

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AGENDA
December 16, 2019**

PUBLIC HEARING FOR AN AREA VARIANCE – NEW

- 257 East Street, Tax # 178.12-1-30. Applicant is requesting relief from Town Code §185-113 (B) (3) & (6) and §185-17 L to place a storage shed on the side of the garage and encroaching into the side setback. The storage shed is proposed to be located approximately 8 feet from the right property line and located forward of the rear wall of the home. Property is zoned RN – Residential Neighborhood District.
- 5 Winding Road, Tax # 151.14-1-81. Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of an addition extending beyond the building lines for a corner lot. The addition is proposed to be constructed with a 35 foot +/- setback from Winding Road and a front setback of approximately 46 feet +/- from French Road where code requires 50 feet. Property is zoned RN – Residential Neighborhood District.

OTHER

- Review and Approval of the November 18, 2019 Minutes

draft
**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
November 18, 2019**

PRESENT

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, Phil Castleberry, David Rowe, Mike Rose, Barbara Servé

ALSO PRESENT

Stephanie Townsend, Town Board Liaison; Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Jaime Waldman

George Dounce, Chairperson, called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

Mark Lenzi indicated that the applications before the Board this evening are Type II Actions under 6-NYCRR §617.5(c) (7) or (12) & (13) and, therefore, are not subject to Environmental Review under SEQRA. The applications are exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

PUBLIC HEARING FOR AN AREA VARIANCE – NEW

- **4040 East Ave**, Tax # 151.10-1-2. Applicant is requesting relief from Town Code §185-113 (B) (1) (2) (3) & (6) and §185-17 K to construct an addition to an existing detached garage. The Proposed garage will be located to the east of the existing garage. The existing garage has a side setback of roughly 10' and the proposed addition will have a side setback of approximately 18'. The addition of 586 Sq. Ft. will bring the total square footage of the garage to 1123 +- Sq. Ft. The structure is proposed to be approximately 14' in height. Property is zoned RN – Residential Neighborhood District.

The homeowner, Heather Ralph, and contractor, Mark Fresdorf of Dreamworx Construction were present.

There is no neighborhood opposition to the project.

The shed and pine trees will not be removed according to the homeowner.

The timeframe is to build within the year.

There was no public comment.

David Rowe moved to close the Public Hearing.

Barbara Servé seconded.

All Ayes.

- **22 E. Park Road**, Tax # 151.17-3-13. Applicant is requesting relief from Town Code §185 – 17 (E) & 185 -17 (B) (1) for the construction of a master bedroom and garage addition with a front setback of approximately 42' and a left side setback of approximately 9'. Town Code requires a 50' minimum front setback and 10' minimum side setback. Property is zoned RN – Residential Neighborhood District.

The homeowner, Bruno Wolf, and architect, Chris Hennesey were present.

Ms. Hennesey described the project which is a reconfiguration of the home to include a larger master suite and a garage addition.

The Board asked about neighbor opposition and the homeowners stated that there is none.

The homeowner stated that the timeframe is to start around March 2020.

There was no public comment.

Phil Castleberry moved to close the Public Hearing.

Mike Rose seconded.

All Ayes.

DECISION FOR 4040 EAST AVENUE – AREA VARIANCE

A written Resolution to grant the area variance for 4040 East Avenue was moved by Mary Ellen Spennacchio-Wagner and seconded by David Rowe.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Absent
David Rowe voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated October 3, 2019.
2. All construction is to be completed by December 31, 2021.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

DECISION FOR 22 EAST PARK ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 22 East Park Road was moved by Barbara Servé and seconded by Phil Castleberry.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Absent
David Rowe voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated October 24, 2019.
2. All construction is to be completed by December 31, 2019.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

POINT PERSONS FOR DECEMBER 16, 2019 MEETING

5 Winding Road – Phil Castleberry

257 East Street – Mike Rose

REVIEW OF THE OCTOBER 21, 2019 MINUTES

George Dounce moved to approve the minutes of the October 21, 2019 meeting with corrections.

All Ayes.

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 7:35 pm.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals

Zoning Board of Appeals Referral Form Information

Property Address:

257 East Street PITTSFORD, NY 14534

Property Owner:

Spencer, Andrew C
257 East St
Pittsford, NY 14534

Applicant or Agent:

Spencer, Andrew C
257 East St
Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	17.5	Right Lot Line:	7	Right Lot Line:	10.5
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-113 B (3) & (6); 185-17 L

Description: Applicant is requesting relief from Town Code §185-113 (B) (3) & (6) and §185-17 L to place a storage shed on the side of the garage and encroaching into the side setback. The storage shed is proposed to be located approximately 8 feet from the right property line and located forward of the rear wall of the home. Property is zoned RN – Residential Neighborhood District.

Note: For existing flag lots, Town Code allows the closest setback distance to the structure to be the required minimum side setback for that property line only. All other setbacks are required to be 60 feet.

