

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
JULY 17, 2023**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, July 17, 2023, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 7:00PM local time.

**NEW HEARINGS**

**43 Musket Lane**

Applicant is requesting relief from Town Code Sections 185-113 B. (1) and 185-17 I. for the construction of an oversized shed within the rear buffer. This property is zoned Residential Neighborhood (RN).

**14 Wood Stone Rise**

Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of a roofed accessory structure exceeding 180 square feet in area (pavilion). Property is zoned Residential Neighborhood (RN).

**143 S Main Street**

Applicant is requesting relief from Town Code Sections 185-113 B. (3) and 185-17 E. for the construction of an inground pool forward of the rear wall of the house and not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

**16 Winding Road**

Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a garage addition extending forward of the building line. The property is zoned Residential Neighborhood (RN).

**6 Rosewood Drive**

Applicant is requesting relief from Town Code Sections 185-17 B. and 185-17 D. for the construction of an addition extending forward of the building line and an unenclosed porch past the allowed façade area. This property is zoned Residential Neighborhood (RN).

**28 Whitestone Lane**

Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a three-car garage addition extending forward of the building line on Malm Lane. This property is zoned Residential Neighborhood (RN).

**60 Golf Avenue (HWY)**

Bell Atlantic Mobile Systems dba Verizon Wireless is requesting relief from Town Code Section 185-126 C. (3)(b)[2] for the construction of a 125-foot cellular facility (monopole) where the maximum height permitted is 100 feet. This property is zoned Residential Neighborhood (RN).

---

**OTHER BUSINESS**

**Approval of Minutes**

---

*The next scheduled meeting is for Monday, August 21, 2023.*

TOWN OF PITTSFORD  
LEGAL NOTICE  
ZONING BOARD OF APPEALS MEETING

JULY 17, 2023

Please take notice that the following public hearings will be held by the Town of Pittsford Zoning Board of Appeals on Monday, July 17, 2023, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main St, and beginning at 7:00PM local time:

Public Hearings:

43 Musket Lane, Tax ID 192.08-1-26 – Applicant is requesting relief from Town Code Sections 185-113 B. (1) and 185-17 I. for the construction of an oversized shed within the rear buffer. This property is zoned Residential Neighborhood (RN).

14 Wood Stone Rise, Tax ID 178.19-3-16 – Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of a roofed accessory structure exceeding 180 square feet in area (pavilion). Property is zoned Residential Neighborhood (RN).

143 S Main Street, Tax ID 164.10-4-12 – Applicant is requesting relief from Town Code Sections 185-113 B. (3) and 185-17 E. for the construction of an inground pool forward of the rear wall of the house and not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

16 Winding Road, Tax ID 151.14-1-12 – Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a garage addition extending forward of the building line. The property is zoned Residential Neighborhood (RN).

6 Rosewood Drive, Tax ID 178.16-2-61 – Applicant is requesting relief from Town Code Sections 185-17 B. and 185-17 D. for the construction of an addition extending forward of the building line and an unenclosed porch forward of the allowed façade area. This property is zoned Residential Neighborhood (RN).

28 Whitestone Lane, Tax ID 137.20-2-35 – Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a three-car garage addition extending forward of the building line on Malm Lane. This property is zoned Residential Neighborhood (RN).

60 Golf Avenue (HWY), Tax ID 151.15-2-34 – Bell Atlantic Mobile Systems dba Verizon Wireless is requesting relief from Town Code Section 185-126 C. (3)(b)[2] for the construction of a 125-foot cellular facility (monopole) where the maximum height permitted is 100 feet. This property is zoned Residential Neighborhood (RN).

April Zurowski  
Planning Assistant

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MAY 15, 2023**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on May 15, 2023, at 7:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** George Dounce, Barbara Servé, Phil Castleberry, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci, Tom Kidera, Jim Pergolizzi

**ABSENT:** None

**ALSO PRESENT:** April Zurowski, Planning Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Kate Munzinger, Town Board Liaison

**ATTENDANCE:** There were 11 members of the public present.

Zoning Board of Appeals Chairman George Dounce called the meeting to order at 7:00PM.

**NEW PUBLIC HEARINGS:**

**2 Charter Oaks Drive**

Applicant is requesting relief from Town Code Section 185-17 B. for a proposed garage expansion encroaching into the front setback. This property is zoned Residential Neighborhood (RN).

Scott Harder, of Professional Engineering Group, introduced the application. The applicant is seeking an 8.7-foot area variance for a garage expansion into the front setback. This property is a corner lot with two front setbacks. This garage expansion will avoid the need for a shed in the rear yard. The existing home is a single-story ranch approximately 18 feet in height. The expansion will match the existing home's elevation.

Vice Chairwoman Barb Servé asked if the Town has received any comments from neighbors. Mr. Zink stated that no comments were received. Chairman George Dounce asked the applicant for their expected construction timeline. Mr. Parcher stated that this application will also require approval from the Design Review and Historic Preservation Board (DRHPB). Once this approval is granted, the applicant expects to begin construction this summer. All work will be completed prior to December 31, 2024.

Chairman Dounce opened the public hearing. No public comments were offered.

Zoning Board of Appeals Member Phil Castleberry motioned to close the public hearing, seconded by Zoning Board of Appeals Member Tom Kidera. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 2 Charter Oaks Drive was moved by Zoning Board of Appeals Vice Chairwoman Barb Servé, seconded by Zoning Board of Appeals Member Mary Ellen Spennacchio-Wagner.

The resolution is contingent upon the following Conditions of Approval:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated March 28, 2023.
2. All construction is to be completed by December 31, 2024.

Chairman Dounce asked for a roll call vote.

Barbara Servé	Aye
Jim Pergolizzi	Aye
Mary Ellen Spennacchio-Wagner	Aye
Phil Castleberry	Aye
Tom Kidera	Aye
Jennifer Iacobucci	Aye
George Dounce	Aye

### **7 Grey Fawn**

Applicant is requesting relief from Town Code Section 185-17 H. for greater than 40% lot coverage. This property is zoned Residential Neighborhood (RN).

Bob Hyman, of 7 Grey Fawn, introduced the application. The applicant is requesting an impervious coverage variance for the construction of a sunroom addition. The applicant stated that the property's impervious coverage has been over the allowed 40% since he moved in. The sunroom addition will add 120 square feet of coverage. The applicant plans to mitigate the increased coverage by removing sections of a brick walkway. In total, the property will result in 252 square feet over the allowed 8,274 square feet, 41.07% of impervious coverage where 40% is allowed by code. The applicant received Design Review Board approval for the sunroom addition in February 2023, at which time the impervious coverage issues were first discovered. Since this time, the applicant has been working closely with Rob Fromberger, the Town Engineer. Mr. Fromberger has submitted a letter to the Board regarding this variance request.

Board Member Spennacchio-Wagner stated that the brick pathway will be relocated to reduce impervious coverage and prevent small children from playing near the sunroom which creates safety concerns. Board Member Jennifer Iacobucci asked if the property was already over 40% impervious coverage. Board Member Spennacchio-Wagner confirmed. Vice Chairwoman Servé asked if there are current drainage issues at the property. Mr. Hyman stated that there are no ongoing drainage concerns. Neighbors were also surveyed regarding drainage issues. Board Member Jim Pergolizzi asked if the final impervious coverage percentage includes the relocation and reduction of the brick pathway. Mr. DeRue confirmed.

Chairman Dounce opened the public hearing. No public comments were offered.

Zoning Board of Appeals Member Jennifer Iacobucci motioned to close the public hearing, seconded by Zoning Board of Appeals Vice Chairwoman Barb Servé. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 7 Grey Fawn was moved by Zoning Board of Appeals Member Mary Ellen Spennacchio-Wagner, seconded by Zoning Board of Appeals Member Tom Kidera.

The resolution is contingent upon the following Conditions of Approval:



1. This variance is granted only for the plans modified and prepared by the Applicant presented at the Zoning Board meeting dated May 15, 2023.
2. All construction is to be completed by December 31, 2024.

Chairman Dounce asked for a roll call vote.

Barbara Servé	Aye
Jim Pergolizzi	Aye
Mary Ellen Spennacchio-Wagner	Aye
Phil Castleberry	Aye
Tom Kidera	Aye
Jennifer Iacobucci	Aye
George Dounce	Aye

**10 Poinciana Drive (PVT)**

Applicant is requesting relief from Town Code Section 185-113 B. (1)(2)(3) & (6) amd 185-17 E. to locate an oversized and over-height accessory structure (detached garage) located forward of the rear wall of the home encroaching on the side setback of the property. The garage is proposed to be 20 feet from the side property line, 22 feet high, and 1,543 square feet in area. This property is zoned Residential Neighborhood (RN).

Koen Goorman, of 10 Poinciana Drive, introduced his application. The applicant was granted this variance in 2020, but the variance has now expired. The scope of work and variance request has not changed since the previous approval.

Chairman Dounce opened the public hearing. No public comments were offered.

Zoning Board of Appeals Member Jim Pergolizzi motioned to close the public hearing, seconded by Zoning Board of Appeals Member Mary Ellen Spennachio-Wagner. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 10 Poinciana Drive was moved by Zoning Board of Appeals Member Jim Pergolizzi, seconded by Zoning Board of Appeals Member Phil Castleberry.

The resolution is contingent upon the following Conditions of Approval:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 12, 2020.
2. All construction is to be completed by December 31, 2025.

Chairman Dounce asked for a roll call vote.

Barbara Servé	Aye
Jim Pergolizzi	Aye
Mary Ellen Spennacchio-Wagner	Aye
Phil Castleberry	Aye
Tom Kidera	Aye
Jennifer Iacobucci	Aye
George Dounce	Aye

**9 Knickerbocker Road**

Applicant is requesting relief from Town Code Section 185-113 B. and 185-120 A. to place a sports court forward of the rear wall of the home and less than the minimum setbacks from Mendon Road and Knickerbocker Road. This property is zoned Residential Neighborhood (RN).

Rich Williams, of 404 Kreag Rd and as agent for Erica Jacobs, owner of 9 Knickerbocker Road, introduced the application. This application is for a residential sports court, forward of the rear wall and less than the minimum front setbacks for the property. This property is a corner lot with two 70-foot setbacks. The proposed sports court will be screened by existing vegetation along both road frontages. An existing pool takes up a majority of the backyard, so the court is being proposed for the side yard area. The applicant has submitted two options for positioning of the court. The Board revised their resolution to include the option for either choice. Board Member Servé asked if the court would be illuminated. Mr. Williams stated that there is no lighting proposed. Chairman Dounce asked if arbor vitae will be planted to increase buffering. Mr. Williams confirmed. Board Member Pergolizzi asked if neighbors were contacted. Mr. Williams confirmed that neighbors were contacted, and none were opposed.

Chairman Dounce opened the public hearing. No public comments were offered.

Zoning Board of Appeals Member Mary Ellen Spennachio-Wagner motioned to close the public hearing, seconded by Zoning Board of Appeals Member Tom Kidera. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 9 Knickerbocker Road was moved by Zoning Board of Appeals Member Jennifer Iacobucci, seconded by Zoning Board of Appeals Member Mary Ellen Spennachio-Wagner.

The resolution is contingent upon the following Conditions of Approval:

1. This variance is granted only one of either of the two options of plans submitted and prepared by the Applicant dated April 13, 2023.
2. All construction of the court must be completed by December 31, 2024.

Chairman Dounce asked for a roll call vote.

Barbara Servé	Aye
Jim Pergolizzi	Aye
Mary Ellen Spennacchio-Wagner	Aye
Phil Castleberry	Aye
Tom Kidera	Aye
Jennifer Iacobucci	Aye
George Dounce	Aye

**16 Cedarwood Circle**

Applicant is requesting relief from Town Code Section 185-17 L. for a garage/den addition encroaching into the side setback. This property is zoned Residential Neighborhood (RN).

Lynn Timineri, of 16 Cedarwood Circle, introduced her application. The proposed garage and den addition is positioned to allow the home to become handicap accessible. Jake Smith, agent

for Ms. Timineri, stated that the driveway will be completely redone and will be realigned to meet the garage addition.

Board Member Iacobucci stated her concern that neighbors may have trouble accessing the cul-de-sac during construction. Mr. Smith stated that he will consider this during construction. Mary Ellen Spennachio-Wagner asked if this property will be encroaching its impervious coverage limit. Mr. Zink stated that the property is not at or over impervious coverage maximum. Chairman Dounce asked for the applicant's timeline for construction. Mr. Smith stated that he expects to begin the project this summer.

Chairman Dounce opened the public hearing. No public comments were offered.

Zoning Board of Appeals Member Jennifer Iacobucci motioned to close the public hearing, seconded by Zoning Board of Appeals Member Phil Castleberry. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 16 Cedarwood Circle was moved by Zoning Board of Appeals Chairman George Dounce, seconded by Zoning Board of Appeals Member Jennifer Iacobucci.

The resolution passed requiring the following Conditions of Approval:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated April 14, 2023.
2. All construction of the exterior walls of the building must be completed by December 31, 2024.

Chairman Dounce asked for a roll call vote.

Barbara Servé	Aye
Jim Pergolizzi	Aye
Mary Ellen Spennacchio-Wagner	Aye
Phil Castleberry	Aye
Tom Kidera	Aye
Jennifer Iacobucci	Aye
George Dounce	Aye

**OTHER DISCUSSION:**

The minutes of April 17, 2023 were approved following a motion by Zoning Board of Appeals Chairman George Dounce. Following a unanimous voice vote, the minutes were approved, none opposed.

Verizon Wireless has an open public hearing for an application at 60 Golf Avenue, the Town's Highway Department, for a 125-foot monopole cellular facility. The Planning Board and Zoning Board of Appeals will conduct a coordinated SEQRA review for this application. Chairman George Dounce motioned to waive the Zoning Board of Appeals' right to lead agency. Following a unanimous voice vote, the motion was approved.

Mr. Zink reminded the Board that there will be no meeting in June. The next meeting is scheduled for July 17, 2023. Mr. Zink will reach out when the next application deadline has passed.

Zoning Board of Appeals Chairman George Dounce closed the meeting. Following a unanimous voice vote, the meeting concluded at 8:11PM.

Respectfully submitted,

---

April Zurowski  
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING  
DEPARTMENT

DRAFT

# Zoning Board of Appeals Referral Form Information

**Property Address:**

43 Musket Lane PITTSFORD, NY 14534

**Property Owner:**

Mulvey, Sean P  
43 Musket Ln  
Pittsford, NY 14534

**Applicant or Agent:**

Mulvey, Sean P  
43 Musket Ln  
Pittsford, NY 14534

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

<b>Town Code Requirement is:</b>	<b>Proposed Conditions:</b>	<b>Resulting in the Following Variance:</b>
Right Lot Line:	Right Lot Line:	Right Lot Line:
Left Lot Line:	Left Lot Line:	Left Lot Line:
Front Setback:	Front Setback:	Front Setback:
Rear Setback:           20'	Rear Setback:    16'	Rear Setback:           4.0'
Height:	Height:	Height:
Size:                    180 SF	Size:                288 SF	Size:                    108.0 SF

**Code Section(s):** 185-113 B. (1) & 185-17 I.

Description: Applicant is requesting relief from Town Code Sections 185-113 B. (1) and 185-117 I. for the construction of an oversized shed within the rear buffer. This property is zoned Residential Neighborhood (RN).

