Tax Acct. #087.15-1-67.1
2. Appeal of Amy Noble, 3440 Big Ridge Road, Spencerport, NY 14559, for an area variance on property located at same, to allow an existing 36' x 26' (936 sq. ft.) accessory building in addition to two (2) other existing accessory buildings (280 sq. ft.) for a proposed total of 1,216 square feet, whereas, no accessory building(s) may exceed 600 square feet total floor area per parcel, regardless of lot size, pursuant to Chapter 210-28 F (3) (b) in an R-1 Residential District. Tax Acct. # 087.02-2-57
3. Appeal of Stephen & Karen Essig, 312 Washington Street, Spencerport, NY 14559, for two (2) area variances to allow an existing 58" high, solid construction fence with 12" of lattice on top, whereas, fences shall not exceed four feet in height in side and rear yards and any fence in a residential district shall be of open and permanent construction, pursuant to Chapter 210-47 A (8) (a) and Chapter 210-47 B (1) respectively in an R-1 Residential District. Tax Acct # 085.02-2-8
4. Appeal of John Kennedy, Toma Karate Dojo, 165 Gillett Road, Spencerport, NY 14559, to renew a Home Occupation Permit to teach karate on property located at same, whereas, this shall be permitted upon obtaining permission from the Zoning Board of Appeals, pursuant to Chapter 210-51 in an R-1 Residential District. Tax Acct. # 087.02-1-38.2
5. Appeal of Bernice Fallone, Fallone's Funtime Center, 122 Whittier Road, Rochester, NY 14624 for an area variance to allow an accessory building to remain on a lot without a principal building, whereas, any accessory building shall be located on the same lot with the principal building, pursuant to Chapter 210-28 C (1) in an R-1 Residential District. Tax Acct #117.04-1-51.2
6. Appeal of Adam Grinnell, 32 Meadow Drive, Spencerport, NY 14559, for an area variance to allow an existing 6' high, open construction fence, whereas, fences shall not exceed four feet in height in side and rear yards, pursuant to Chapter 210-47 A (8) (a) in an R-1 Residential District. Tax Acct # 071-20-1-27
7. Appeal of Taouk Development for property located at 2715 Manitou Road, Spencerport, NY 14559, for three (3) area variances: One (1) variance to allow 24 apartments, whereas, no apartment building shall contain more than eight dwelling units; and two (2) variances to allow a three-story building with a height of 45', whereas, no apartment building shall be over two and one-half (2 ½) stories or 35' in height, respectively pursuant to Chapters 210-30 C(1) (b) and 210-30 C (1)(a) in a Multiple Family Residential District. Tax Acct#117.02-2-24.12

**IV. APPROVAL OF MINUTES**

**V. ADJOURNMENT**

**VI. WORK SESSION: None**

Respectfully Submitted,  
Patrick Smith  
Zoning Board of Appeals, Secretary