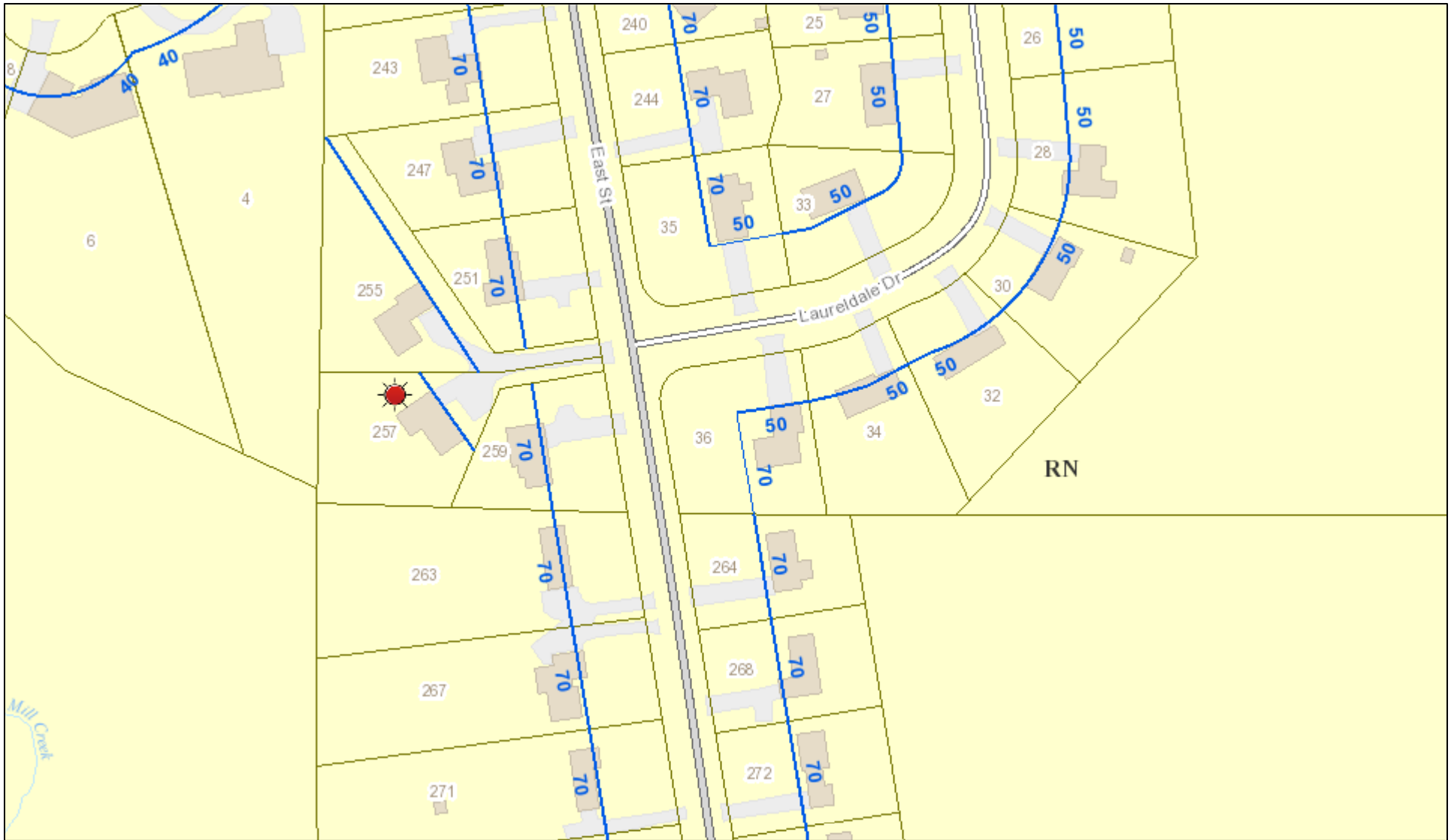
December 05, 2019



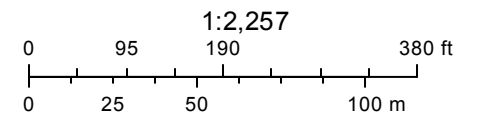
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