June 23, 2023



---

Date

---

Bill Zink - Building Inspector



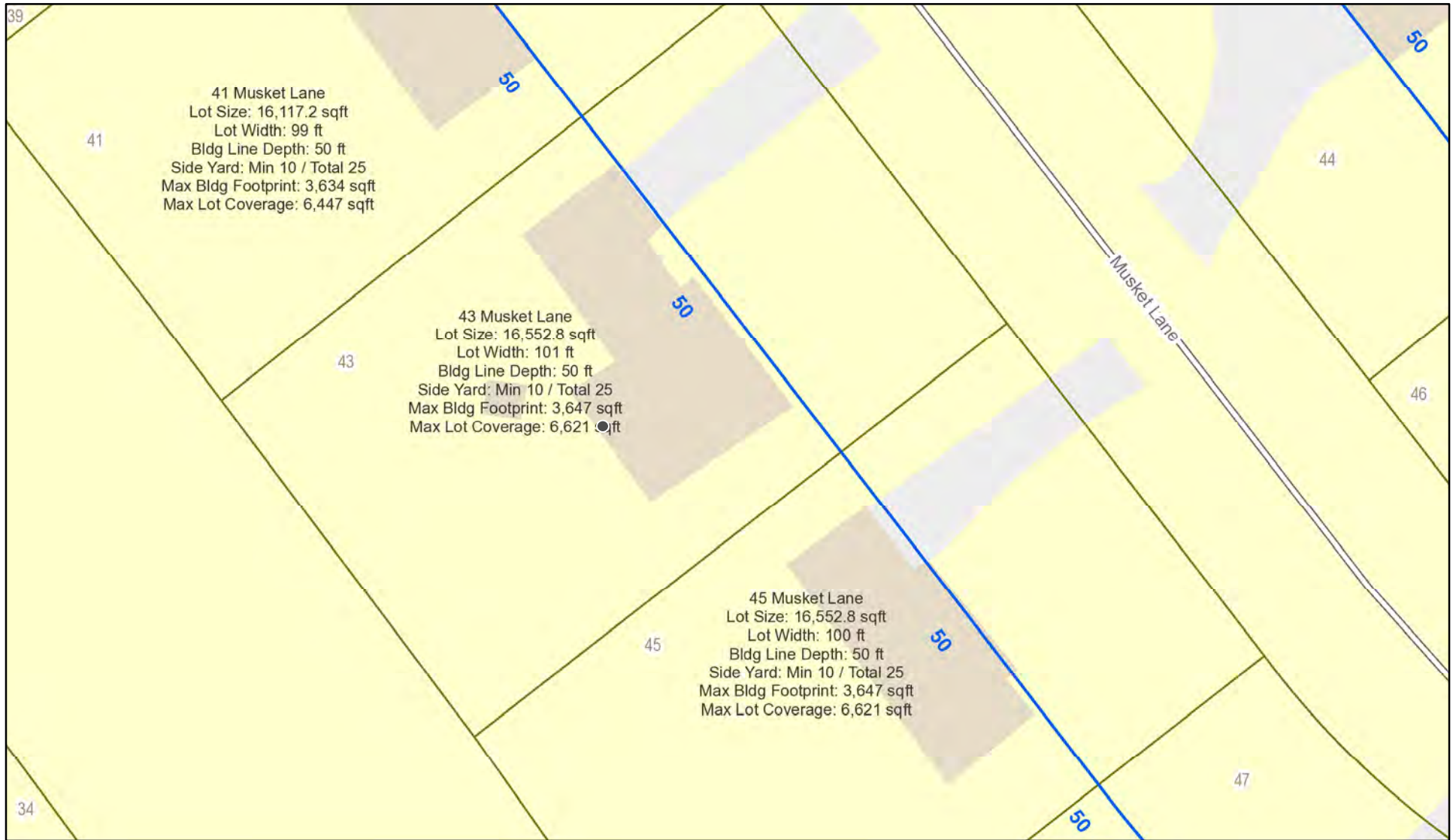


PITTSFORD

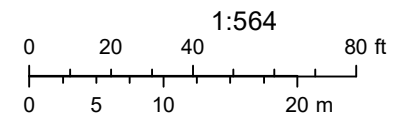
Musterlin



# RN Residential Neighborhood Zoning

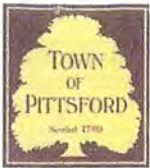


Printed June 28, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# TOWN OF PITTSFORD

## APPLICATION FOR BUILDING PERMIT

OFFICE USE	
Permit #	_____
Issued	____ / ____ / 20____

**NOTE: All application information will be available for public view**

**Applicant:**  Property Owner  Agent

**Property Information:**

Site Address: 43 MUSKET LANE PITTSFORD NY 14534

**Property Owner:** SEAN MULVEY

Address: 43 MUSKET LANE PITTSFORD NY 14534

Phone: 831-1483

Email: SMULVEY1@ROCHESTER.RR.COM

**Tenant:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Contractor:** -NONE  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Project Information:**

Permit Type:  Residential Bldg.  Commercial

Emergency Contact for the Project: SEAN MULVEY 831-1483

**Occupancy Classification:** \_\_\_\_\_

Tax ID #: 192.80-1-26

**Estimated Cost of Project:** \$9000

OFFICE USE ONLY	
Building Permit Fees \$	_____
Cert of Occup Fee \$	_____
Recreation Fund Fee \$	_____
Demolition Fee \$	_____
Other \$	_____
<b>TOTAL PERMIT FEES \$</b>	_____

**Project Description:** PRE BUILT , DELIVERED TO SITE, STORAGE SHED TO ACCOMODATE YARD EQUIPMENT , SET ON GRAVEL BASE APPROX 4 INCH DEEP, SHED IS MOVABLE.

**ENTER DIMENSIONS OF NEW CONSTRUCTION (as per submitted plans)**

**Check off or Fill-in information**

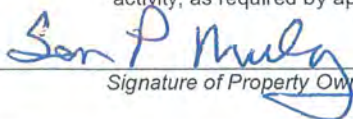
Ground Floor Area \_\_\_\_\_ Porch \_\_\_\_\_  
2<sup>nd</sup> Floor Area \_\_\_\_\_ Deck \_\_\_\_\_  
Lower Level \_\_\_\_\_ Pool \_\_\_\_\_  
Bonus Room \_\_\_\_\_ Arbor/Gazebo \_\_\_\_\_  
Garage \_\_\_\_\_ Storage/garden shed 12x24x11 TALL

Gas logs/insert or wood stove  
 Generator added to property  
Signage \_\_\_\_\_  
Demolition of \_\_\_\_\_  
Other \_\_\_\_\_

**TOTAL SQ. FT.** 288

● **NOTE:** Acceptance does not relieve the agent, applicant, architect, builder, engineer or owner from complying with any of the provisions of the N.Y.S. building codes, energy codes, SEQRA Act, local zoning, etc., whether stated, implied, or omitted in the plans and specifications submitted for the building permit.

● **NOTE:** By my signature below, I hereby authorize representatives from the Town of Pittsford, Department of Public Works, to enter the above-referenced property, during normal business hours, for the purpose of conducting inspections of the proposed construction activity, as required by applicable law, rules, regulation, ordinances and orders.

  
Signature of Property Owner or Agent for Property Owner

05/15/2023

Date





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Applicant: Sean Mulvey

Address: 43 MUSKET LANE Pittsford NY 14534

Phone: 585-831-1483 E-Mail: SMULvey1@

Agent: X rochester,rr.com  
*(if different than Applicant)*

Address: X

Phone: X E-Mail: X

Property Owner: X  
*(if different than Applicant)*

Address: X

Phone: X E-Mail: X

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

Property Location: 43 MUSKET LANE Current Zoning: residential

Tax Map Number: 192,80-1-26

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Desire to set a pre-built shed, 12x24x11 feet at rear of property, 288 sq ft, on gravel pad

**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.

Sean Mulvey  
*(Owner or Applicant Signature)*

5/15/2023  
*(Date)*

12

# Plot Plan

Application Number

Owner: Sean Mulvey 585-831-1483

Address: 43 MUSKET Lane

Please show below:

- Property line dimensions and easements
- Existing buildings
- Existing well/septic (show distance to nearest structure) NO
- Road names and location of alleys (if applicable)
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work. NO
- The proposed work and the setback distances to the proposed work.

Front Set Back 120 feet

Left Set Back 74 feet

Rear Set Back 16 feet

Right Set Back 11 feet

See Attached Instrument  
Survey dated Oct 18, 1995  
Fully up to Date

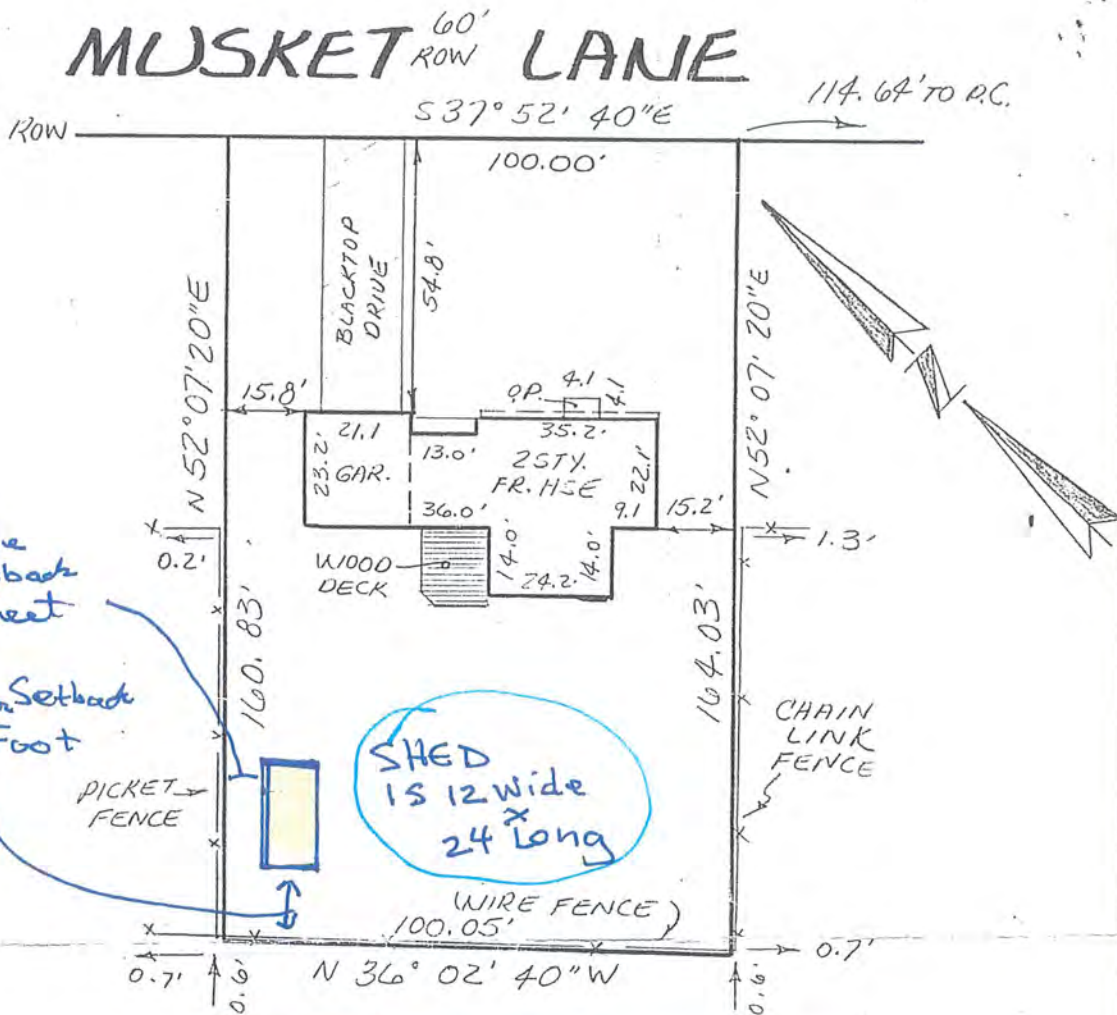
James M. Leon  
NYS RLS #49225

Lot 51 Mill Park Estates, 2  
"43 Musket Lane"

*Tuff Shed, Inc. assumes no responsibility and makes no representations or warranties of any kind, express or implied about the completeness, accuracy, reliability or related drawings contained in this Plot Plan. This Plot Plan was produced and supplied by Owner named above.*



# MUSKET LANE



Side Setback 11 feet  
Rear Setback 16 Foot

SHED  
15 12 wide  
24 long

## REFERENCES

1. L. 165 MARS, P. 36

## NEW WALKING TRAIL

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS MADE ON OCT. 18, 1995 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON OCT. 17, 1995.

*James M. Leoni*

JAMES M. LEONI N.Y.S.R.L.S. 49225  
SUITE 390 A-1 COUNTRY CLUB ROAD  
EAST ROCHESTER, N.Y. 14445

CERTIFIED TO:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**INSTRUMENT SURVEY**  
**73 MUSKET LANE**  
**LOT 51 MILL PARK ESTATES, 2**

SITUATE IN

**TOWN OF PITTSFORD**  
**MONROE CO. NEW YORK**

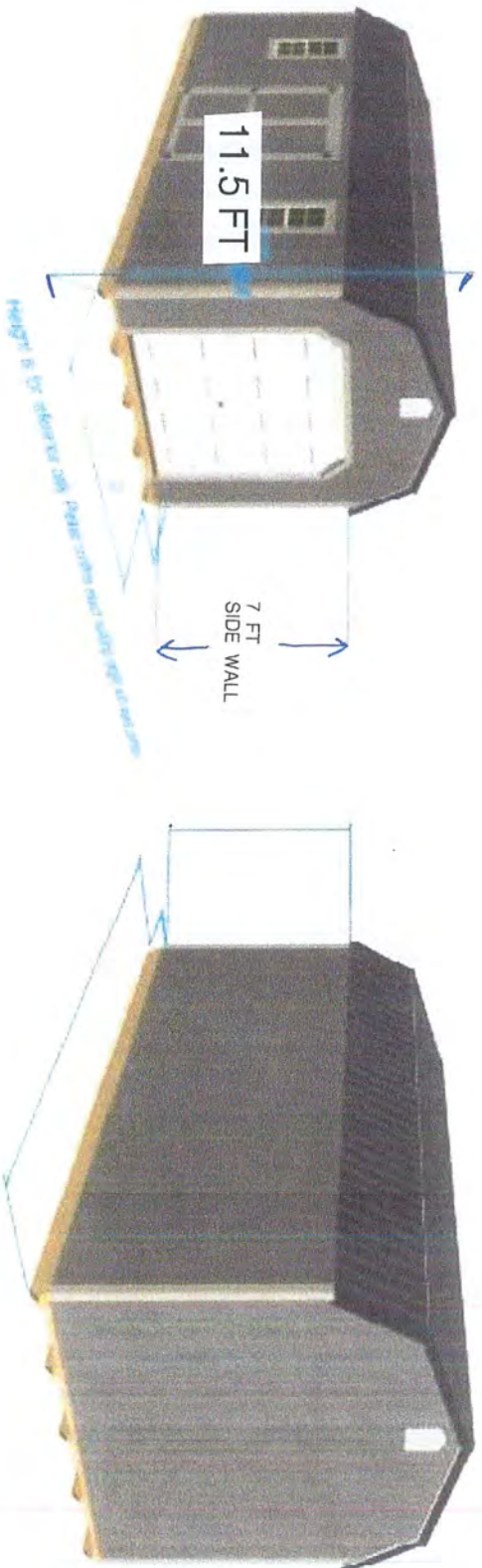
SCALE: 1" = 30'

OCT. 18, 1995

43 MUSKET LANE / SEAN MULVEY  
PRE-BUILT SHED 12X24 X 11.5 FEET TALL

Here is your saved design

A link to this saved design has been sent to [smulvey1@rcchester.nj.com](mailto:smulvey1@rcchester.nj.com).



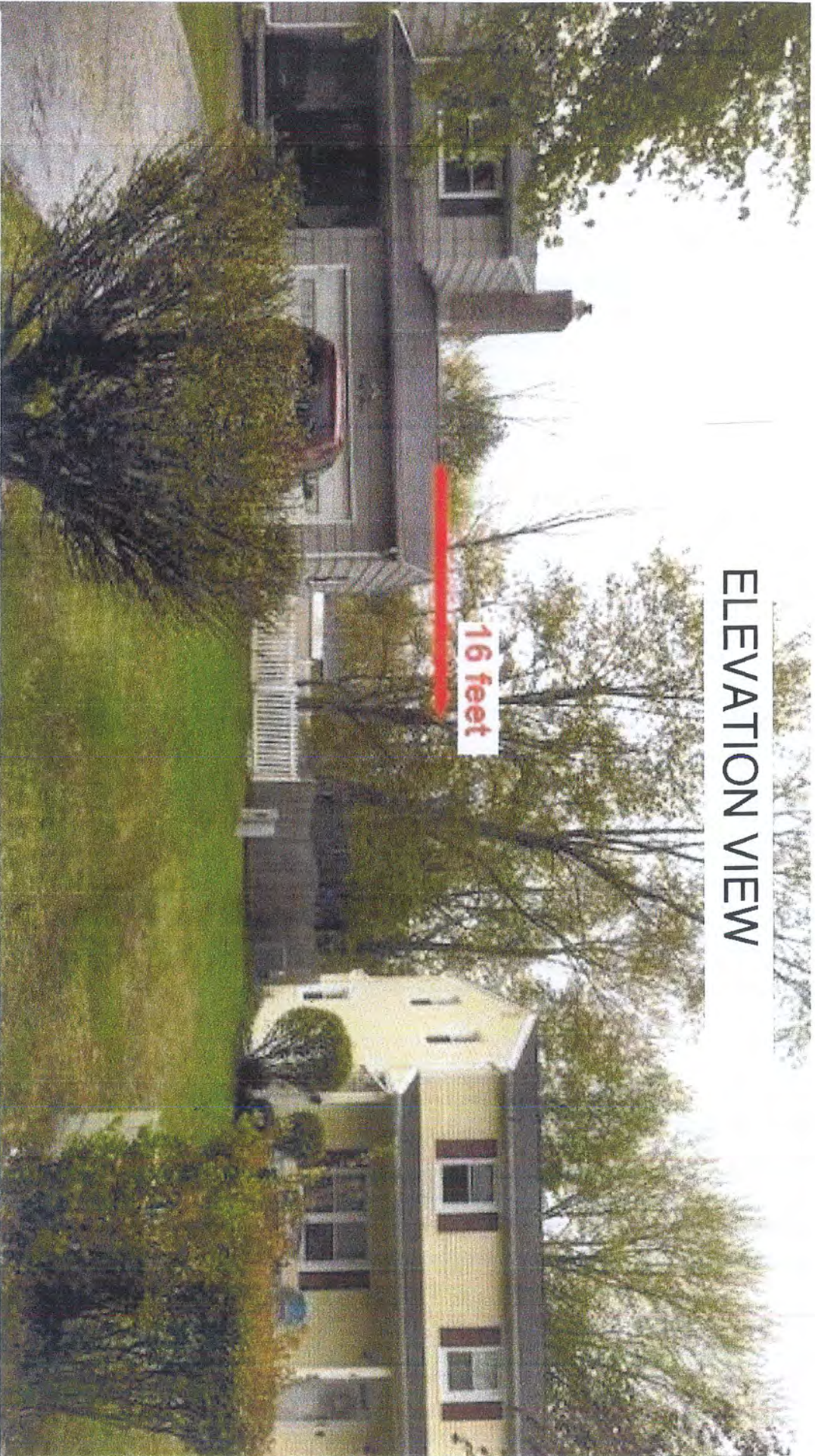
**Building Design:** 12X24 Deluxe Gambrel Loft Barn

