

AUGUST 21, 2013

A regular meeting of the Planning Board of the Village of Lakewood, N.Y., was held Wednesday, August 21, 2013, 7:30 PM, in the Board Room of the Anthony C. Caprino Municipal Building, 20 West Summit Street, with Chairman Jon T. Pearson presiding. Board members present were Sally Bootey, Herbert Hern and Marion Gibbon. Also present were Village Clerk/Secretary Joseph M. Johnson and Building Inspector Charles L. Smith. Absent was Planning Board member Thomas Moore.

APPROVAL OF MINUTES

Motion by Sally Bootey, seconded by Herbert Hern, to approve the minutes of the last regular meeting of the Planning Board held July 17, 2013.

Adopted: 4 ayes, no nays (Pearson, Hern, Bootey, Gibbon)

SPECIAL USE PERMIT - FENCE 11 ROXA AVE.

Ms. Jill Piazza, 11 Roxa Ave., has submitted an application for a Special Use Permit regarding a proposal to erect approximately 130 lineal feet of 6 ft. high privacy fence along her property's northerly boundary line. In accordance with Section #25-51, (A-2), [Fences], of the Village of Lakewood Zoning Law, any fence above four (4) feet in height shall require a Special Use Permit.

Chairman Pearson asked Ms. Piazza to briefly explain her fence proposal.

Ms. Piazza said her fence contractor Mr. James Ranney could better explain her fencing plans. Mr. Ranney indicated the neighbor Mr. Ronald Scolton, who lives next door at 7 Roxa Ave cut down the tall hedge between the properties without getting any input from Ms. Piazza. Without the thick hedge between the driveways her privacy has been lost.

Deputy Chairman Herbert Hern asked Ms. Piazza if she considered planting another hedge between the properties.

Ms. Piazza said she didn't think to plant another hedge because Mr. Scolton seemed to always have issues with the one he cut down.

Deputy Chairman Hern asked Mr. Ranney what type of fence is he planning on putting up.

Mr. Ranney indicated Ms. Piazza originally was going to put up a 4 ft. fence but it just isn't high enough to provide the privacy she needs from what goes on next door. Mr. Ranney said he plans on building board on board fence panels and erecting them along Ms. Piazza's property line.

Chairman Pearson indicated he spoke with Ms. Piazza earlier in the day about the required set-back for fences being 2 ft., and if she can not meet that set-back she would need to get something in writing from Mr. Scolton saying he would allow the proposed fence to be located less than 2 ft. from their common boundary line.

Ms. Piazza said she will be happy to get a signed statement from her neighbor concerning the location of the proposed fence.

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Chairman Pearson said Ms. Piazza certainly lost her privacy when her neighbor cut down the hedge.

Deputy Chairman Hern said the children definitely need privacy from what goes on next door.

Motion by Marion Gibbon, seconded by Sally Bootey, that it is the recommendation of the Planning Board for the Board of Trustees to grant/approve Ms. Piazza's Special Use Permit application, whereby she would be allowed to erect approximately 130 lineal feet of 6 ft. high board on board privacy fence along her property's northerly boundary line.

Adopted: 4 ayes, no nays (Pearson, Hern, Bootey, Gibbon)

SPECIAL USE PERMIT – FENCE
90 EAST TERRACE AVE.

Mr. John R.(Rob) Churchill, Jr., 90 East Terrace Ave., has submitted an application for a Special Use Permit regarding a proposal to erect approximately 182 lineal feet of 6 ft. high privacy fence along his property's southerly boundary line. In accordance with Section #25-51, (A-2), [Fences], of the Village of Lakewood Zoning Law, any fence above four (4) feet in height shall require a Special Use Permit.

Chairman Pearson asked Mr. Churchill to briefly explain his fence proposal.

Mr. Churchill indicated the fence he is proposing for along his southerly boundary is actually replacing a 4 ft. high wire fence that has become rickety and isn't very attractive. Mr. Churchill indicated he has recently erected a natural cedar split rail along other portions of his property boundary lines and would like to match it up with a natural cedar board on board fence along his rear property line. Mr. Churchill indicated the elevation of the land around the Mari Lane cul-de-sac to his south is somewhat higher than his property and at night when cars circle the cul-de-sac their headlights shine into his back yard and house. Mr. Churchill said because he recently removed a few dangerous trees from along his back property line he would like to regain some of that privacy lost with a 6 ft. fence. Mr. Churchill said he spoke with a few of his neighbors and none of them had any issues with his fence proposal. Matter of fact they are thrilled about it.

Chairman Pearson asked Mr. Churchill wouldn't a 4 ft. high fence block car headlights.

Mr. Churchill said a 4 ft. fence wouldn't adequately block car headlight because of the difference in elevation between the Mari Lane cul-de-sac and his property.

Deputy Chairman Herbert Hern asked if the proposed fence would be located parallel with the rear property line.

Mr. Churchill said his plans are to erect the fence parallel to his rear property line and to meet up with existing fences at either end.

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Motion by Herbert Hern, seconded by Marion Gibbon, that it is the recommendation of the Planning Board for the Board of Trustees to grant/approve Mr. John R. (Rob) Churchill, Jr.'s Special Use Permit application whereby he would be allowed to erect approximately 182 lineal feet of 6 ft. high natural cedar board on board fence along his property's southerly boundary line.

Adopted: 4 ayes, no nays (Pearson, Hern, Bootey, Gibbon)

Meeting adjourned: 7:51 PM

Joseph M. Johnson
Village Clerk/Secretary