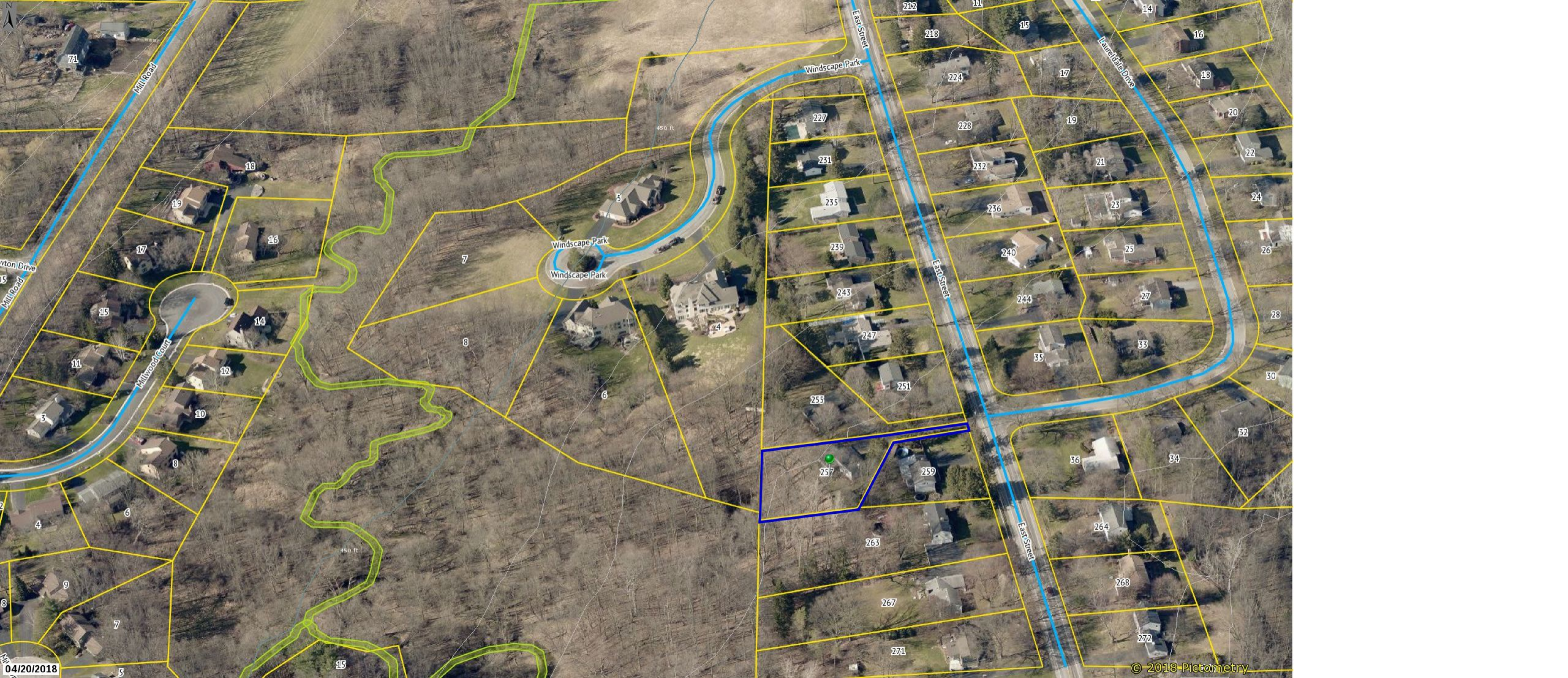


Printed December 5, 2019



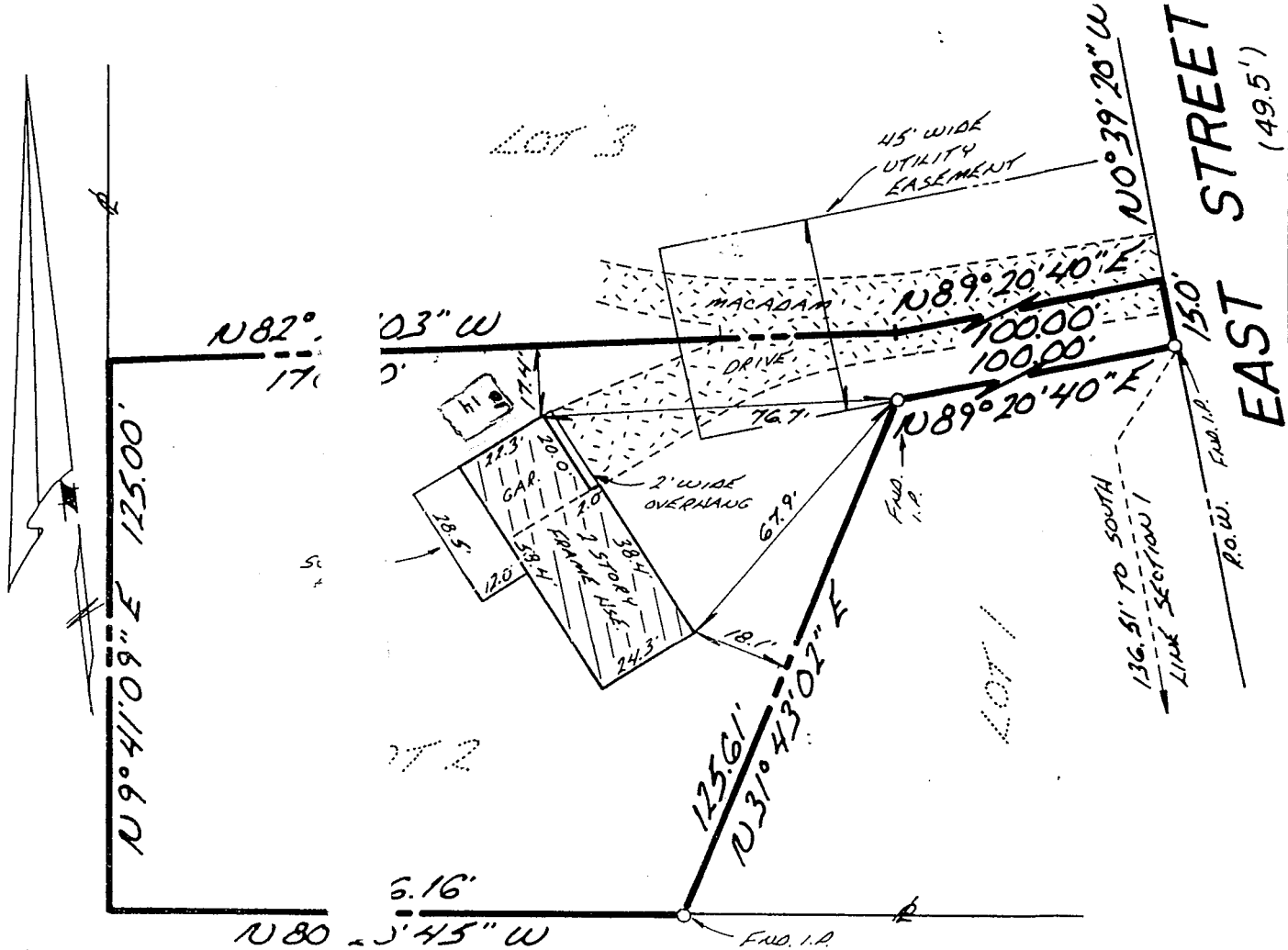
Town of Pittsford GIS

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04/20/2018

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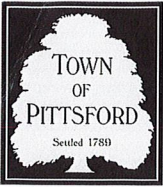
- REFERENCES:
- 1) ABSTRACT OF TITLE, N° 162531
 - 2) LIBER 157 OF MAPS, PAGE 60 - LAUREL HILL SUBD, SECTION 1 (1963)
 - 3) LICENSE AGREEMENT, LIBER 4109 OF DEEDS, PAGE 523
 - 4) EASEMENT TO R.O.W., LIBER 3475 OF DEEDS, PAGE 412 (ROAD R.O.W.)
 - 5) EASEMENT TO R.O.W., ROCH. TELE. CORP. - LIBER 3475 OF DEEDS, PAGE 413 (ALONG NORTH R)

CERTIFICATION:
 I hereby certify to: DAVID L. PETERSON, BUYER
 SUSAN M. PETERSON, BUYER
 EASTMAN SAVINGS AND LOAN ASSOCIATION
 BRUCE W. PETERS, P.C.

that this map was made OCTOBER 19, 1987
 from notes of an Instrument Survey
 completed OCTOBER 16, 1987 and references
 listed above:

Ronald W. Staub
 RONALD W. STAUB, N.Y.S.L.S. # 44621

TITLE: INSTRUMENT SURVEY MAP
#257 EAST STREET



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: NOVEMBER 13 2019 Hearing Date: _____

Applicant: ANDREW SPENCER

Address: 257 EAST STREET, PITTSFORD NY 14534

Phone: 585 203-4132 E-Mail: ANDSPEN11@gmail.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: SAME AS ABOVE
(if different than Applicant)

Address: SAME AS ABOVE

Phone: _____ E-Mail: _____

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: 257 EAST STREET Current Zoning: RN

Tax Map Number: 178.12-1-30

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

I AM PROPOSING TO LOCATE A PURCHASED, PRE-BUILT STORAGE SHED NEXT TO MY GARAGE. THE SHED IS 10'x14' AND I AM REQUESTING TO LOCATE 8' FROM THE PROPERTY LINE. BECAUSE MY LOT IS A FLAG LOT, AND THERE IS A STEEP DROP OFF BEHIND THE MAIN STRUCTURE, I AM REQUESTING A VARIANCE FROM THE 60' FOOT LAW FROM THE PROPERTY LINE AND TO PLACE THE SHED FORWARD OF THE REAR WALL OF THE MAIN STRUCTURE. PLEASE NOTE, THE EXISTING MAIN STRUCTURE IS ALREADY ONLY 17.4 FEET FROM THE PROPERTY LINE.

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

Andrew Spencer
(Owner or Applicant Signature)

11-13-19
(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

- MY PROPOSED LOCATION FOR THE SHED WILL HIDE IT FROM VIEW FOR MY NEIGHBORS AND WILL BLEND IN BEST WITH THE EXISTING STRUCTURES.
- THE LOCATION IS AT THE BACK OF THE HOUSES AND AWAY FROM THEM FRONT AND REAR VIEW.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

- BECAUSE OF THE SHAPE OF MY FLAG LOT THERE REALLY IS NO OTHER LOCATION THAT WOULD ALLOW ME TO PLACE THE SHED 60 FEET FROM MY PROPERTY LINE AND BEHIND THE REAR WALL OF THE MAIN STRUCTURE.
- JUST BEHIND THE MAIN STRUCTURE THERE IS A STRIP AREA OFF TO WOODS THAT LIMITS MY OPTIONS FOR PLACING BEHIND MAIN STRUCTURE
- THE CURRENT MAIN STRUCTURE IS ONLY 17.4 FEET ON ONE SIDE AND 18.1 FEET ON THE OTHER FROM THE PROPERTY LINE BECAUSE IT IS A FLAG LOT.

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

- THE REQUESTED AREA VARIANCE IS SUBSTANTIAL BECAUSE I AM REQUESTING 8 FEET WHERE THE LAW IS 60' FOR A FLAG LOT.
- THE SIZE AND SHAPE OF THE FLAG LOT DOES NOT ALLOW FOR COMPLIANCE WITH THE 60' FOOT LAW. THE CURRENT GARAGE STRUCTURE IS ONLY 17.4 FEET FROM THE PROPERTY LINE, AND WAS PART OF THE ORIGINAL STRUCTURE.
- THIS IS ALSO COMPOUNDED BY THE STEEP DROP OFF OF LAND BEHIND THE MAIN STRUCTURE THAT RUNS ALL ALONG THE BACK PROPERTY.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

- THE LOCATION I AM PROPOSING WILL ALLOW THE SHED TO BLEND IN WITH THE REST OF THE MAIN STRUCTURE AND WILL BE OUT OF VIEW FOR MOST OF THE NEIGHBORS
- THE LOCATION WILL HAVE NO ADVERSE EFFECT ON THE ENVIRONMENT OF THE AREA.

- **NOTE:** Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;

5. Is the alleged difficulty self-created?

- SELF CREATED, BUT MITIGATED BY THE FACT THAT IT IS THE MOST SUITABLE LOCATION GIVEN THE SHAPE OF THE FLAG LOT.
- OTHER POSSIBLE LOCATIONS ON THE PROPERTY WOULD BE IMPACTED BY THE GRADE OF THE LAWN AND PUT THE SHED IN VIEW OF OTHER NEIGHBORS, OBSTRUCTING THEIR VIEW OF THE WOODED AREA BEHIND OUR HOUSES.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

LOCATION OF STORAGE SHED AT 257 EAST ST.