**Model:** 12X24X7 Deluxe Gambrel Loft Barn

**MFG: HERITAGE STRUCTURES**

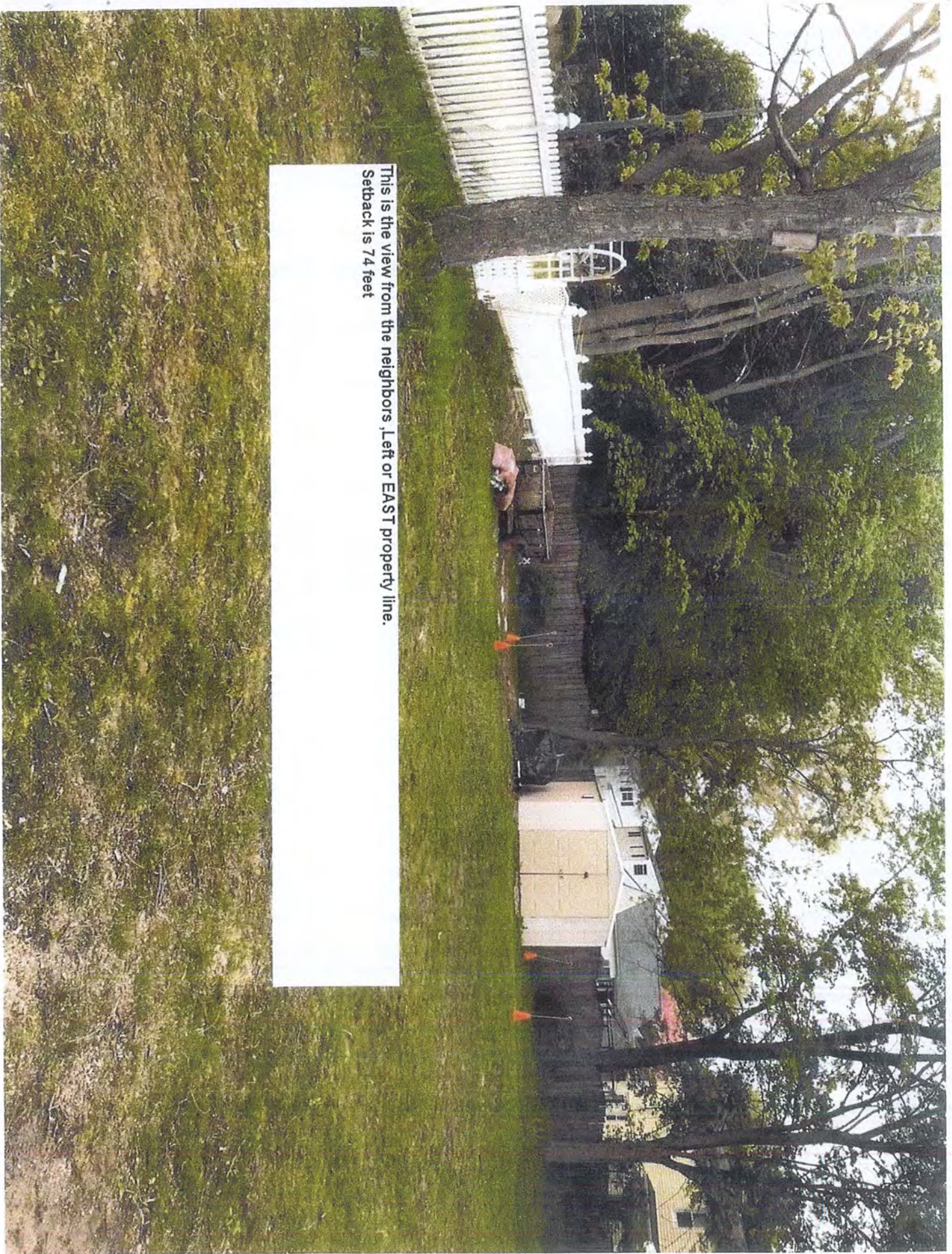


# ELEVATION VIEW



**43 MUSKET LANE- GRAY HOUSE ON LEFT  
41 MUSKET LANE- YELLOW HOUSE/ WINCHESTER ON RIGHT  
VIEW: FACING REAR OF LOT  
PROPOSED SHED 11 FEET TALL, VISUALLY BLOCKED BY 2 STORY HOME AT  
LEAST 50% FROM VIEW.**





**This is the view from the neighbors, Left or EAST property line.  
Setback is 74 feet**





This view is from Auburn Trail, the 10X10 shed is being removed and the new shed will contain all the yard equipment and materials.  
Rear Setback is 16 Feet.  
Side Setback is 11 feet







## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This variance will be minimal and will not be visible to casual observers of the neighborhood. It is well behind the 2 story home that is existing.

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 pre-built shed will be positioned in the rear of the property and 50% blocked by the existing garage. It will not be tall enough to change the character of the sight lines of the surrounding homes.

- **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. As we all know the neighborhood has changed in the past 24 months. Last year there was a pickup truck taken from the Mobil station on Garnsey Rd in Bushnells Basin by a drifter from out of state. Last month 2 cars were stolen from driveways on Brixton / Surrey Lane area. In Sept 2022 Labor Day weekend one James Boston, 61 of Rochester NY was arrested by sheriff's deputies on Marsh Rd. He was parked on a dirt driveway and was apprehended preparing for burglaries and home invasions. He was carrying an illegal pistol and had an accomplice. Sheriff deputies were not able to find the second person.

As is current New York State law there is no means to hold people for trial due to bali reform. For this reason a homeowners only remedy to avoid theft and loss is to remove any property from sight that could trigger a person to steal it.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Pre Built Shed 12x24 Feet Add to Musket Lane #43  
(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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sean P Mul  
(Signature of Applicant)  
43 Musket Lane  
(Street Address)  
Pittsford NY 14534  
(City/Town, State, Zip Code)

\_\_\_\_\_  
(Dated)

# Zoning Board of Appeals Referral Form Information

**Property Address:**

14 Wood Stone PITTSFORD, NY 14534

**Property Owner:**

Poe, Heidi M  
14 Wood Stone Rise  
Pittsford, NY 14534

**Applicant or Agent:**

Poe, Heidi M  
14 Wood Stone Rise  
Pittsford, NY 14534

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

**Town Code Requirement is:**

Right Lot Line:  
Left Lot Line:  
Front Setback:  
Rear Setback:  
Height:  
Size: 180'

**Proposed Conditions:**

Right Lot Line:  
Left Lot Line:  
Front Setback:  
Rear Setback:  
Height:  
Size: 308'

**Resulting in the Following Variance:**

Right Lot Line:  
Left Lot Line:  
Front Setback:  
Rear Setback:  
Height:  
Size: 128.0'

**Code Section(s):** 185-113 B. (1)

Description: Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of a roofed accessory structure exceeding 180 square feet in area (pavilion). Property is zoned Residential Neighborhood (RN).

June 23, 2023



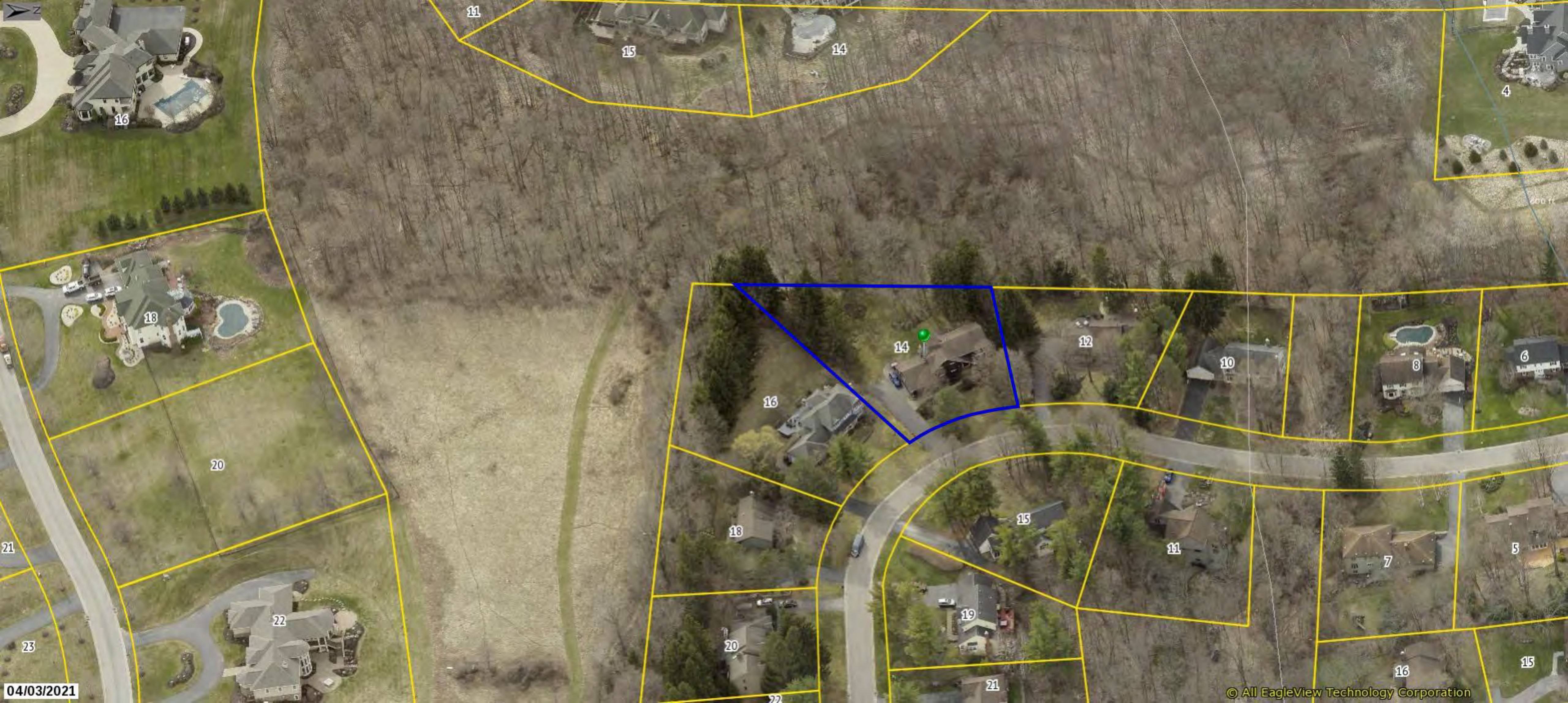
---

Date

---

Bill Zink - Building Inspector



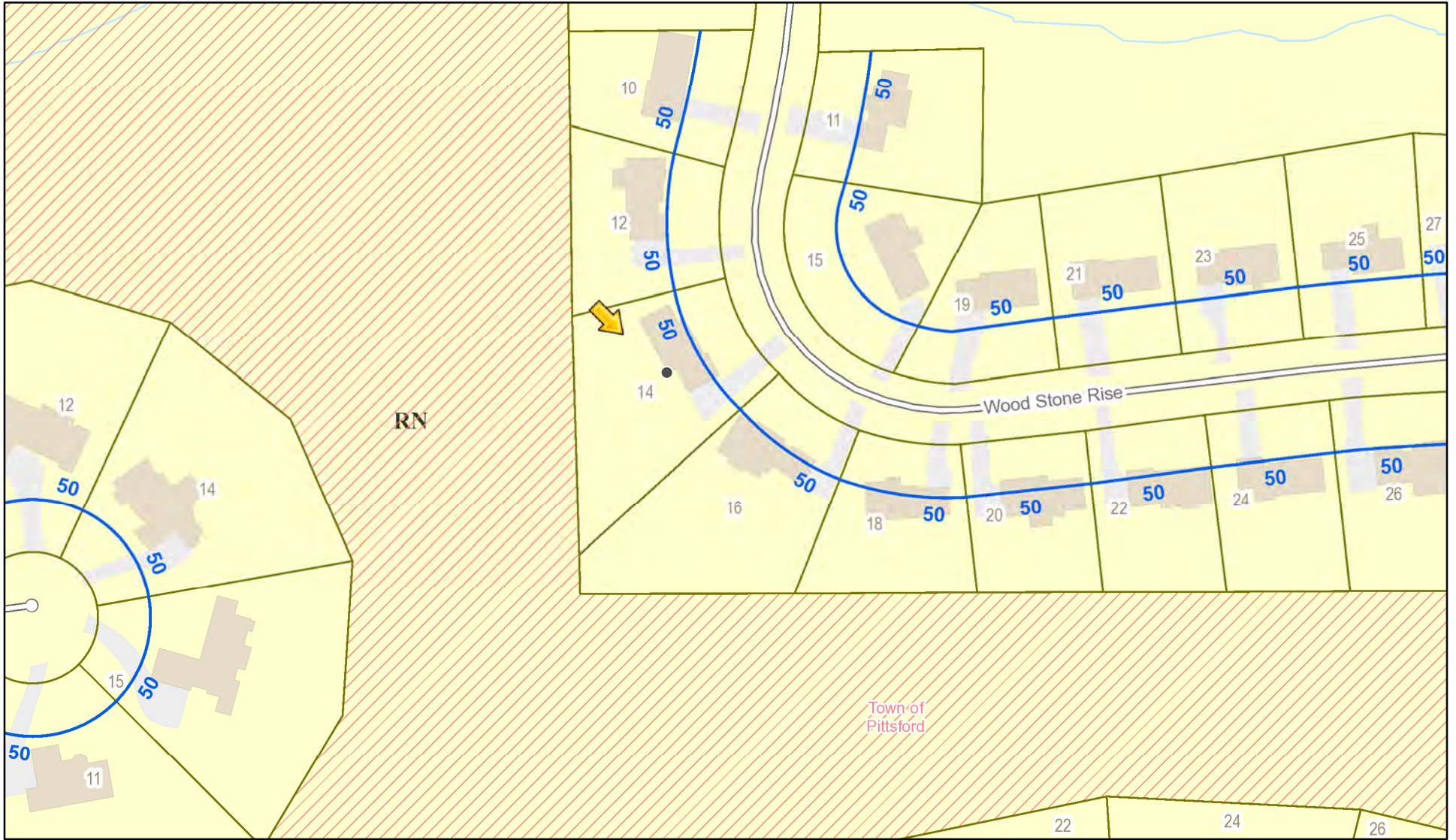


04/03/2021

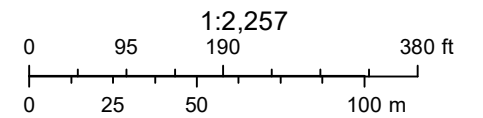
© All EagleView Technology Corporation



# RN Residential Neighborhood Zoning

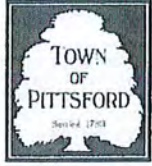


Printed June 23, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: June 6, 2023 Hearing Date: 7/17/23

Applicant: Heidi Fredrick

Address: 14 Wood Stone Rise

Phone: 764-2857 E-Mail: heidigirl66@yahoo.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Location: 14 Wood Stone Rise Current Zoning: L-9

Tax Map Number: \_\_\_\_\_

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Construct outdoor pavilion approximately 19 ft. x 12.5 ft (22 ft x14 ft including overhangs). Floor finish to be concrete pavers. The ridge will be 10 ft above finished grade.

**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.

  
*(Owner of Applicant Signature)*

6/6/23  
*(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 proposed structure is only 19 ft. x 12.5 ft. and is only 10ft tall. This structure is not out of scale with the existing house structure or any adjacent properties. There will not be any side walls on the structure.

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

It is the owners desire to have the structure thin size and scale. If the structure were to be smaller it would not be functional.

## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

This request is minimal given the size of the proposed structure compared to the house and other surrounding homes.

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 structure and the use of the structure will not create any significant runoff or create any noise or offensive odors. Any lighting proposed would be strictly low level lighting for safety reasons and will not encroach on the surrounding dark sky

- **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?

Yes as almost all variances are self-created, but this standard does not outweigh the benefits to the owner.



LOT 30

N/E  
PITTSMER INC.

NORTH

LOT 29

LOT 28

N. 46° 56' 46" E.  
258.42'

N. 01° 24' 04" W.  
230.93'

149.21'  
N. 75° 35' 38" E.

*Partition*  
14 x 22 - roof  
12 x 19 - post  
WOOD BECK



REF.:  
LOT 29, WOOD STONE  
SUB'D. FILED IN THE  
M.C.C.O. LIBER 216, PG. 36.

WEST  
ST. LINE

10' WIDE UTILITY EASEMENT  
108.00'  
R. = 210'

WOOD

STONE  
(60' WIDE)

RISE

109.23' V.P.C.