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning special permit building permit permit amendment

variance approval of a plat exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

NA



(Signature of Applicant)

NOV 13 2019

(Dated)

257 EAST STREET

(Street Address)

PITTSFORD NY 14534

(City/Town, State, Zip Code)



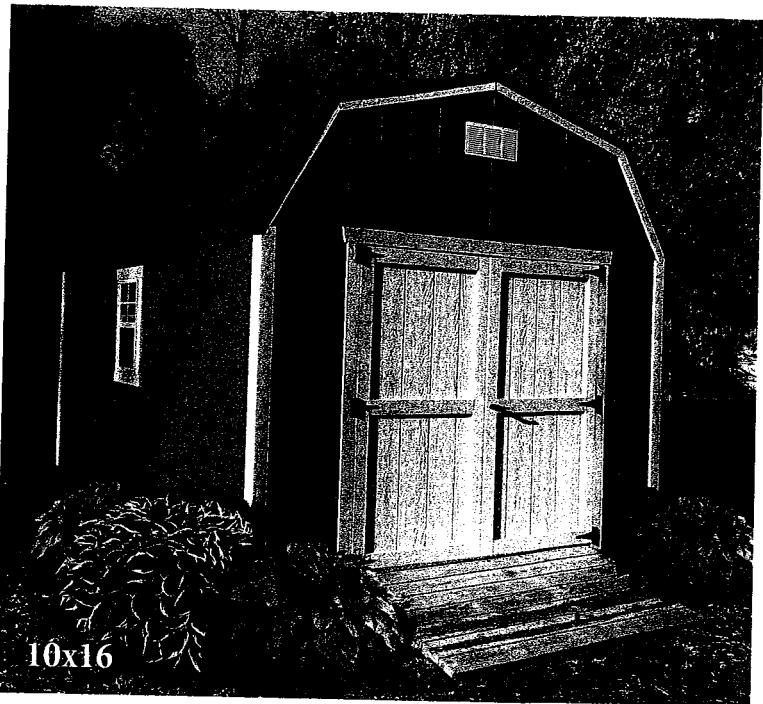
SAVER SERIES

New England Dutch Barn

SPACIOUS & AFFORDABLE!

This big barn has all the space you need for stowing your equipment & supplies out of the weather and creates a spacious storage garage or cabin.

3 1/2" wide 5" walls shown in all pictures. 1/2" for 3 walls or 10% for 4 walls



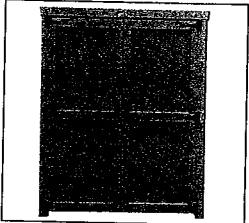
10x16

LP SMARTSIDE
TRIM & SIDING

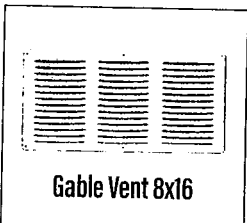
SIZE	CASH PRICE
6x8	\$1859
6x10	\$1945
8x8	\$2090
8x10	\$2189
8x12	\$2299
8x14	\$2490
8x16	\$2845
8x20	\$3289
10x10	\$2629
10x12	\$2849
10x14	\$3129
10x16	\$3295
10x18	\$3690
10x20	\$4059
10x24	\$4395
12x12	\$3745
12x14	\$3949
12x16	\$3999
12x18	\$4389
12x20	\$4595
12x24	\$5495
12x28	\$6259
12x32	\$6695
12x36	\$7345
12x40	\$7790
14x16	\$5995
14x20	\$6490
14x24	\$7139
14x28	\$8079
14x32	\$8995
14x36	\$9845
14x40	\$10,390



Unique Features included in price



6' x 6' Double Doors

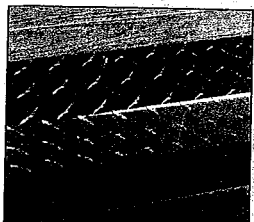


Gable Vent 8x16

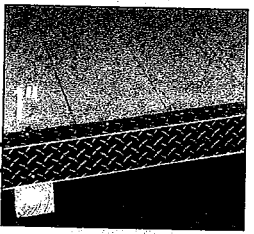
2 Vents



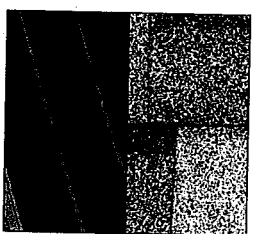
77" Sidewalls (floor to truss)



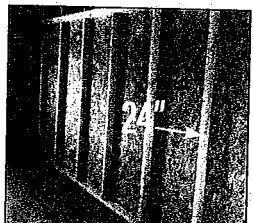
Diamond Plate on doorway



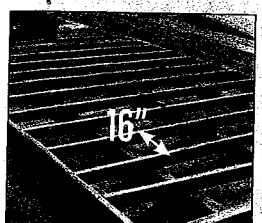
Best, thickest treated floor Full 1" thick Weathermatch



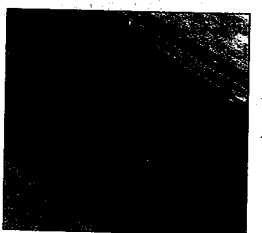
Metal roof or architectural shingles



24" O.C. walls & roof w/ ultra premium lumber



Treated floor joists 16" O.C. & treated 4"x4" base timbers



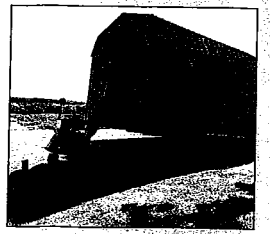
Heavy-duty 3-layer roof system & aluminum drip edge



Detailed Quality Check & Lifetime Warranty



Heritage Exclusive! Unspliced ends using 10' sheets. 50-year prime-painted siding (tan)



Careful delivery using special equipment: "The Mule"

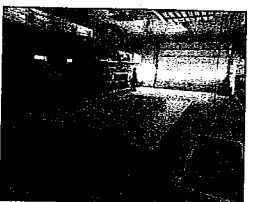
Cash price does not include sales tax. Credit card is 3% more. Prices subject to change. Sizes per DOT regulations.

RENT-TO-OWN

- Our Rent-to-Own enables you to afford that building you need, immediately; there's no credit check!
- With our Rent-to-Own, you'll own your own custom shed unlike self-storage units, where you never own it.



Free Delivery



Locally Built



Free site check on custom orders



Prompt Service! 1 to 3 days delivery of in stock structures or custom built in 15-20 business days

Zoning Board of Appeals Referral Form Information

Property Address:

5 Winding Road ROCHESTER, NY 14618

Property Owner:

Trost, Scott M
5 Winding Rd
Rochester, NY 14618

Applicant or Agent:

David Waldarek
Waldarek Designs

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:	Proposed Conditions:	Resulting in the Following Variance:
Right Lot Line: 0	Right Lot Line: 0	Right Lot Line: 0.0
Left Lot Line: 0	Left Lot Line: 0	Left Lot Line: 0.0
Front (Winding Rd) Setback: 50	Front (Winding Rd) Setback: 35	Front (Winding Rd) Setback: 15.0
Front (French Rd) Setback: 50	Front (French Rd) Setback: 46	Front (French Rd) Setback: 4.0
Height: 0	Height: 0	Height: 0.0
Size: 0	Size: 0	Size: 0.0

Code Section(s): 185-17 B (1)

Description: Applicant is requesting relief from Town Code for the construction of an addition extending beyond the building lines for a corner lot. The addition is proposed to be constructed with a 35 foot +/- setback from Winding Road and a front setback of approximately 46 feet +/- from French Road where code requires 50 feet. Property is zoned RN – Residential Neighborhood District.

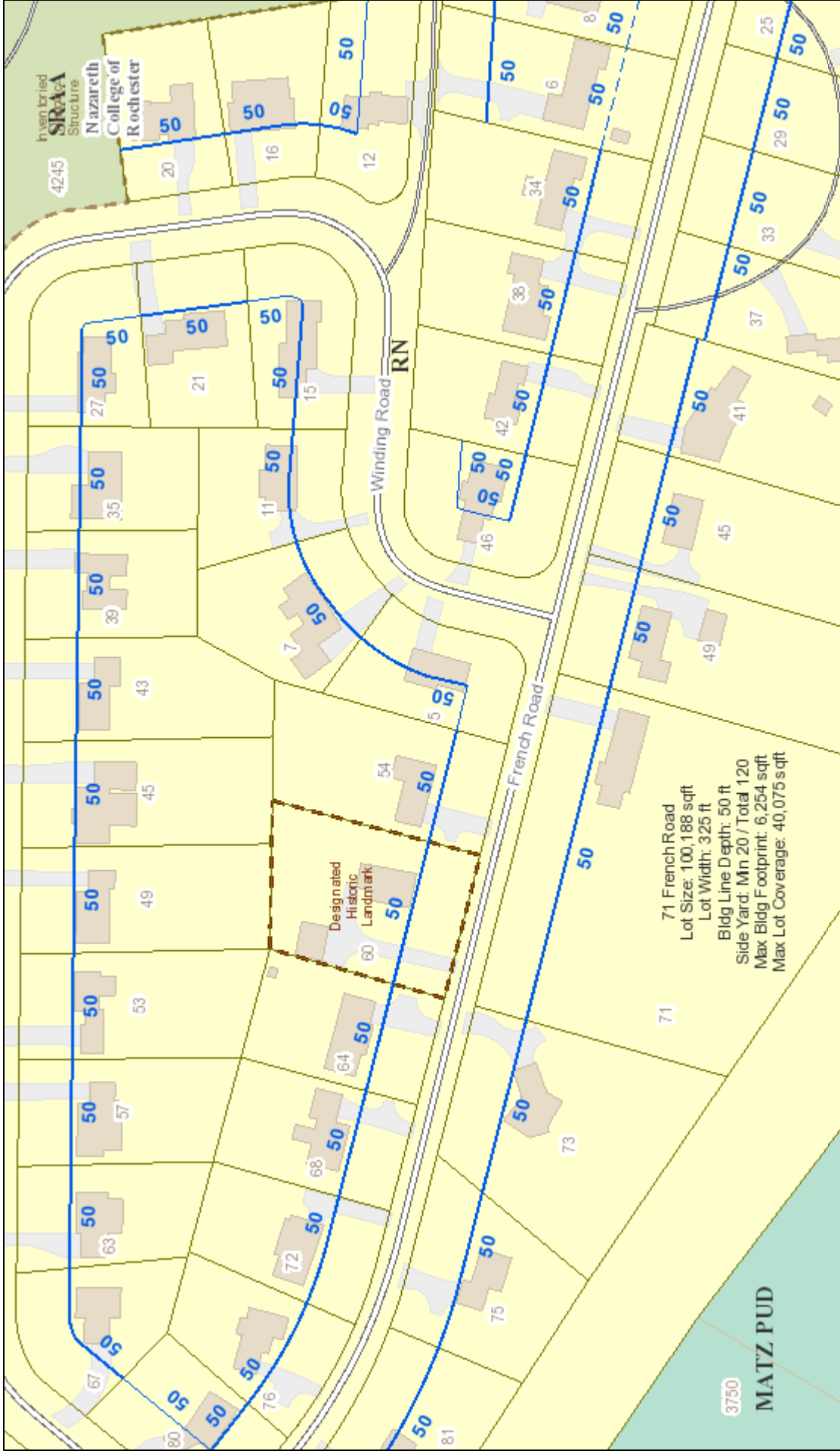
December 05, 2019



Date

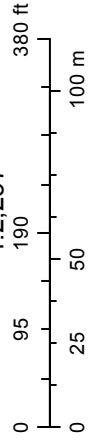
Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning



Printed December 5, 2019

1:2,257



Town of Pittsford GIS

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Winding Road

Unnamed Street

Winding Road

French Road

French Road

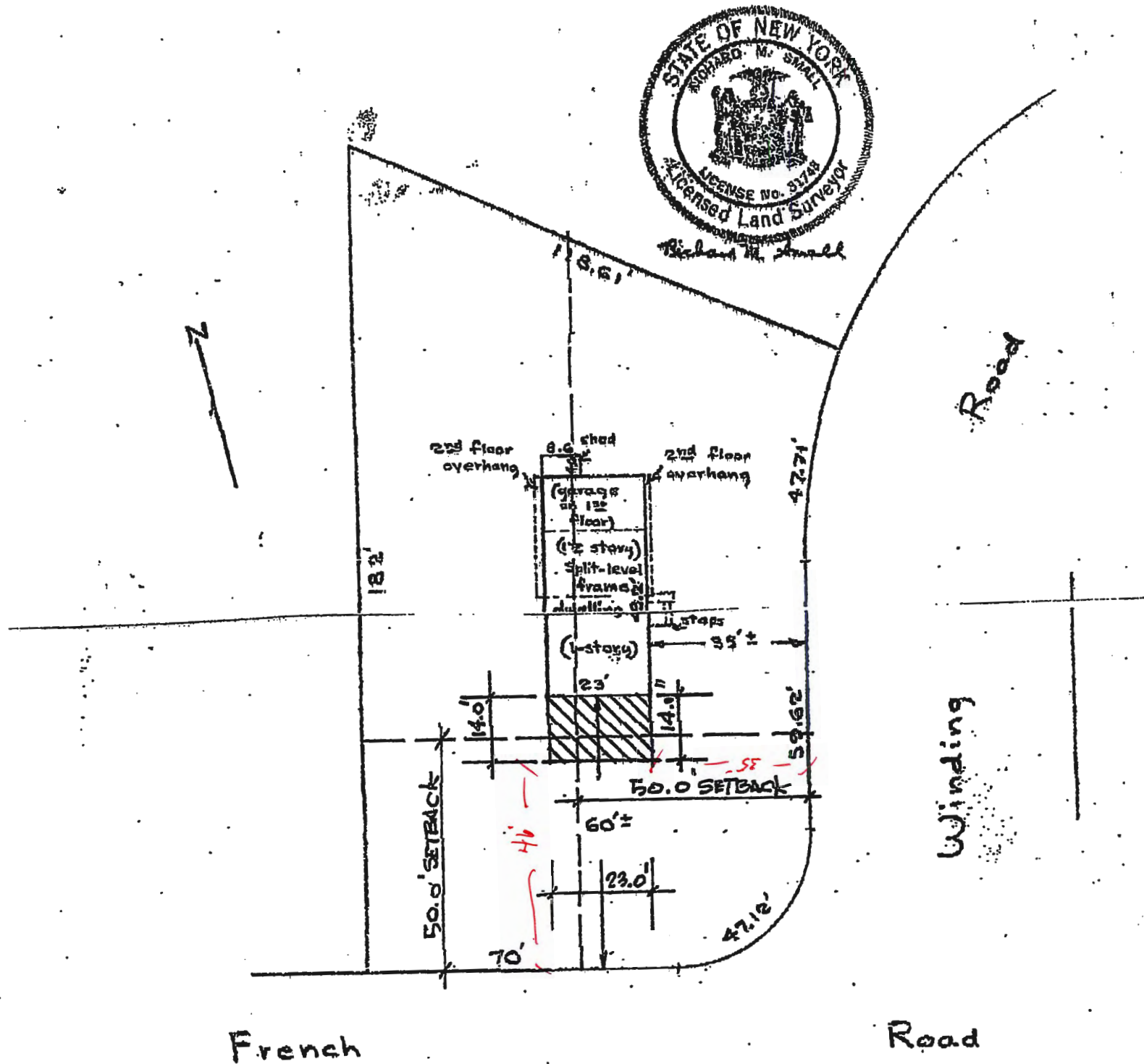
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10/09/2019