MAP OF AN INSTRUMENT SURVEY  
OF

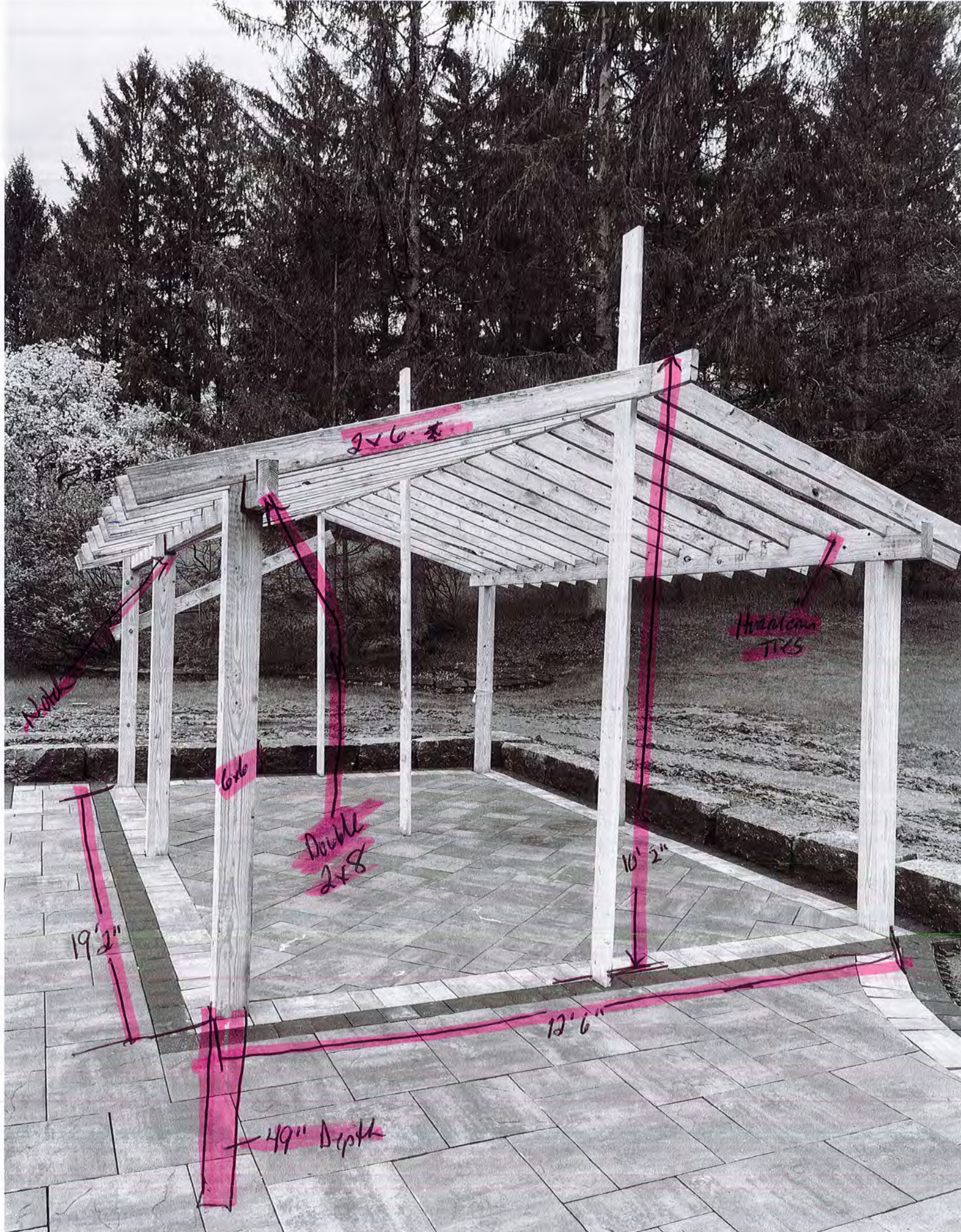
LOT 29 OF THE WOOD STONE SUBDIVISION

SITUATE IN  
MADISON COUNTY - NEW YORK









2x6

Horizontal  
TICS

6x6

Double  
2x8

16' 2"

19' 2"

12' 6"

49" Depth



# Zoning Board of Appeals Referral Form Information

**Property Address:**

143 South Main Street PITTSFORD, NY 14534

**Property Owner:**

Miller, Elizabeth M  
143 South Main St  
Pittsford, NY 14534

**Applicant or Agent:**

Miller, Elizabeth M  
143 South Main St  
Pittsford, NY 14534

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

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	46.6'	Right Lot Line:	44.6'	Right Lot Line:	2.0'
Left Lot Line:	43.4'	Left Lot Line:	43.4'	Left Lot Line:	0.0
Front Setback:		Front Setback:		Front Setback:	
Rear Setback:		Rear Setback:		Rear Setback:	
Height:		Height:		Height:	
Size:		Size:		Size:	

**Code Section(s):** 185 - 113 B. (3) & 185 - 17 E.

Description: Applicant is requesting relief from Town Code Sections 185-113 B. (3) and 185-17 E. for the construction of an inground pool forward of the rear wall of the house and not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

June 23, 2023



---

Date

---

Bill Zink - Building Inspector





159

155

151

147

143

119

123

133

144

140

160

1

2

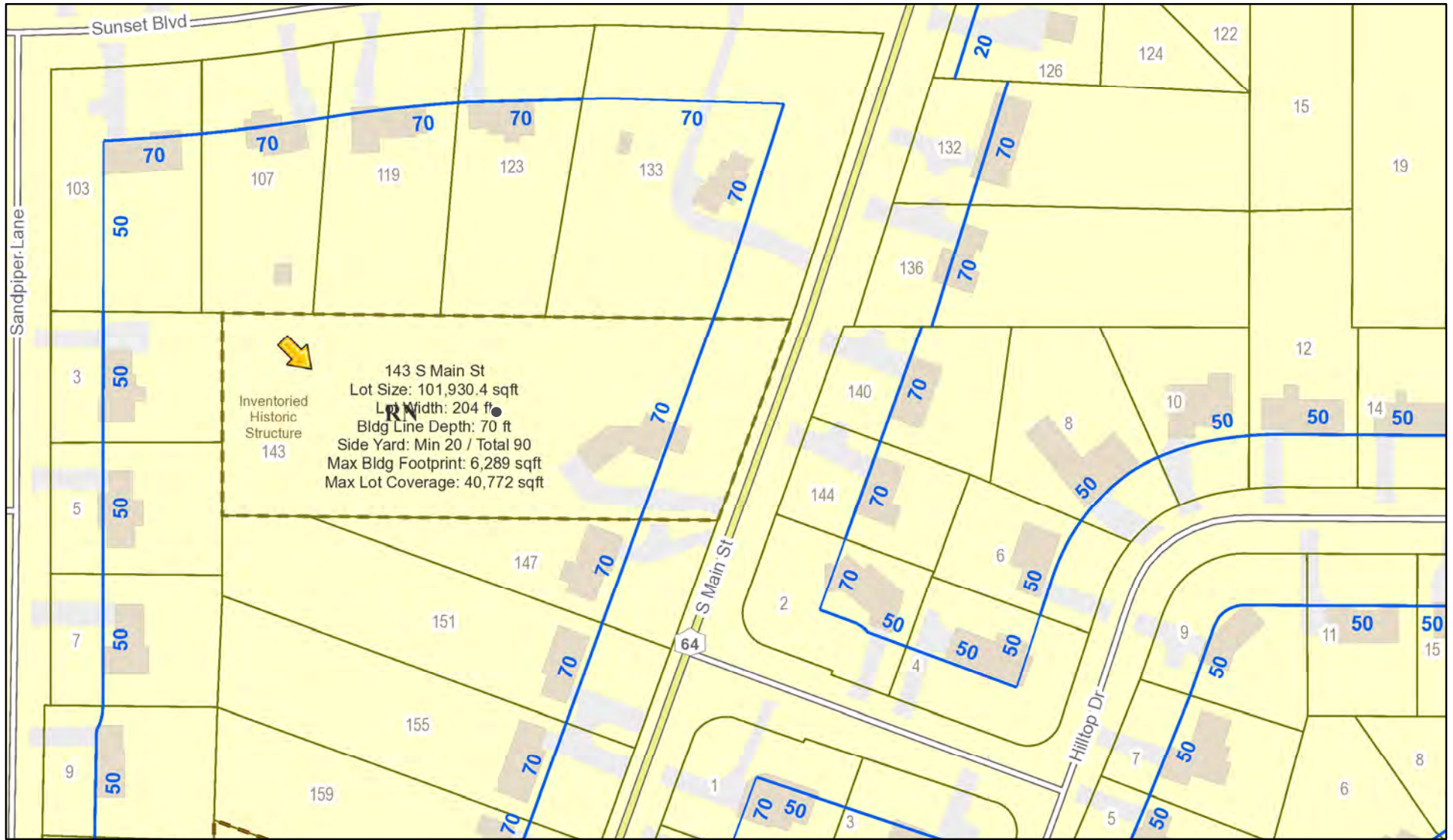
3

04/03/2021

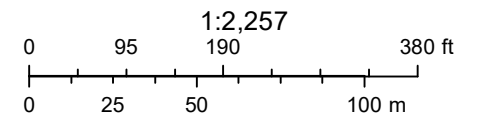
© All EagleView Technology Corporation



# RN Residential Neighborhood Zoning



Printed June 23, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: May 25, 2023 Hearing Date: July 17, 2023

Applicant: Keith R, Miller

Address: 143 South Main Street

Phone: (585) 739-2359 E-Mail: krmiller143@gmail.com

Agent: Northeastern Pool and Spa  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Location: 143 South Main St. Current Zoning: RN

Tax Map Number: 164.10-4-12

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Installing a swimming pool at our home at 143 South Main Street, Pittsford, NY

**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.

*Keith R. Miller*

*(Owner or Applicant Signature)*

*6/9/23*

*(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 pool design/location is adjacent to existing patio and fits well into property. there is considerable existing trees/bushes/foilage between pool and north neighbor lot. additional landscaping will provide further buffer.

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

Set back established by existing property designation. need to have pool 10 feet from existing patio so provides location constraint



**TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

Minimal - no impact on neighborhood.

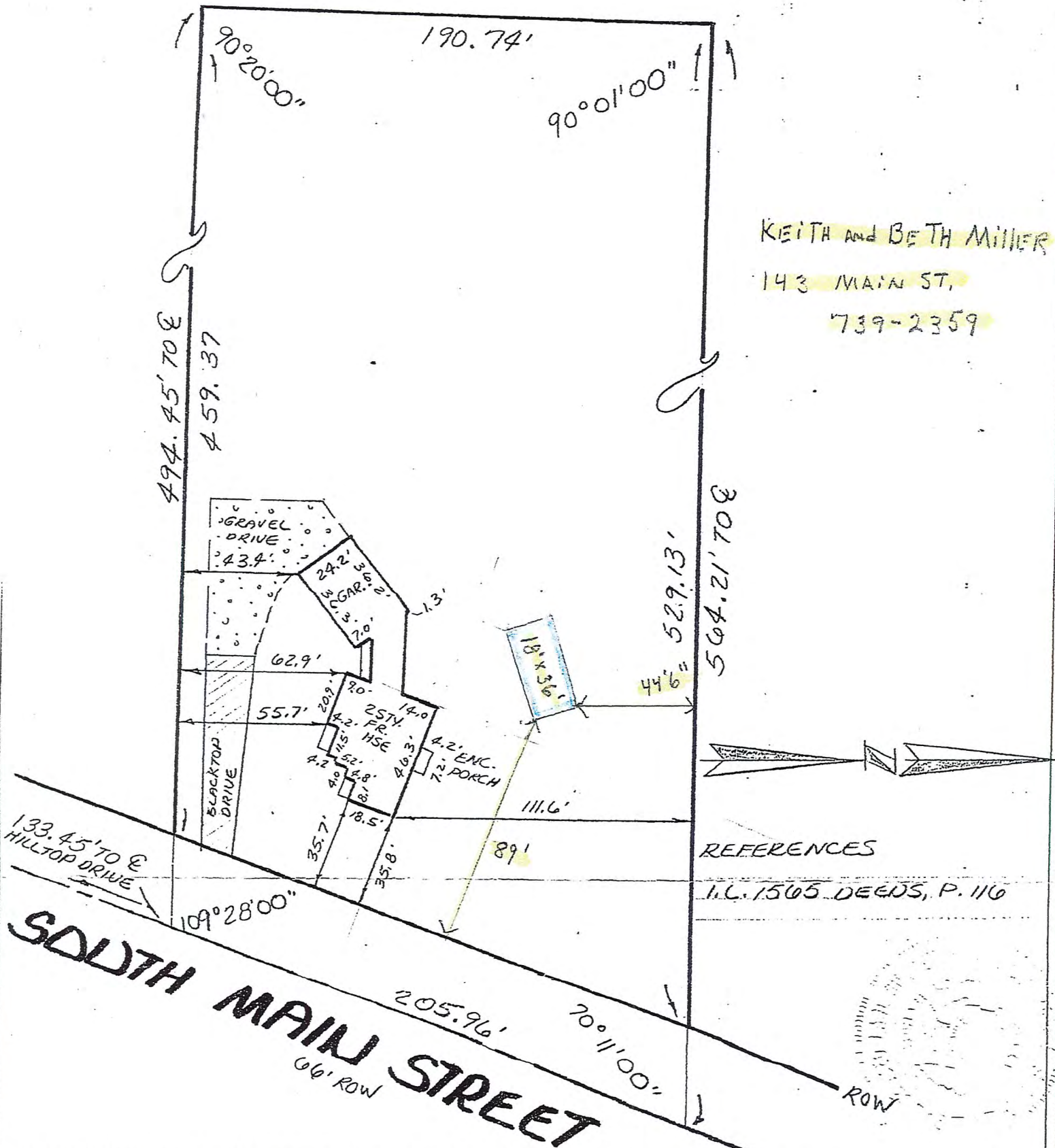
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

We only have one neighbor involved and the current landscaping creates natural barrier and maintains seclusion same as exists today.

● **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. We need a variance based on Town guidelines.



KEITH AND BETH MILLER  
 143 MAIN ST,  
 739-2359



REFERENCES  
 1. L. 1505 DEEDS, P. 110

I HEREBY CERTIFY TO THE PARTIES LISTED HEREIN THAT THIS MAP WAS MADE ON FEB. 23, 1994 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEB. 22, 1994.

- CERTIFIED TO:
1. AMERICAN HOME FUNDING, INC., ITS SUCCESSORS AND/OR ASSIGNS
  2. KEITH & ELIZABETH MILLER
  3. HARRIS, BEACH & WILCOX
  4. THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
  - 5.

JAMES M. LEDNI N.Y.S.P.L.S. 49225  
 2825 BAIRD ROAD, FAIRPORT, N.Y. 14450

**INSTRUMENT SURVEY**  
**143 SOUTH MAIN STREET**  
**PART OF TOWN LOT 20**  
 SITUATE IN  
**TOWN OF PITTSFORD**  
**MONROE CO. NEW YORK**

SCALE: 1" = 50'

FEB. 23, 1994





# Zoning Board of Appeals Referral Form Information

**Property Address:**

16 Winding Road ROCHESTER, NY 14618

**Property Owner:**

Dryer, Jessica  
16 Winding Rd  
Rochester, NY 14618

**Applicant or Agent:**

Dryer, Jessica  
16 Winding Rd  
Rochester, NY 14618

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

**Town Code Requirement is:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 50'  
Rear Setback:  
Height:  
Size:

**Proposed Conditions:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 45'  
Rear Setback:  
Height:  
Size:

**Resulting in the Following Variance:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 5.0'  
Rear Setback:  
Height:  
Size:

**Code Section(s):** 185-17 B.

Description: Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a garage addition extending past the building line. The property is zoned Residential Neighborhood (RN).