STANDARD TAPE LOCATION MAP

NAME C. J. K.
 STREET 50 French Road TOWN Pittsford N. Y.
 LOT NO. 11 SUBDIVISION French Road Tract - (Section One)
 REFERENCE DATA: LIBER. 102 OF MAPS, PAGE 17 LIBER. OF DEEDS, PAGE
 SHOWING Split-level STORY DWELLING; GARAGE (NOT) ATTACHED.
 DISTANCE AS SHOWN FROM East PROPERTY LINE ACTUALLY MEASURED.
 MONUMENTS USED: YES NO
 ALL BUILDINGS ON PREMISES AND ANY APPARENT ENCROACHMENT BY OR ON PREMISES ARE SHOWN.
 MAIN FRONT WALL IS IS NOT ON APPARENT UNIFORM SET-BACK LINE.

SKETCH



SCALE: 1" = 30'

DATE 4-28-76

REMARKS: THIS INFORMATION IS FOR Houghton & Pappas, Attys.
 THIS IS NOT AN INSTRUMENT SURVEY AND INFORMATION SHOWN SHOULD NOT BE USED
 FOR BUILDING PURPOSES OR EXACT LOCATION OF PROPERTY LINES.

RICHARD M. SMALL
 NEW YORK STATE LAND SURVEYOR
 LICENSE No. 31743
 20 FAIRGATE STREET
 ROCHESTER, N. Y. 14605
 436-1271

NEW YORK STATE ENERGY CODE NOTES:

- THIS PROJECT IS DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION CODE AND THE ENERGY CONSERVATION CODE AS AMENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- CLIMATE ZONE 5A - MINIMUM R-VALUES FROM TABLE 402.1.3
- ROOFING: MAX R VALUE - R-33
- CEILING: MAX R VALUE - R-13
- WOOD-FRAMING WALLS: MAX R VALUE - R-13
- BASEMENT WALLS: MAX R VALUE - R-13 (CONTINUOUS)
- 1) A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.
- 2) RECESSED LIGHTING IS ALLOWED IN THE BUILDING THERMALLY UNCONDITIONED SPACES WITH A MAXIMUM OF 10 PERCENT OF THE TOTAL LIGHTING LOAD IN SUCH SPACES.
- 3) CONTRACTOR SHALL PROVIDE A FLOOR ASSEMBLY THROUGHOUT TO CONTROL THE VAPOR RISE.
- 4) ALL DUCTS, AIR HANDLERS, FILTER DRUMS AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.
- 5) ALL CIRCULATING SERVICES HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATING HOT WATER SYSTEMS SHALL BE INSULATED TO AT LEAST R-2.5. THE INSULATION SHALL BE INSTALLED IN A MANNER THAT PREVENTS CONDENSATION AND UNCONDITIONED SPACES.
- 6) AIR TIGHTNESS AND INSULATION INSTALLATIONS SHALL BE VERIFIED BY VISUAL INSPECTION.

GENERAL NOTES:

- THESE DRAWINGS HAVE BEEN PREPARED TO COMPLY WITH THE ENERGY CONSERVATION CODE AND THE ENERGY CONSERVATION CODE AS AMENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ANY OTHER REQUIREMENTS OF THE MANUFACTURER'S LITERATURE.
- 2. WOOD ROOF TRUSSES SHALL BE PROVIDED BY THE MANUFACTURER. MANUFACTURER'S INSTRUCTIONS SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE TRUSS DESIGN AND VERIFY THE DESIGN OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 3. NOTED DIMENSIONS TAKE PRECEDENCE OVER UNNOTED DIMENSIONS. ALL DIMENSIONS TO FACE OF STUD.
- 4. THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL PURPOSES ONLY. ELECTRICAL, MECHANICAL, PLUMBING AND OTHER REFERENCED SYSTEMS ARE THE RESPONSIBILITY OF OTHERS.
- 5. BEARING CAPACITY OF SOILS AS NOTED AT 200 PSF, AND CONTRACTOR SHALL VERIFY PRIOR TO COMMENCEMENT OF FOOTINGS.
- 6. ALLOWABLE STRESS OF MATERIALS:
 - A) CONCRETE - MIN. COMPRESSIVE STRENGTH @ 28 DAYS - 3000 PSI
 - B) WOOD JOISTS, BEAMS, TRUSSES AND RAFTERS SHALL HAVE AN USE OF 1500 PSI (HEAVY FLOOR OR BETTER)
 - C) WIDE FLANGES ARE SPECIFIED. THEY SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION (N/A)
 - D) ALL STEEL SHALL BE A36 UNLESS NOTED OTHERWISE.
- 7. GLAZING IN DOORS, STOREY DOORS, SIDE LIGHTS, SHOWERS, TUBS AND BATHTUBS SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING DOOR AND IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE AND THE ENERGY CONSERVATION CODE AS AMENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 8. GLAZING IN DOORS, STOREY DOORS, SIDE LIGHTS, SHOWERS, TUBS AND BATHTUBS SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING DOOR AND IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE AND THE ENERGY CONSERVATION CODE AS AMENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 9. AIR TIGHTNESS AND INSULATION INSTALLATIONS SHALL BE VERIFIED BY VISUAL INSPECTION.

TABLE 402.1.3 AIR BARRIER AND INSULATION IN EXTERIOR COMPONENT CRITERIA

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BREAKER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE EXTERIOR SURFACE OF THE BUILDING ENVELOPE AIR BARRIER. THE AIR BARRIER IS CONTINUOUS AND UNINTERRUPTED. AIR-IMPERMEABLE INSULATION IS NOT USED AS A THERMAL BREAKER.
CEILING ATTIC	AIR BARRIER IN ANY DROPTED CEILING IS SUBSTANTIALLY AIR-TIGHT WITH INSULATION AND ANY GAPS ARE SEALED.
WALLS	ATTIC ACCESS (EXCEPT UNVENTED ATTIC, KNEE WALL DOORS, OUTSIDE DOWN STAIRS, CONCRETS AND HEADERS) ARE INSULATED. JUNCTION OF FOUNDATION AND BELL FLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW DOOR JAMBS AND FRAME IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUB-FLOOR DECKING.
CRAWLSPACE WALLS	AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
SLUITS, PENETRATIONS	INSULATION IS PERMANENTLY ATTACHED TO EXPOSED PARTS OF UNVENTED CRAWLSPACE WALLS AND FLOOR SLUITS GOING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	GAPS IN NARROW CAVITIES ARE CUT TO FIT, OR INSULATED WITH CLASS I VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR-TIGHT, IC RATED, AND SEALED TO DRYP WALL. PENETRATION IS COMPLETED BY THE MANUFACTURER.
PLUMBING & WIRING	DATE INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, INSULATION IS SEALED TO THE INSULATION AND THE PENETRATION IS COMPLETED BY THE MANUFACTURER.
SHOWERS/TUBS ON EXTERIOR WALLS	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER EXTENDING THROUGH THE EXTERIOR WALL.
EXTERIOR WALLS (N/A)	AIR BARRIER IS INSTALLED INSIDE ON AIR BARRIER IS INSTALLED INSIDE ON WALL.
DOORS	DOORS ARE AIR-TIGHT AND SEALED TO THE FRAME.
FINISH REGISTER DOORS	FINISH REGISTER DOORS THAT PENETRATE THROUGH EXTERIOR WALLS SHALL BE SEALED TO THE FINISH REGISTER DOOR.
CHIMNEYS	CHIMNEYS SHALL INCLUDE AN AIR BARRIER.

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR
- NEW DOOR
- SOLID VAPOR BARRIER UNDER HEADER OR BEAM
- EXPOSED WINDOW REQUIRED
- EXPOSED WINDOW (UNFINISHED) PER CODE
- CEILING LIGHT WITH FIN
- CEILING LIGHT
- HOSE BID

DRAWING INDEX:

- 1-1 TRUSSES AND ROOF TRUSSING PLAN
- 1-2 FLOOR PLAN & ROOF TRUSSING PLAN
- 1-3 SECTIONS & DETAILS

**THE TROST ADDITION
5 WINDING ROAD
ROCHESTER, NY 14618**

DAVID A. WALDAREK, R.A., AIA
Principal Architect
100 W. Main St.
Rochester, NY 14618
716.243.1111

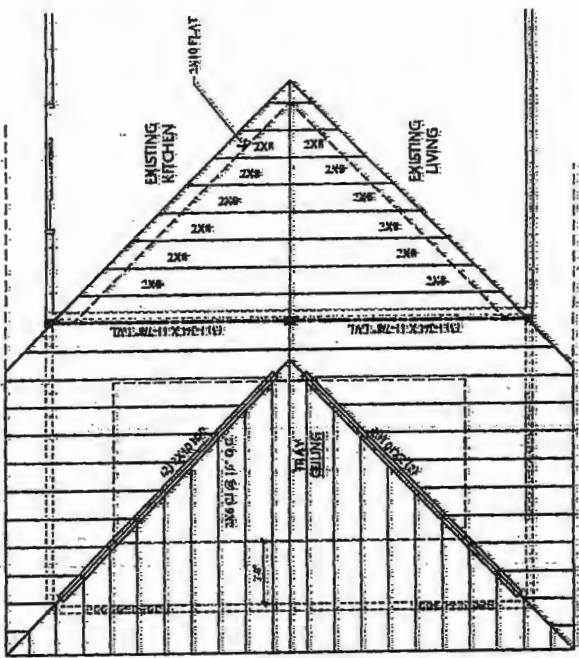
TROST ADDITION
SCOTT & DONNA TROST
100 W. Main St.
Rochester, NY 14618
716.243.1111

DAVID A. WALDAREK, R.A., AIA
 Phone: 562-375-1233
 Email: david@waldarek.com

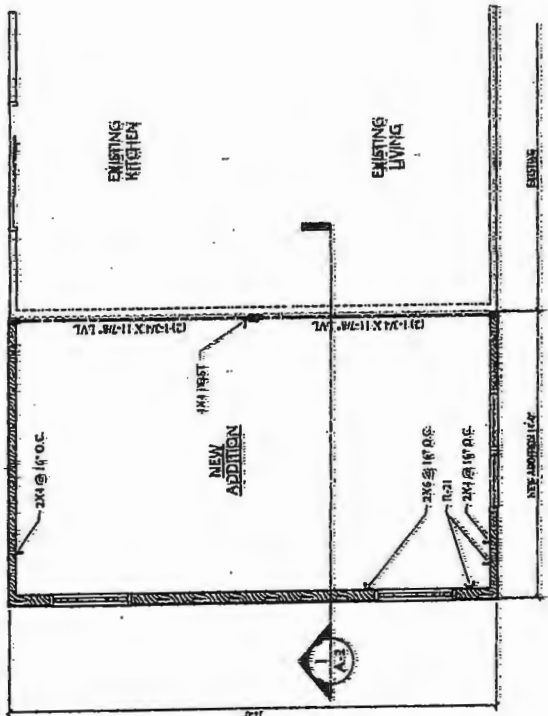
PROJECT	TROST ADDITION
CLIENT	SCOTT & DONNA TROST
ADDRESS	5 WARD ROAD ROCHESTER, NY 14618
DATE	10/22/19
DESIGNED BY	DAVID A. WALDAREK, R.A., AIA
CHECKED BY	
DATE	

REVISIONS	
NO.	DESCRIPTION

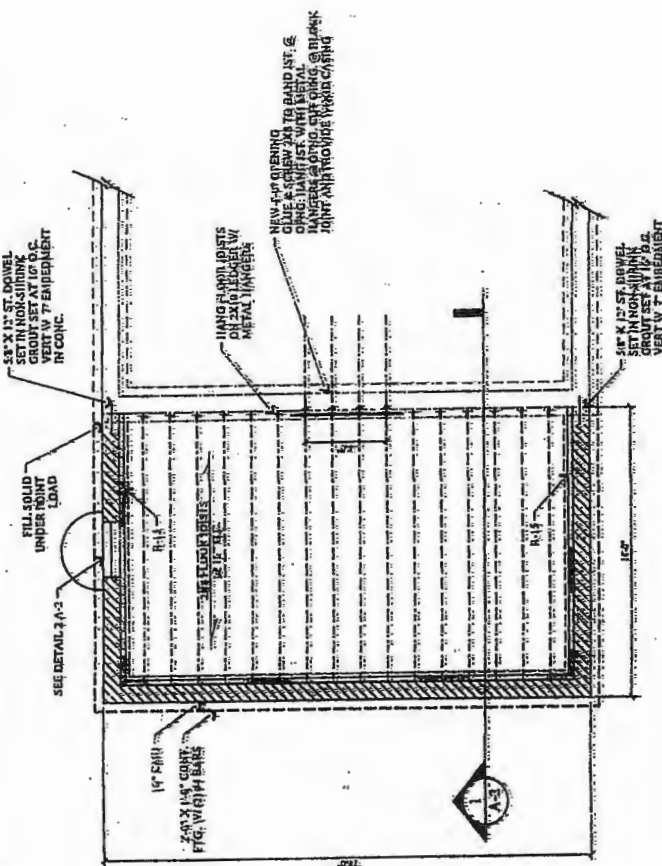
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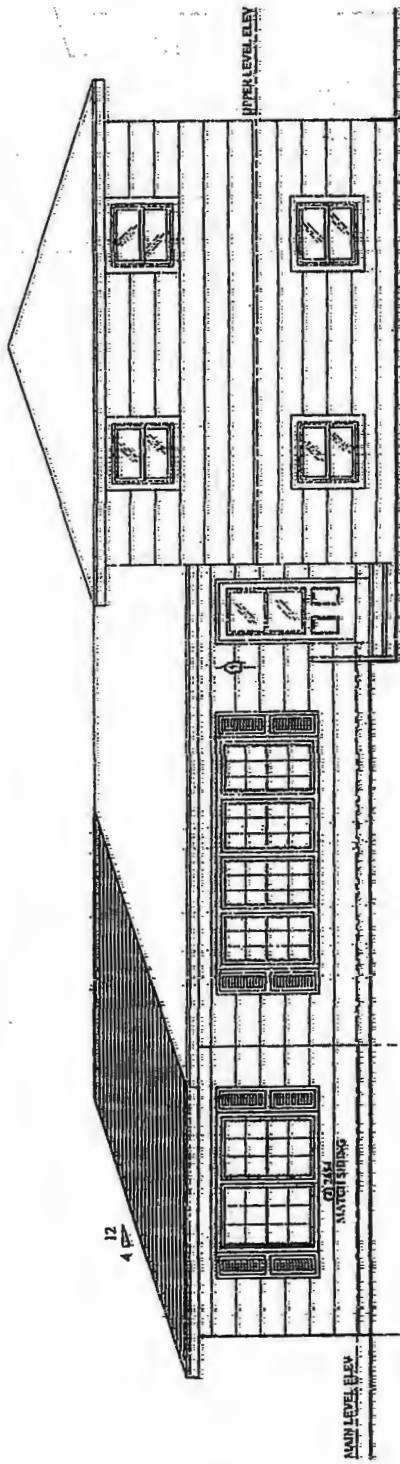
ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