June 23, 2023



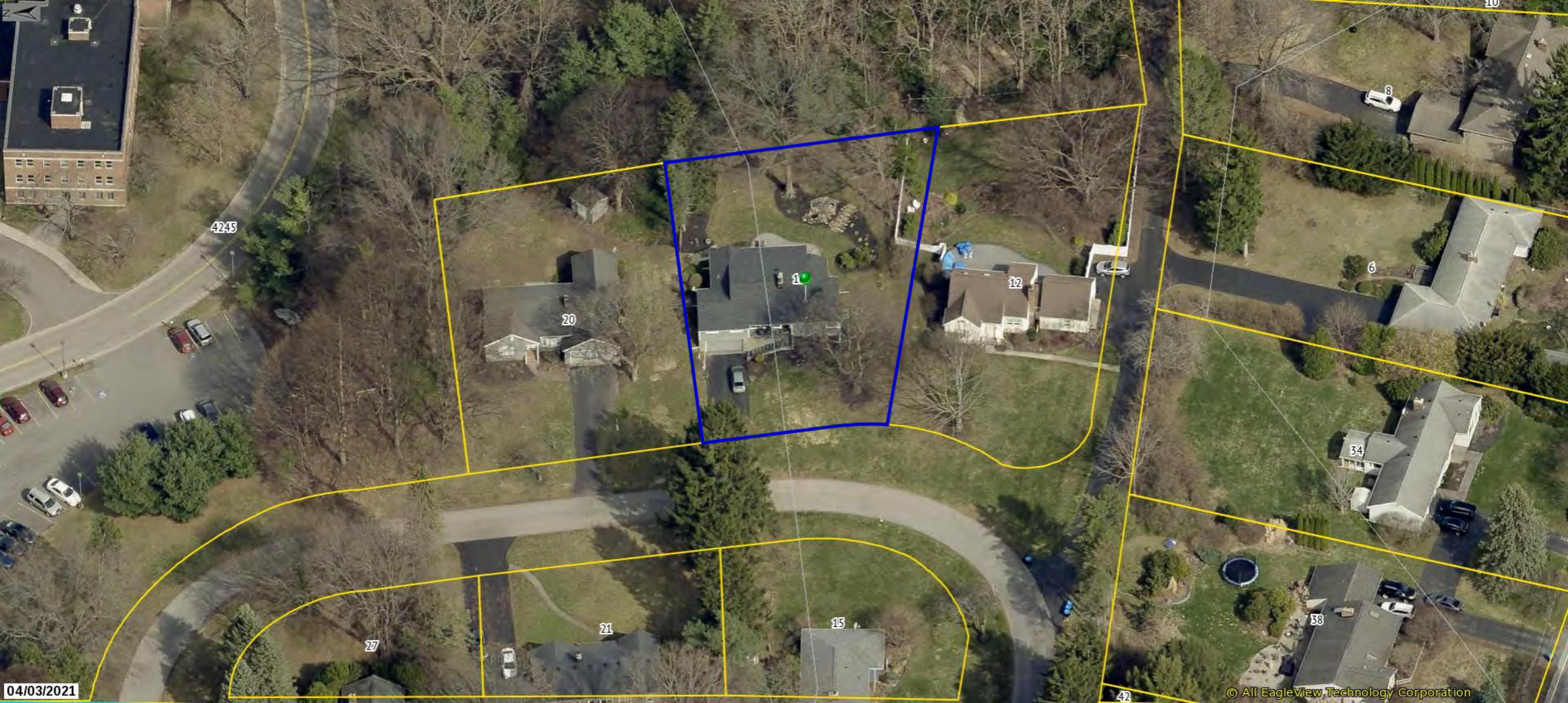
---

Date

---

Bill Zink - Building Inspector





4245

20

1

12

6

34

27

21

15

38

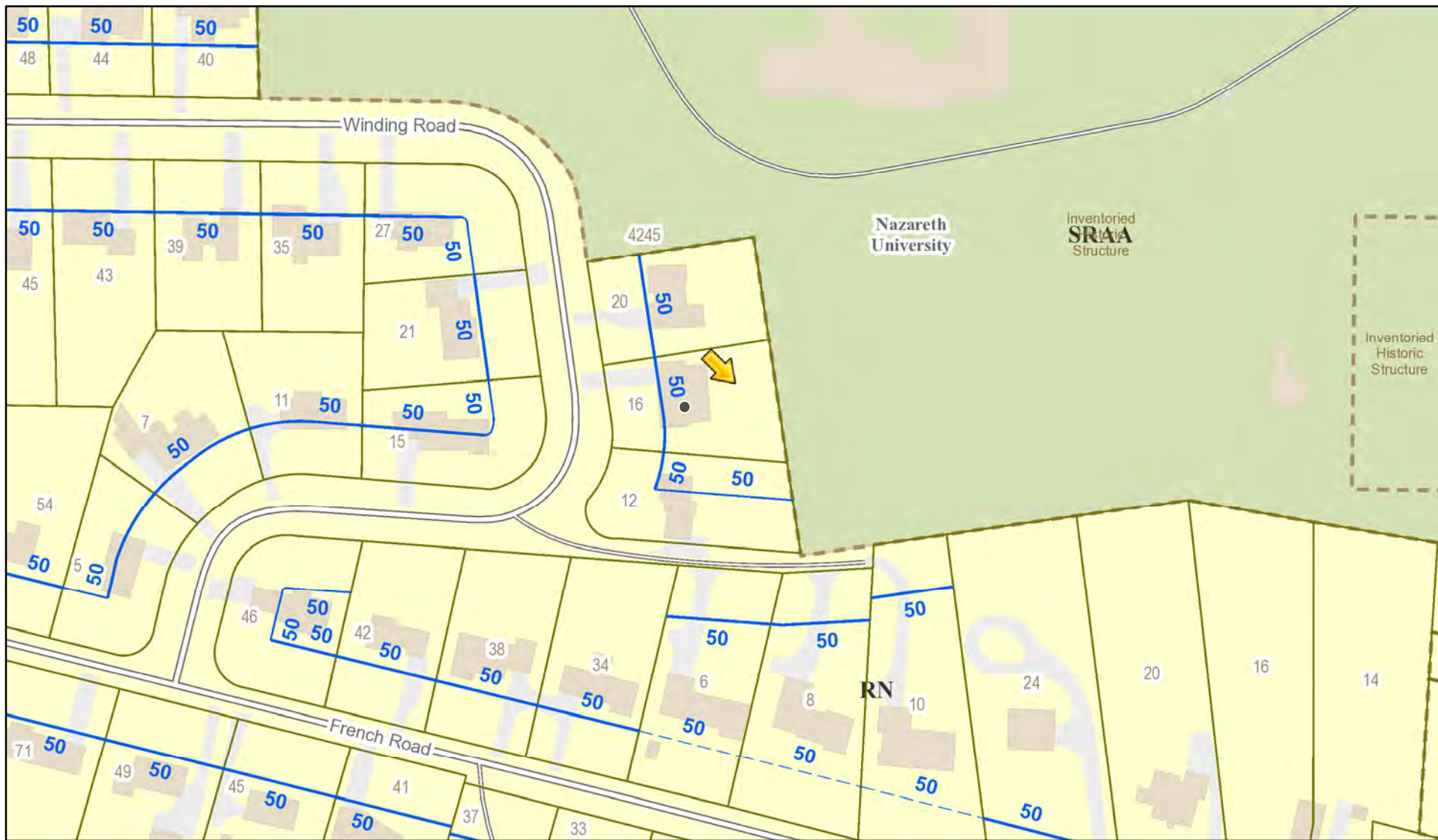
42

04/03/2021

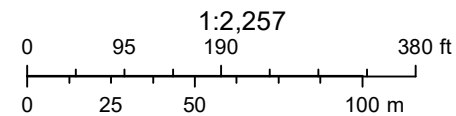
© All EagleView Technology Corporation



# RN Residential Neighborhood Zoning



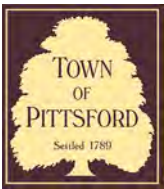
Printed June 23, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: June 15, 2023 Hearing Date: July 17, 2023

Applicant: Paul Morabito

Address: 121 Sully's Trail Suite 4 Pittsford, NY 14534

Phone: (585) 264-1330 E-Mail: paul@morabitoarchitects.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Mike and Jessica Mulbury  
*(if different than Applicant)*

Address: 16 Winding Rd Pittsford, NY

Phone: (585) 261-6347 E-Mail: mjmulbury@yahoo.com

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

Property Location: 16 Winding Rd Current Zoning: R1

Tax Map Number: 151.14-1-12

Application For:       Residential       Commercial       Other

Please describe, in detail, the proposed project:

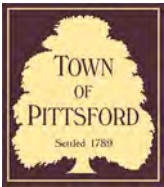
Addition to front, side and rear of residence. Current garage was modified by a previous owner and has limited space for parking vehicles.

**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.

*Paul Morabito*

\_\_\_\_\_  
*(Owner or Applicant Signature)*

\_\_\_\_\_  
*(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, \_\_\_\_\_, the owner of the property located at:

\_\_\_\_\_  
*(Street)*

\_\_\_\_\_  
*(Town)*

\_\_\_\_\_  
*(Zip)*

Tax Parcel # \_\_\_\_\_ do hereby authorize

\_\_\_\_\_ to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of \_\_\_\_\_

\_\_\_\_\_  
*(Signature of Owner)*

\_\_\_\_\_  
*(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 front expansion is befitting to the design of the original home and enables the owners to park their vehicles in a properly sized garage. It will not impose any desirable views by neighboring properties.

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

The garage was modified over time by a previous owner greatly reducing the space required to park vehicles. Bringing the garage forward is the only solution to gain the depth required to fix this.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The front setback is 50'. The request is for a front setback of 45' or a 10% setback variance.

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:

I feel the request is modest and will allow for vehicles to easily be parked within the garage and off the driveway likely preferable to the neighboring homes.

- **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?

This problem was created by a previous owner.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

\_\_\_\_\_  
(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)

\_\_\_\_\_  
*Paul Morabito*

(Signature of Applicant)

\_\_\_\_\_  
June 15, 2023

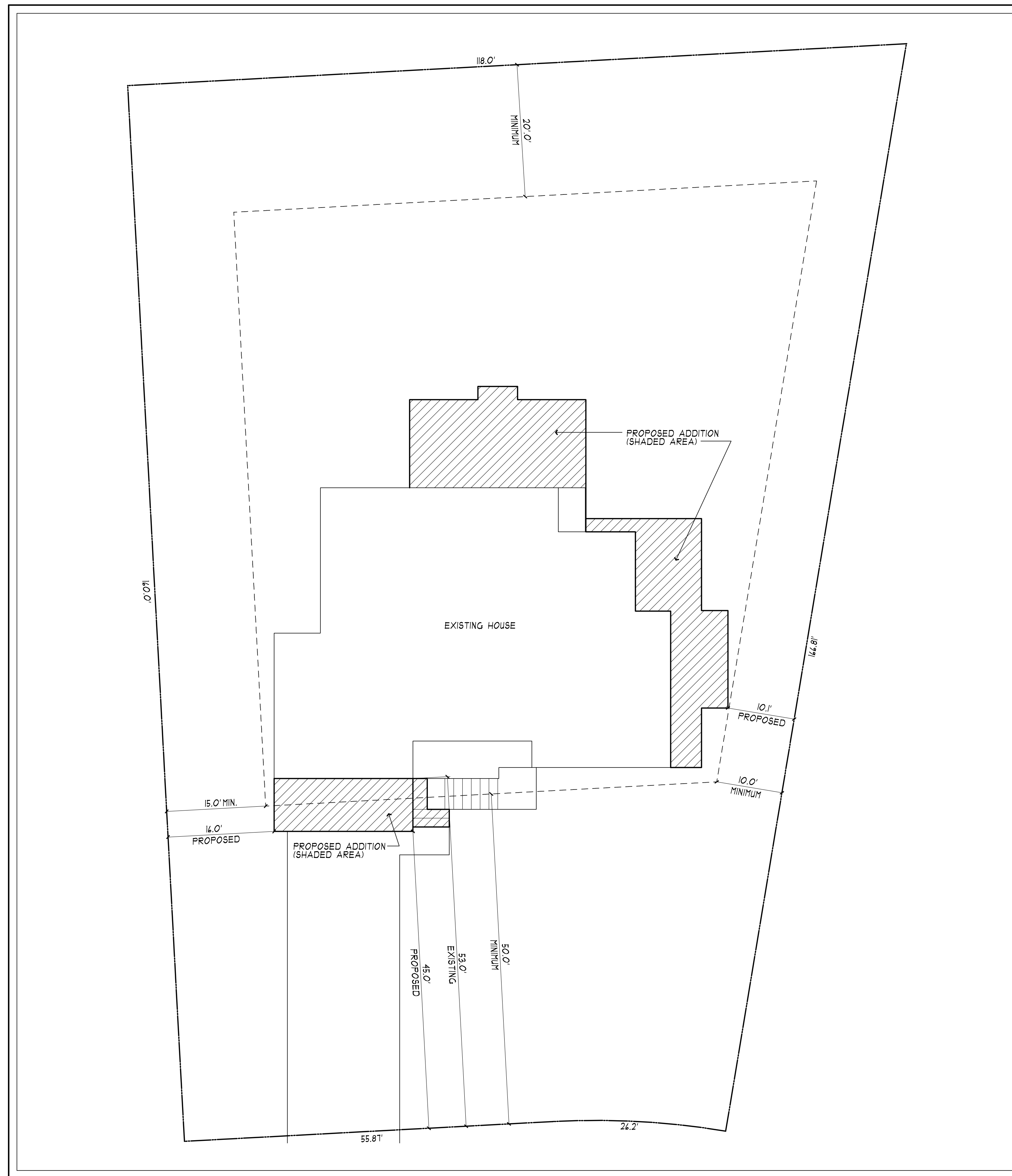
(Dated)

\_\_\_\_\_  
121 Sully's Trail suite 4

(Street Address)

\_\_\_\_\_  
Pittsford, NY 14534

(City/Town, State, Zip Code)



**PROPOSED ADDITION TO MULBURY RESIDENCE**

---

**16 WINDING RD**

---

**PITTSFORD, NY**

## DRAWING INDEX

1	TITLE PAGE
2	FRONT AND RIGHT SIDE ELEVATIONS - existing/proposed
3	REAR AND LEFT SIDE ELEVATIONS - existing/proposed
4	FIRST FLOOR PLAN- existing
5	FIRST FLOOR PLAN - proposed
6	LOWER LEVEL PLAN- existing
7	LOWER LEVEL PLAN- proposed



PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

### NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MULBURY

**DRAWING:**  
TITLE PAGE 4 SITE PLAN

**DRAWN:**  
JL/PM

**DATE:** JUNE 2023

**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4325

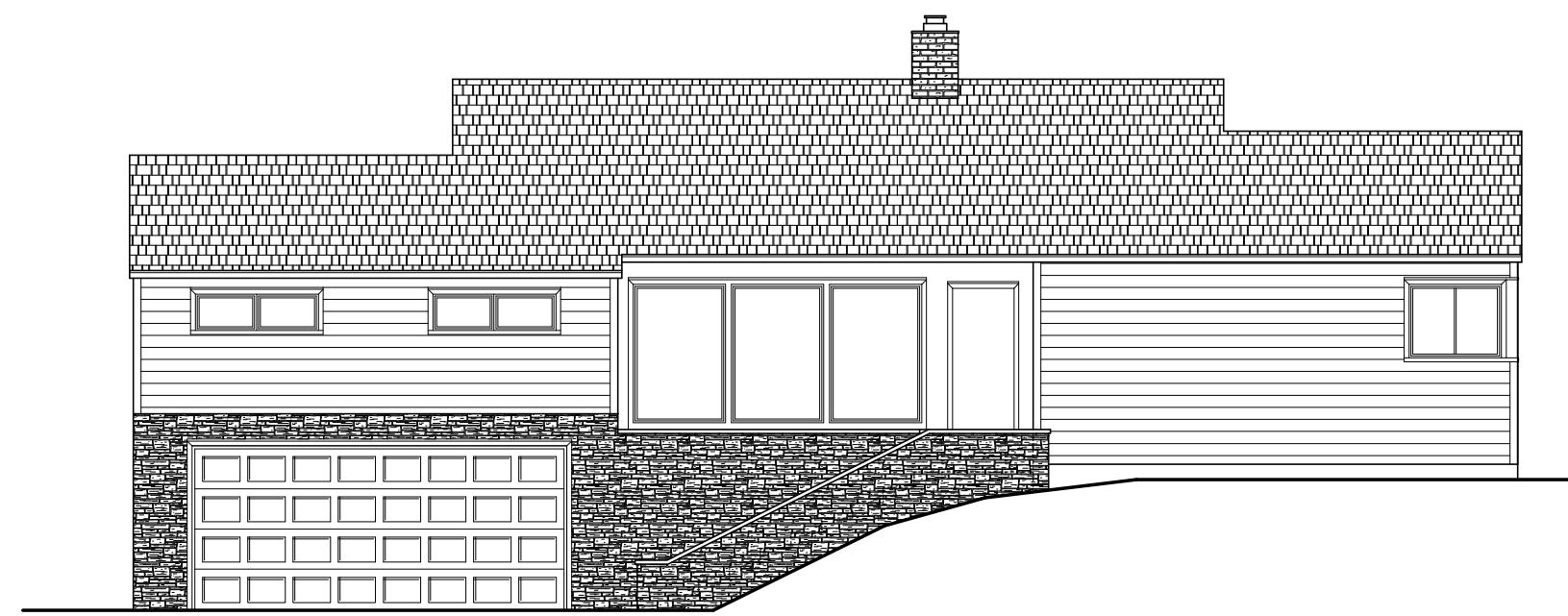
**SHEET:**

**1**

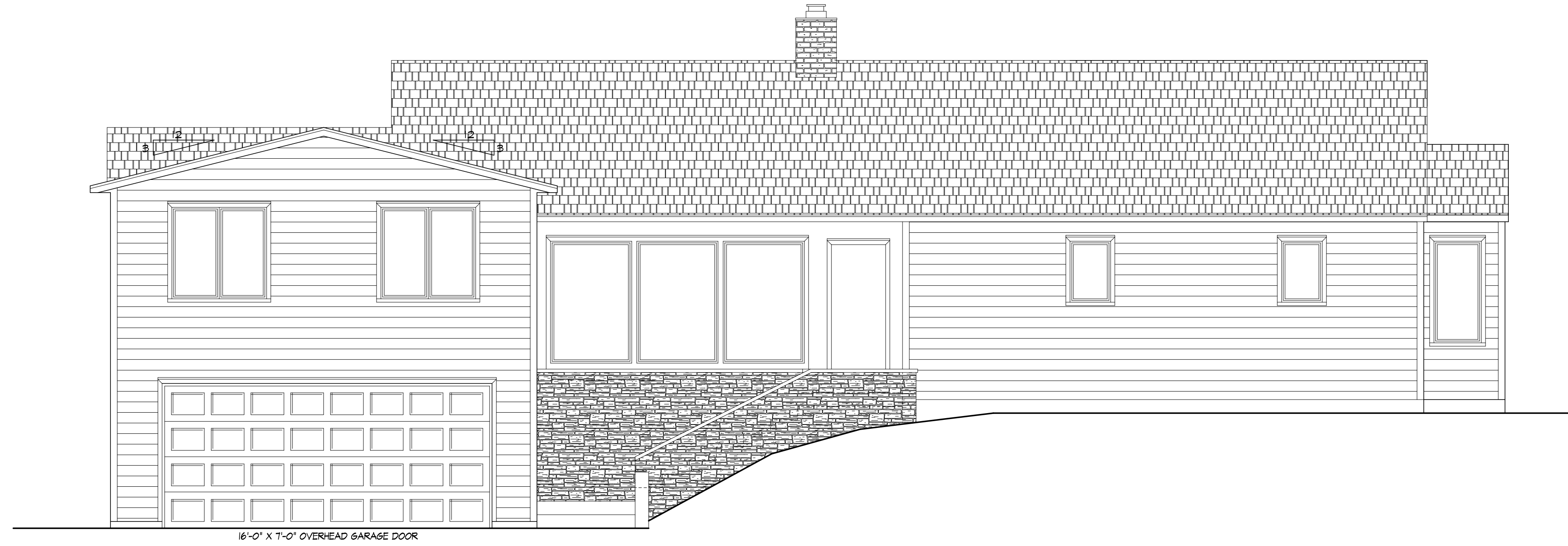
OF 7 SHEETS



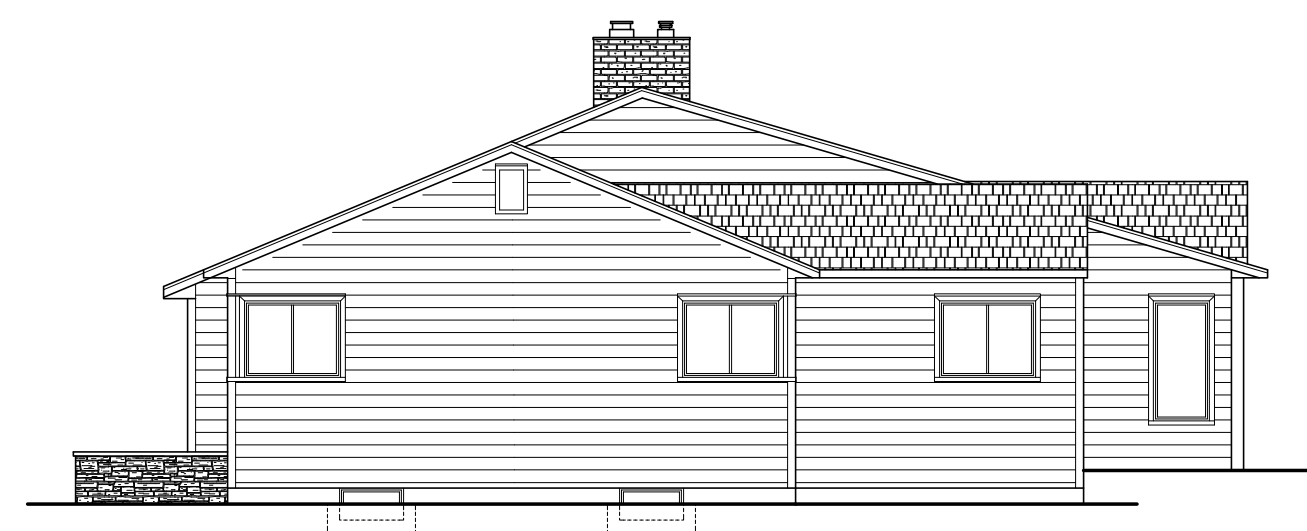




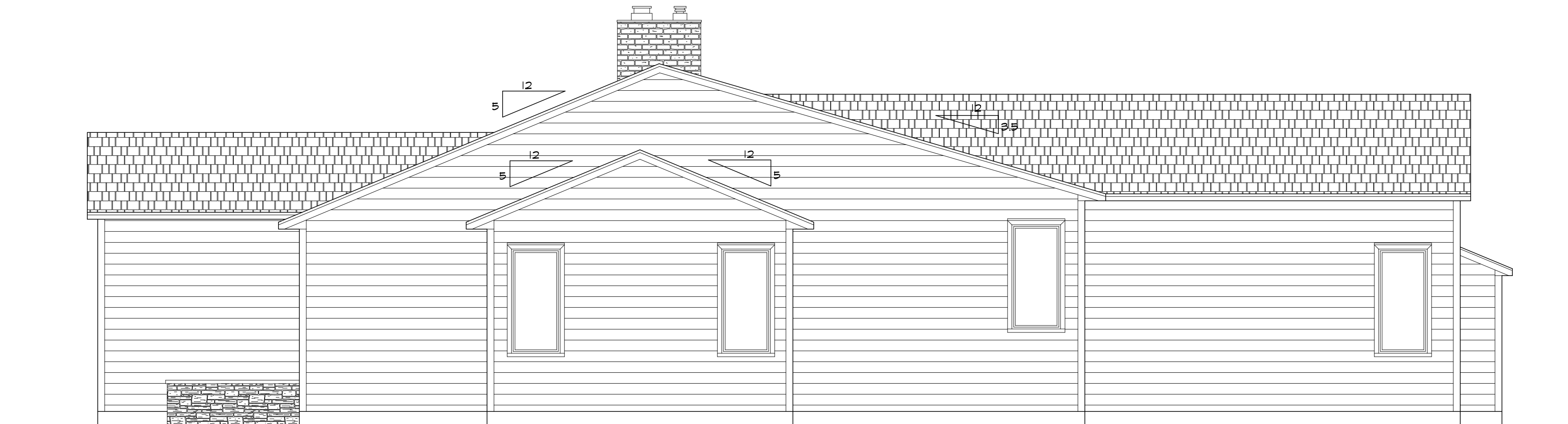
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



**MORABITO ARCHITECTS**

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO

PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.  
NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MLEBURY

**DRAWING:**  
FRONT AND RIGHT SIDE ELEVATIONS  
EXISTING & PROPOSED

**DRAWN:**  
JL/PM

**DATE:** JUNE 2023

**SCALE:** 1/4"=1'-0"

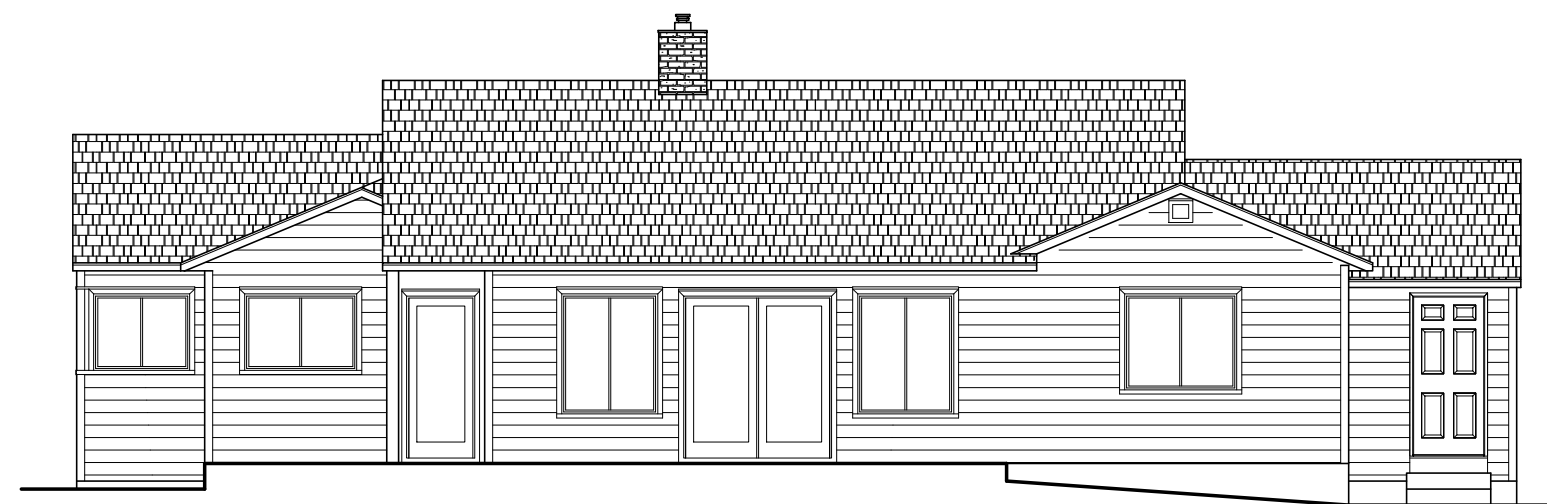
**JOB NO.:** 23M4835

**SHEET:**

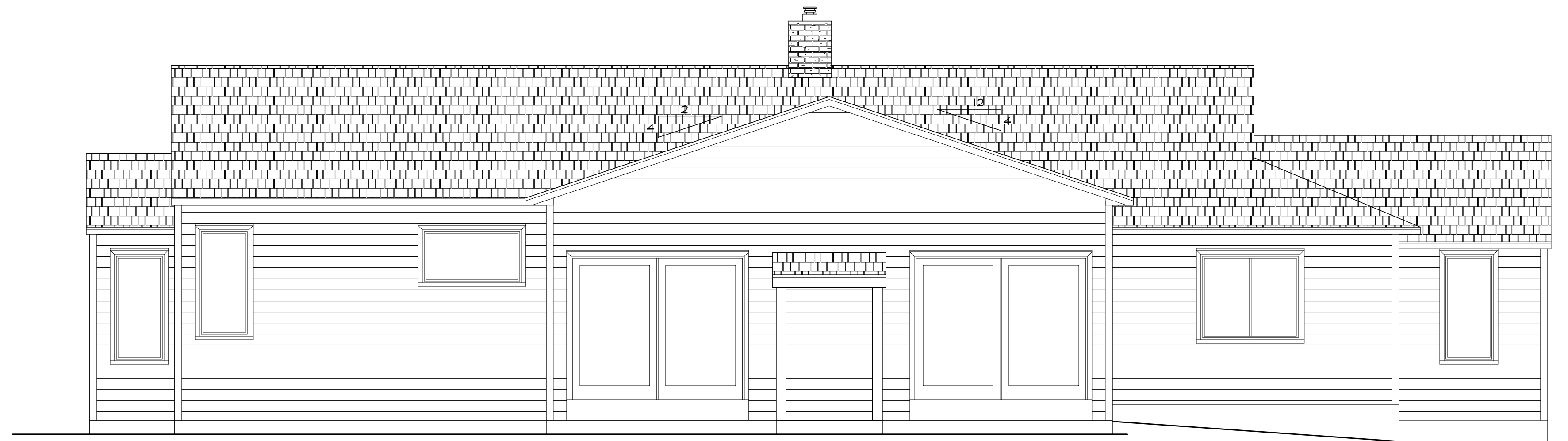
2

OF 7 SHEETS

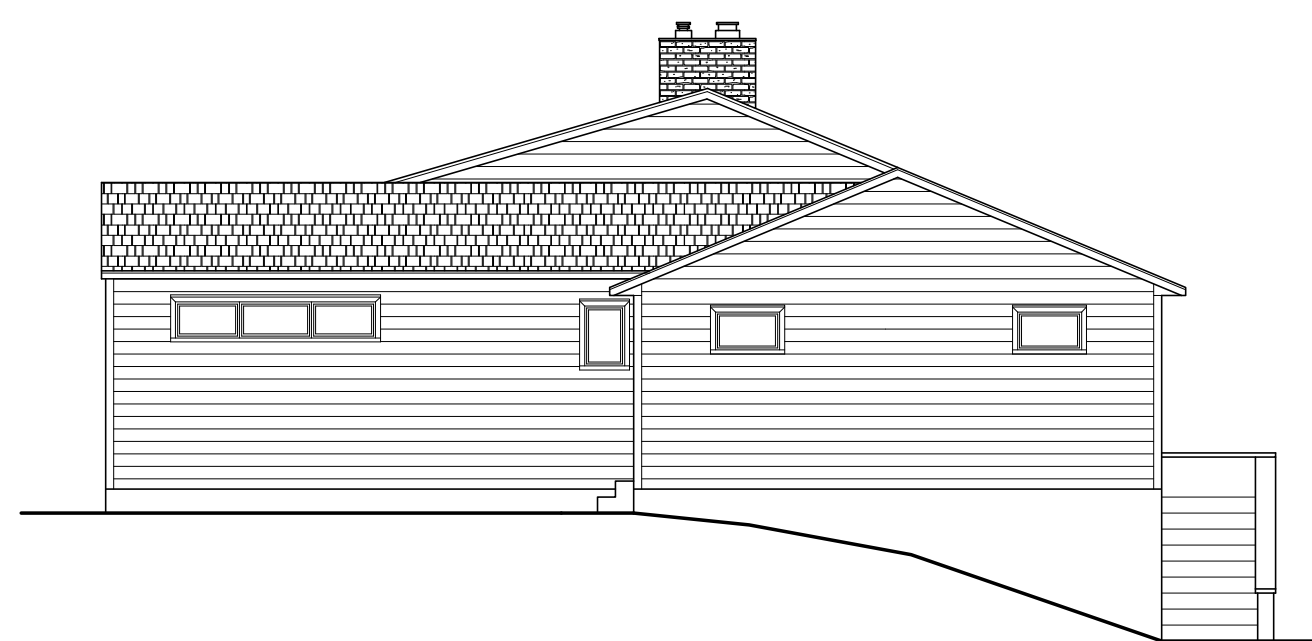




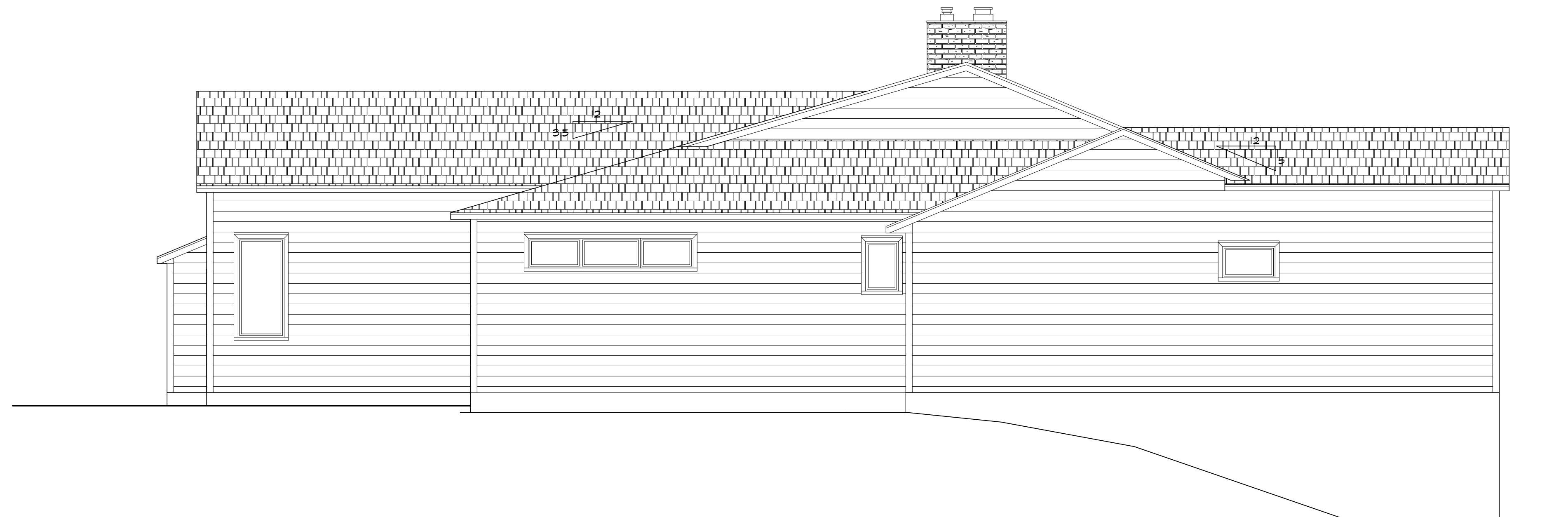
EXISTING REAR ELEVATION



REAR ELEVATION - PROPOSED



EXISTING LEFT SIDE ELEVATION



LEFT SIDE ELEVATION - PROPOSED



**MORABITO ARCHITECTS**  
PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
 LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
 Pittsford, NY 14534  
 (585) 264-1330  
 (585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.  
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.  
 THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.  
 UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.  
 NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.  
 COPYRIGHT 2023  
 PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

**PROJECT:**  
 ADDITION TO RESIDENCE  
 16 WINDING RD  
 PITTSFORD, NY 14618

**CLIENT:**  
 MIKE AND JESSICA MLEBURY

**DRAWING:**  
 REAR AND LEFT SIDE ELEVATIONS  
 EXISTING & PROPOSED

**DRAWN:**  
 JLFM

**DATE:** JUNE 2023

**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4335

**SHEET:**

**3**  
 OF 7 SHEETS







MORABITO ARCHITECTS

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**

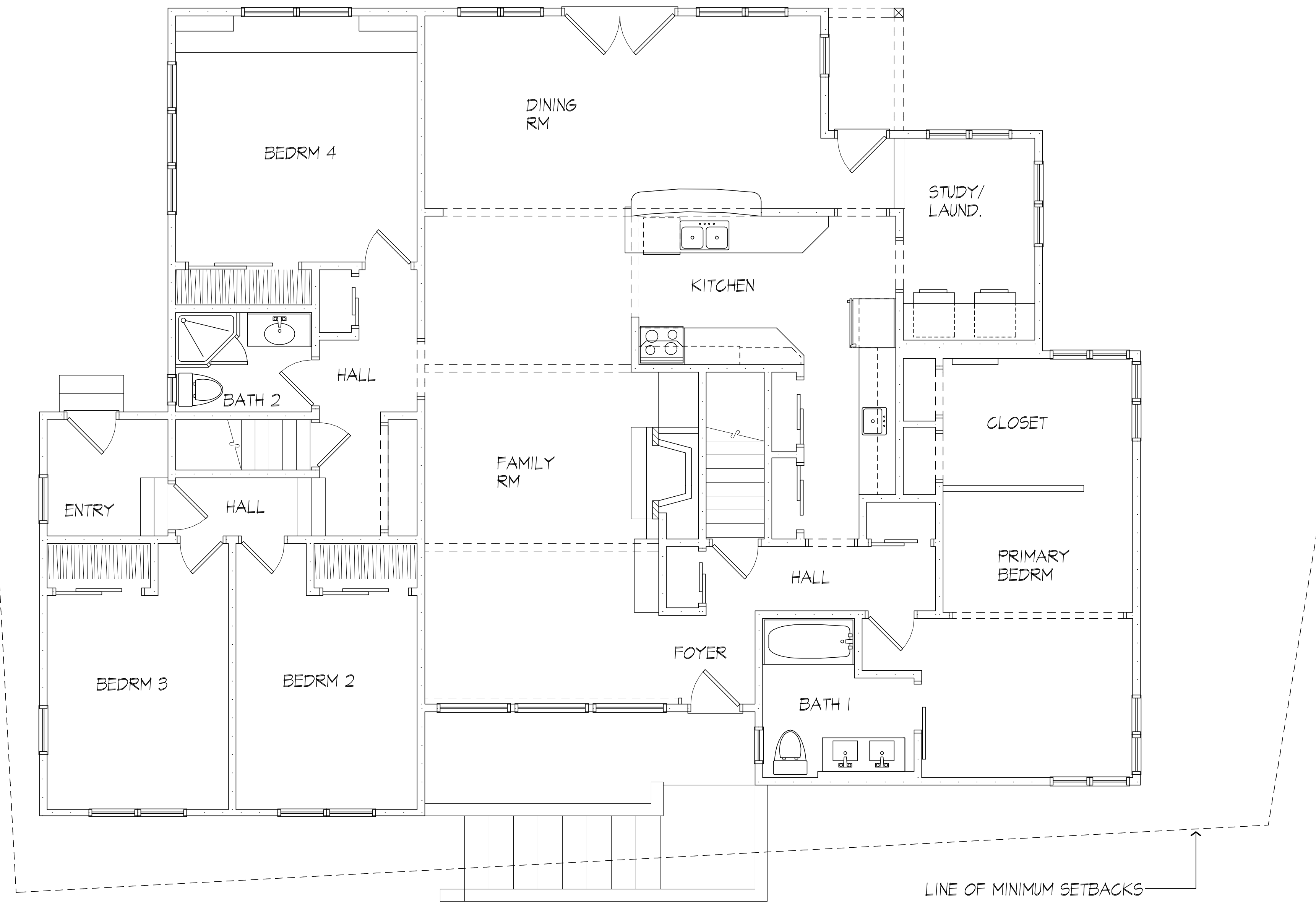
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



FLOOR PLAN- EXISTING

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MULBURY

**DRAWING:**  
FIRST FLOOR PLAN  
EXISTING

**DRAWN:**  
JLPM

**DATE:** JUNE 2023

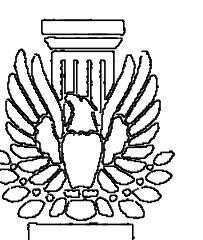
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4325

**SHEET:**

4

OF 7 SHEETS





MORABITO ARCHITECTS

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**

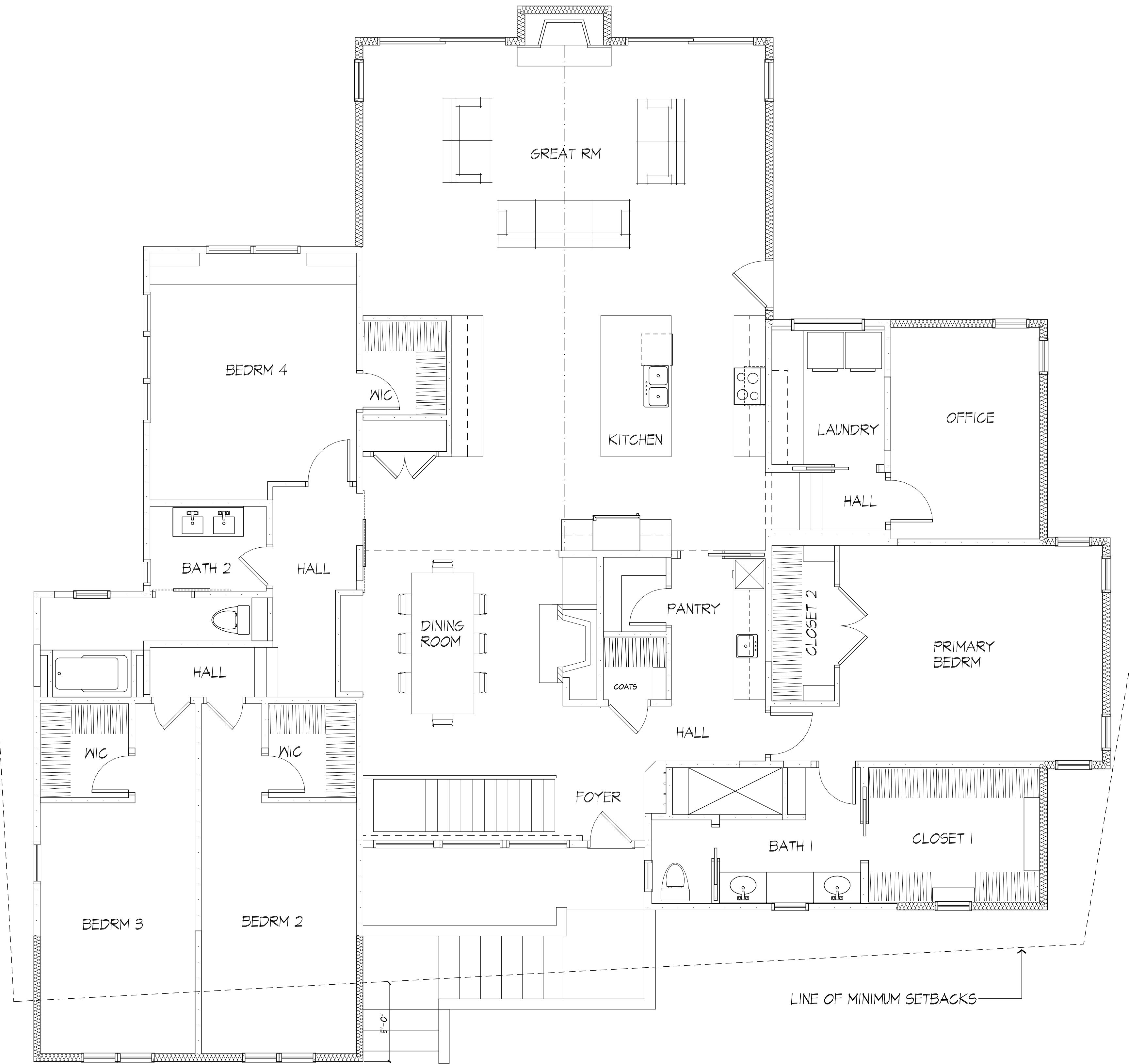
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



FLOOR PLAN- PROPOSED

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MULBURY

**DRAWING:**  
FIRST FLOOR PLAN  
PROPOSED

**DRAWN:**  
JLPM

**DATE:** JUNE 2023

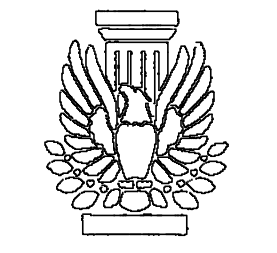
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4335

**SHEET:**

5

OF 7 SHEETS







MORABITO ARCHITECTS

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

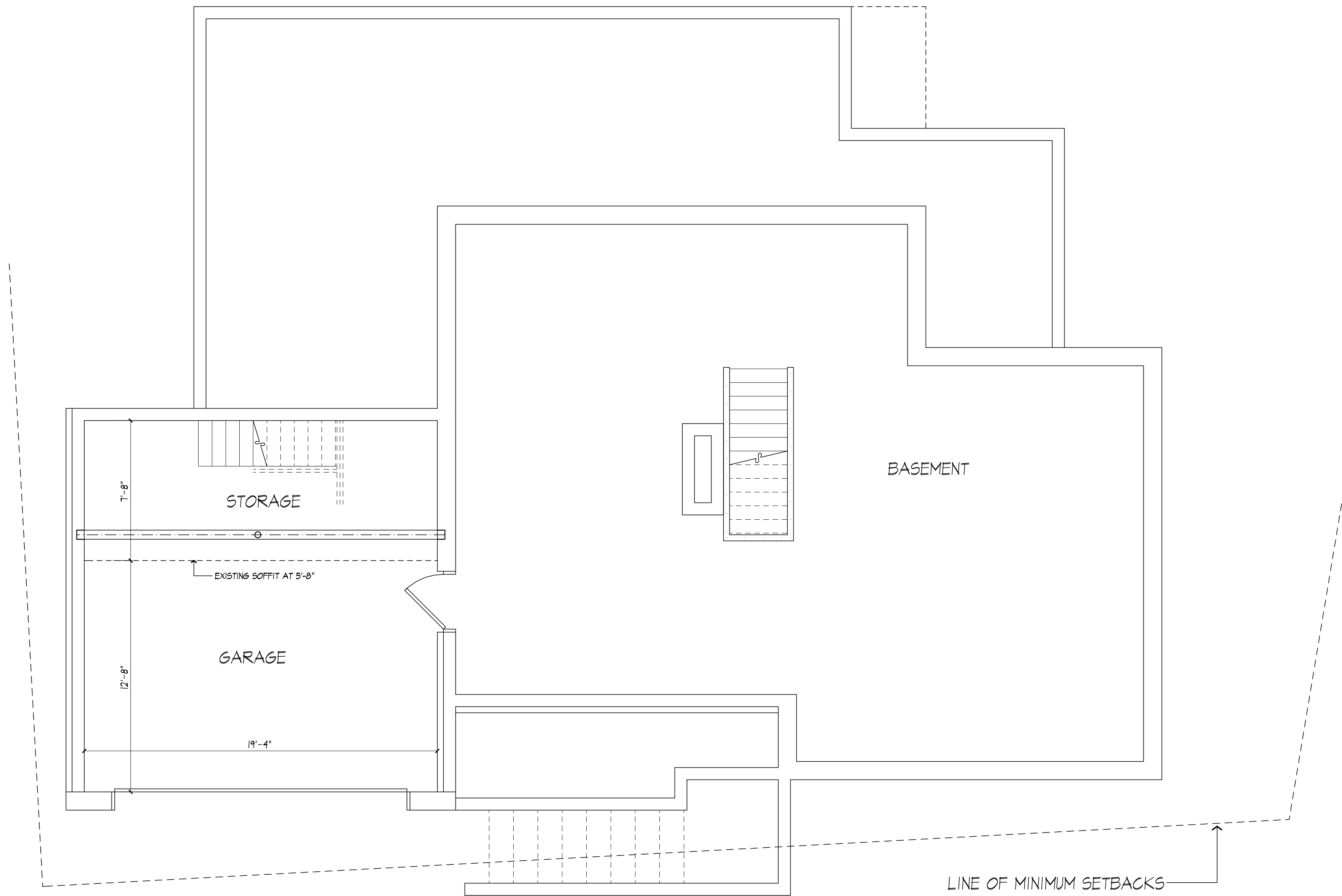
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO:

PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.  
NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



LOWER LEVEL PLAN - EXISTING

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MULBURY

**DRAWING:**  
LOWER LEVEL PLAN  
EXISTING

**DRAWN:**  
JL/PM

**DATE:** JUNE 2023

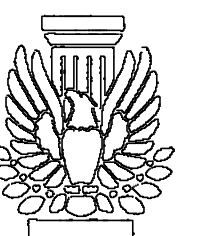
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4335

**SHEET:**

6

OF 7 SHEETS





MORABITO ARCHITECTS

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.  
LICENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail  
Pittsford, NY 14534

(585) 264-1330  
(585) 264-1333 Fax

www.MorabitoArchitects.com

**NOTICE:**

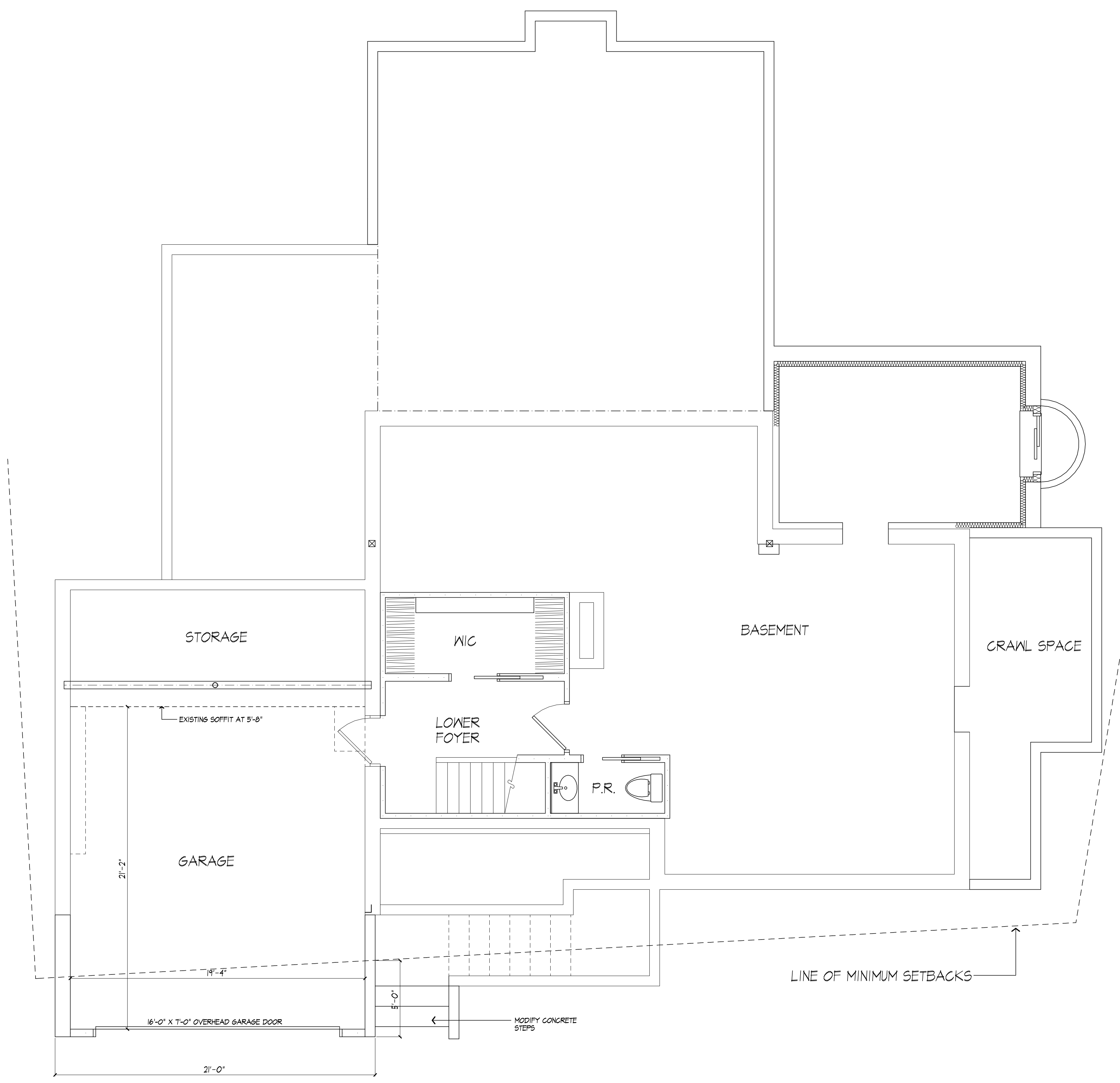
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS OR WORK REPRESENTED HEREIN, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO PATRICK J. MORABITO, A.I.A. ARCHITECT P.C. NO FURTHER USE OR DISTRIBUTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.

COPYRIGHT 2023  
PATRICK J. MORABITO, A.I.A. ARCHITECT P.C.