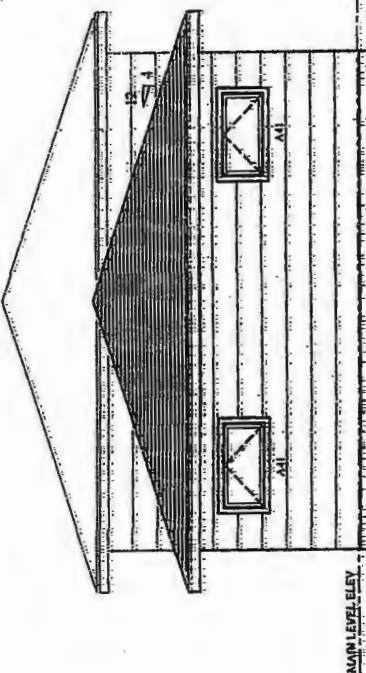
MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



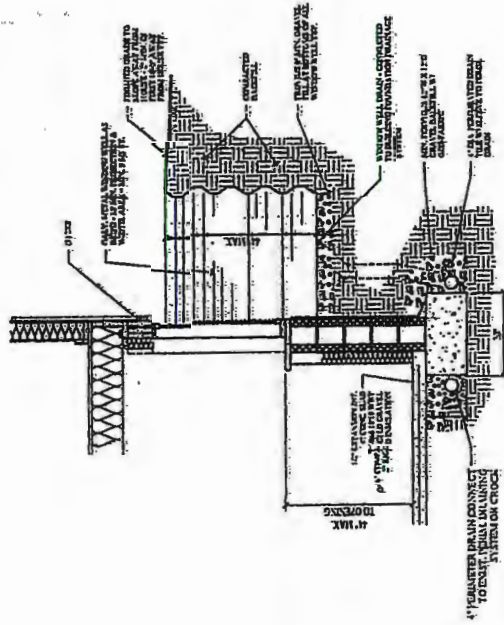
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



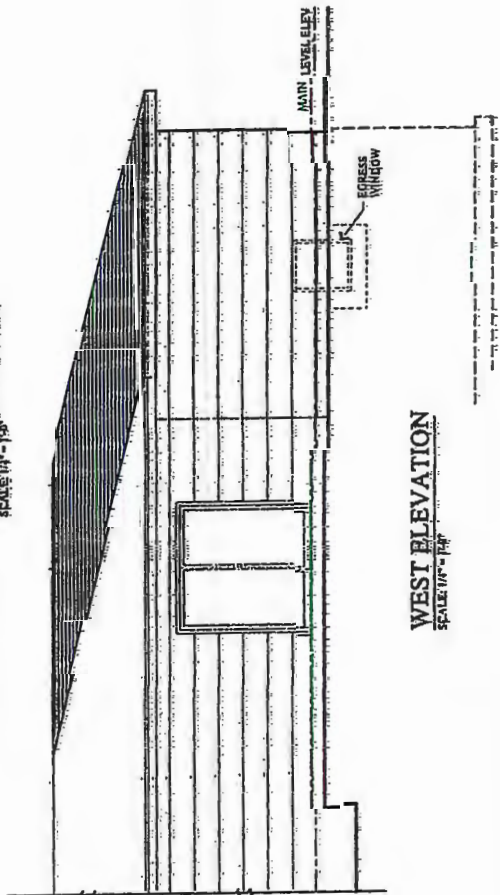
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



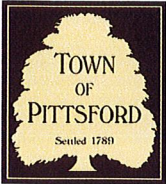
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



SECTION @ WINDOW WELL
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 11/7/19 Hearing Date: 12-16-19

Applicant: KEYVIN FEOR

Address: 1049 GRAVEL RD

Phone: 671-2116 703-4138 E-Mail: FEOR FIVE @ AOL.COM

Agent: DAVID WALDAREK AIA.
(if different than Applicant)

Address: 1049 GRAVEL RD

Phone: 329-5123 E-Mail: WALDAREK DESIGN @ GMAIL.COM

Property Owner: TRUST
(if different than Applicant)

Address: 5 WINDING RD

Phone: 729-6914 DONNA E-Mail: dTRUST @ MERCYHS.COM

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: 5 WINDING LA Current Zoning: _____

Tax Map Number: _____

Application For: Residential Commercial Other

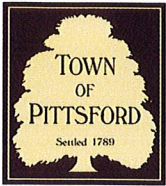
Please describe, in detail, the proposed project:

CONSTRUCT A 14' X 23' ADDITIONAL EXTENSION FOR EATING AREA AND FAMILY RM.

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

Kevin Feor
(Owner or Applicant Signature)

11/7/19
(Date)



TOWN OF PITTSFORD AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, DONNA TRUST, the owner of the property located at:
5 WINDING RD PITTSFORD 14618
(Street) (Town) (Zip)

Tax Parcel # _____ do hereby authorize
KEVIN FEOR to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of A
ZONING VARIANCE AT 5 WINDING RD

Scott Feor
(Signature of Owner)
11/4/2019
(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

THE VARIANCE FOR THE ADDITION WILL NOT BE GREATER THAN THE EXISTING FRONT SET BACK OF THE HOUSE. THE EXISTING HOUSE NEEDS A 15.5' VARIANCE FOR EXISTING FRONT SET BACK. THE ADDITION WILL NEED A 4.5' FRONT SET BACK

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

THERE IS NO OTHER AREA TO BUILD THE ADDITION WHICH WILL RESOLVE THE CLIENT'S NEED FOR A LARGER DINING AREA.

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

THE VARIANCE FOR THE ADDITION IS FOR 4.5'. THE ADDITION IS THE MINIMAL SIZE TO MEET THE NEEDS OF THE OWNER'S FAMILY SIZE

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

THE VARIANCE IS NOT SUBSTANTIAL IN SIZE. THE FRONT SETBACK VARIANCE FOR THE SOUTH WALL OF THE ADDITION IS LESS THAN THE FRONT VARIANCE NEEDED FOR THE EXISTING STRUCTURE

- **NOTE:** Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;

5. Is the alleged difficulty self-created?

NO. THE PROPERTY IS A CORNER LOT AND THEREFORE HAS TWO FRONT SETBACKS. THE EXISTING STRUCTURE IS PRE-EXISTING AND NOT CONFORMING.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

TROST 5 WINDING RD
(Project Name)

The undersigned, being the applicant(s) to the...

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning special permit building permit permit amendment

variance approval of a plat exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

Kevin Fear

(Signature of Applicant)

11/19/19

(Dated)

1049 GRAVEL RD

(Street Address)

Webster NY 14580

(City/Town, State, Zip Code)