LOWER LEVEL PLAN - PROPOSED

**PROJECT:**  
ADDITION TO RESIDENCE  
16 WINDING RD  
PITTSFORD, NY 14618

**CLIENT:**  
MIKE AND JESSICA MLEBURY

**DRAWING:**  
LOWER LEVEL PLAN  
PROPOSED

**DRAWN:**  
JL/PM

**DATE:** JUNE 2023

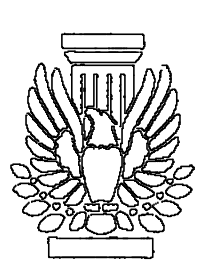
**SCALE:** 1/4"=1'-0"

**JOB NO.:** 23M4335

**SHEET:**

7

OF 7 SHEETS





# Zoning Board of Appeals Referral Form Information

**Property Address:**

6 Rosewood Drive PITTSFORD, NY 14534

**Property Owner:**

Crain, William C  
6 Rosewood Dr  
Pittsford, NY 14534

**Applicant or Agent:**

Crain, William C  
6 Rosewood Dr  
Pittsford, NY 14534

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

**Town Code Requirement is:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 50'  
Rear Setback:  
Height:  
Size:

**Proposed Conditions:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 39'  
Rear Setback:  
Height:  
Size:

**Resulting in the Following Variance:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 11.0'  
Rear Setback:  
Height:  
Size:

**Code Section(s):** 185 - 17 B. & 185 - 17 D.

Description: Applicant is requesting relief from Town Code Sections 185-17 B. and 185-17 D. for the construction of an addition extending past the building line and an unenclosed porch past the allowed façade area. This property is zoned Residential Neighborhood (RN).

June 23, 2023



---

Date

---

Bill Zink - Building Inspector





264

14

AE

268

6'14" W

12

265

10

272

8

271

6

276

4

275

450 ft

281

18

280

7

9

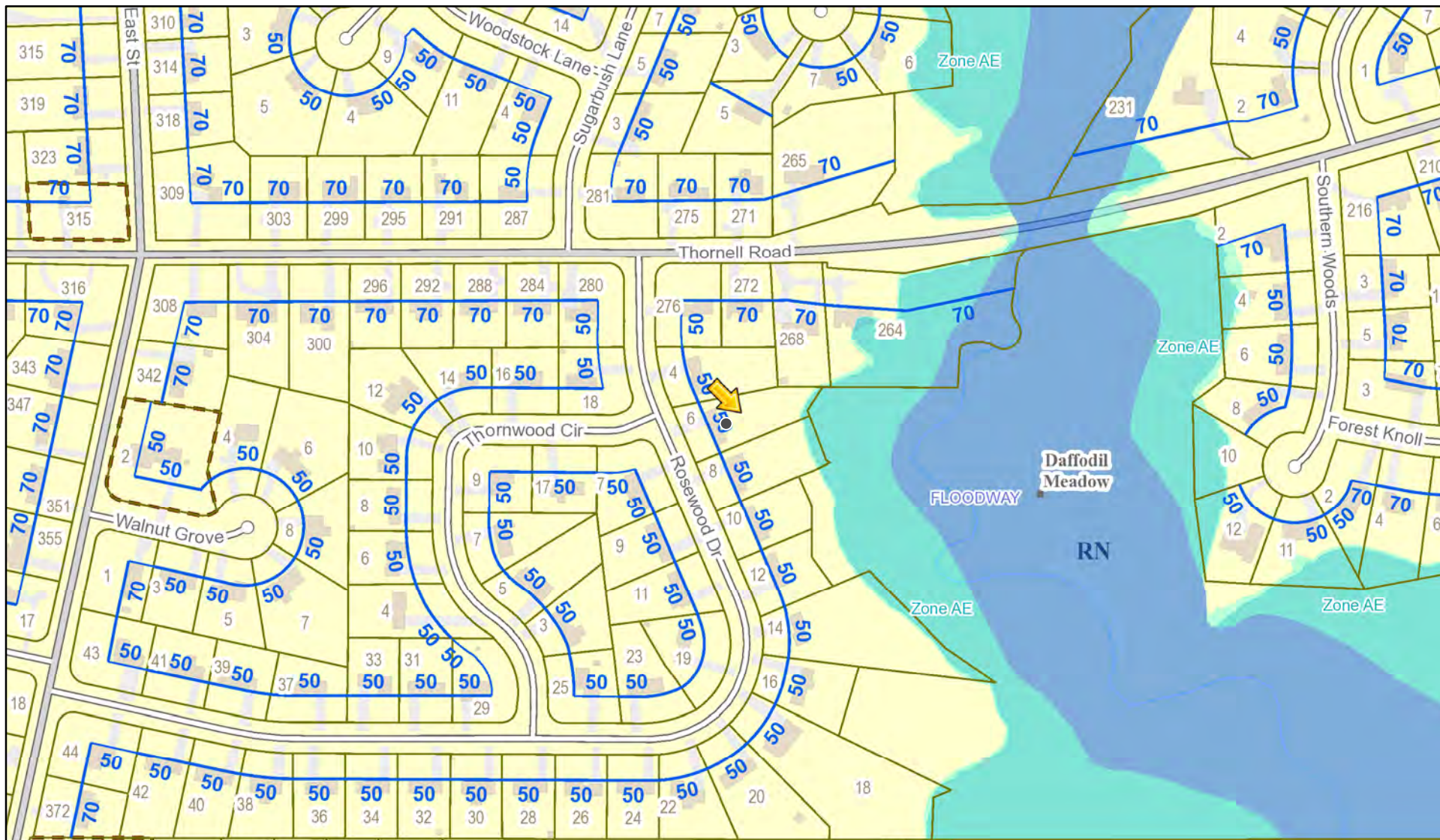
11

04/03/2021

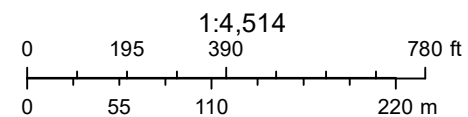
© All EagleView Technology Corporation



# RN Residential Neighborhood Zoning



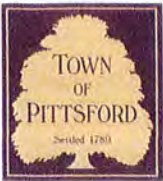
Printed June 23, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 6.8.23 Hearing Date: 7.17.23

Applicant: MICHELE CRAIN

Address: 6 ROSEWOOD DR., PITTSFORD, N.Y. 14534

Phone: \_\_\_\_\_ E-Mail: ROMANCECRAIN@GMAIL.COM

Agent: CHRIS HENNESSEY, CKH ARCHITECTURE  
(if different than Applicant)

Address: 1501 PITTSFORD VICTOR RD, SUITE 100, VICTOR, N.Y. 14564

Phone: (585) 249-1334 E-Mail: CKHENNESSEY@FRONTIERNET.NET

Property Owner: \_\_\_\_\_  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Location: 6 ROSEWOOD DR Current Zoning: RN

Tax Map Number: \_\_\_\_\_

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

WE WOULD LIKE TO ADD ON TO THE FRONT OF THE HOUSE, SPACE FOR A LARGER OWNERS BEDROOM & BATHROOM. THOSE ROOMS ARE CURRENTLY LOCATED AT THE FRONT OF THE HOME. ADDITIONAL SPACE IS PROPOSED FOR A LARGER FOYER & SCREENED PORCHES OFF FRONT ROOMS OF HOUSE.

**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.

Michele Crain  
(Owner or Applicant Signature)

6.7.23  
(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 PROPOSED ADDITION TO THE FRONT OF THE EXISTING HOME WILL ADD INTEREST TO THE FRONT OF THE HOUSE WITH PORCHES, COVERED FRONT ENTRY & ADDITIONAL WINDOWS WITH SHUTTERS.

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

THE EXISTING FLOOR PLAN HAS THE OWNERS BEDROOM & BATH IN THE FRONT OF THE HOUSE. IN ORDER TO ENLARGE THESE SPACES, THE ADDITION TO THE FRONT OF THE HOUSE IS NECESSARY.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

THE REQUESTED VARIANCE IS MINIMAL, ASKING FOR 6'-4" FOR THE INCREASE IN LIVING SPACE AND AN ADDITIONAL 5' FOR SCREENED PORCHES OFF THE EXISTING FIRST FLOOR OF THE HOME (11'-4" TOTAL)

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 REQUESTED VARIANCE IN THE FRONT OF THE HOME WOULD EXTEND INTO THE FLAT FRONT LAWN. THIS WOULD HAVE NO IMPACT TO DRAINAGE TO THE SURROUNDING PROPERTIES.

- **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?

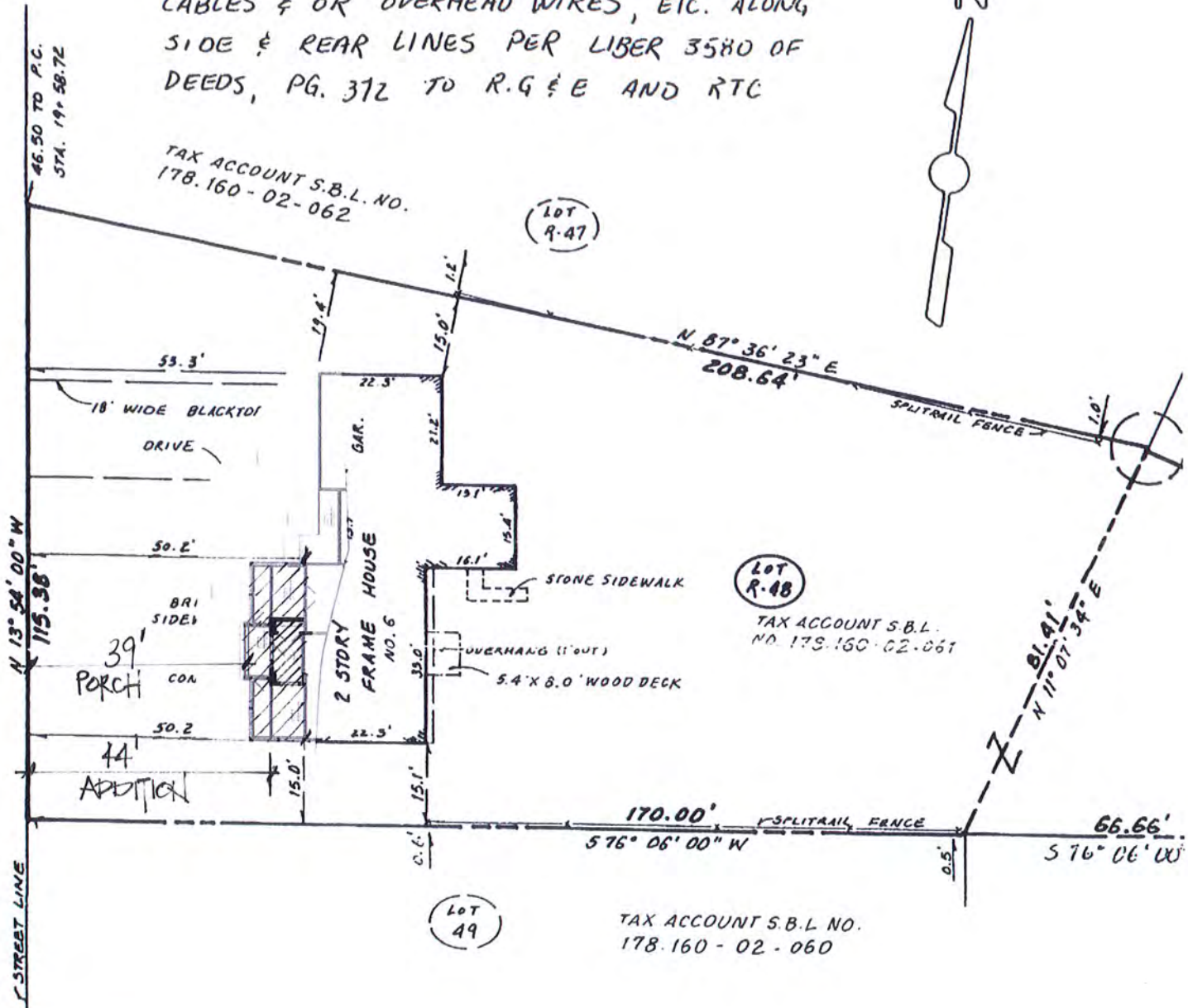
THE DIFFICULTY IS SELF-CREATED IN THAT THE OWNER'S WOULD LIKE TO IMPROVE THEIR EXISTING HOME. TO DO THAT WITH THE EXISTING FLOOR PLAN, THE ADDITION MUST COME FORWARD OF THE FRONT OF THE HOME. THE CURB APPEAL WILL BE IMPROVED & THE VALUE OF THE CURRENT HOME WILL RISE MAKING THIS PROPOSED PLAN POSITIVE FOR THE OWNERS & SURROUNDING NEIGHBORS.



6 ROSEWOOD

PARCEL MAY BE SUBJECT TO UNDERGROUND CABLES & OR OVERHEAD WIRES, ETC. ALONG SIDE & REAR LINES PER LIBER 3580 OF DEEDS, PG. 372 TO R.G & E AND RTC

ROSEWOOD DRIVE (60' WIDE)



**CERTIFICATION:**

WE, PASSERO ASSOCIATES, P.C., CERTIFY THAT THIS MAP WAS PREPARED NOVEMBER 29, 1988 USING REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED NOVEMBER 8, 1988. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. PARCEL WAS REINSPECTED ON JUNE 20, 2002, WITH CHANGES AND/OR ADDITIONS SHOWN HEREON. THIS CERTIFICATION IS MADE TO:

1. THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
2. FINUCANE AND HARTZELL
3. CHARTER ONE BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS
4. MICHELE R. CRAIN AND WILLIAM C. CRAIN
5. PHETERSON, PETERS AND CALABRESE

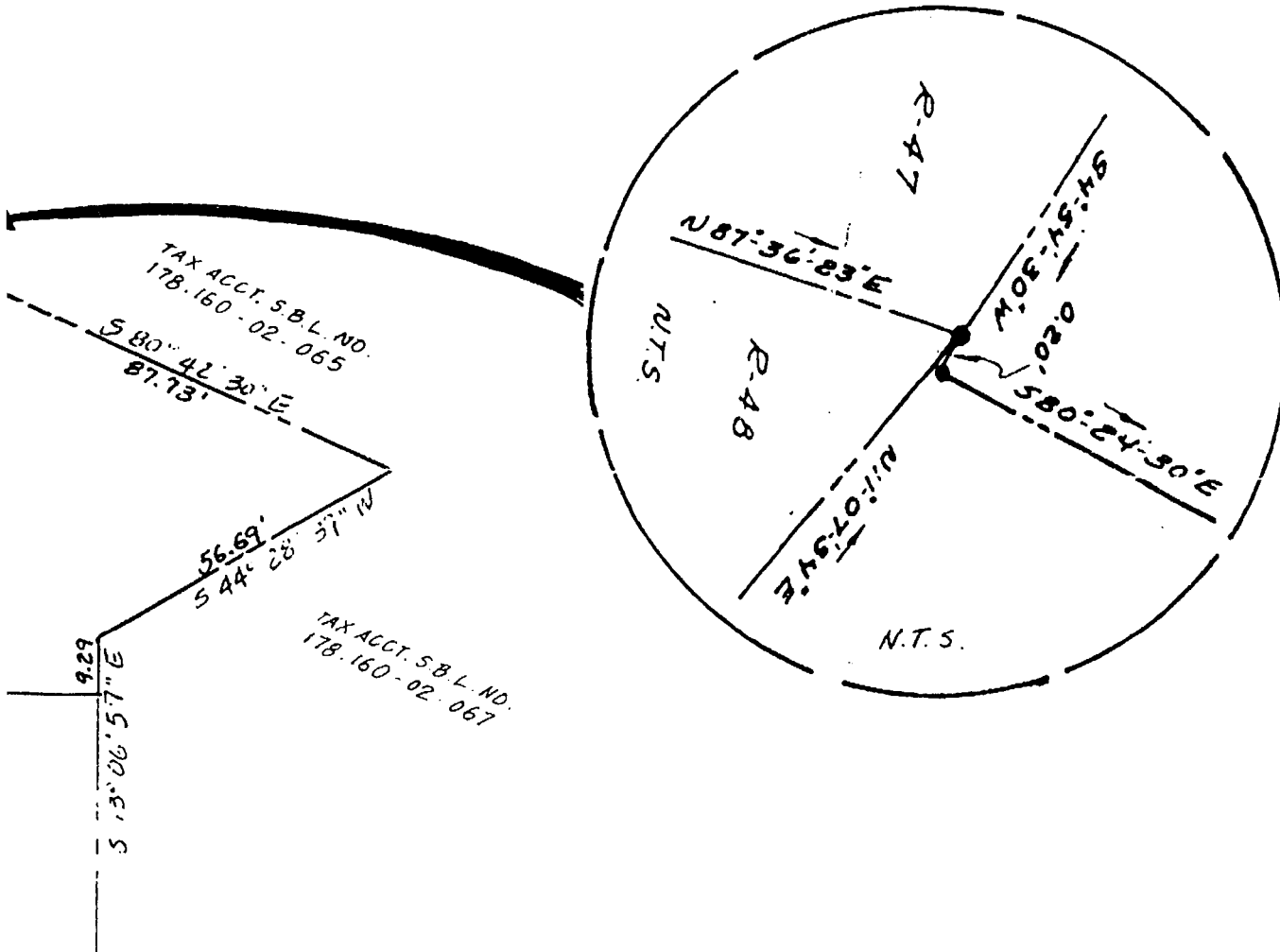
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD TO BE B.E.B.



EDWARD J. FREEMAN, N.Y.S. P.L.S. 049

# INSTRUMENT SURVEY

Client LAW OFFICE OF JOHN A. CHIAPPINELLI  
 Street 6 ROSEWOOD DRIVE City PITTSFORD, Town MONROE COUNTY, N.Y.  
 Lot No. R-48 Subdivision WOODSTOCK SUB. SECT. II (RESUB'D.)  
 AND OTHER LANDS  
 Abstract By INDEPENDENT TITLE SERVICES, SEARCH NO. 3362; LAST DATED: 11/3/88  
 Reference Data LIBER 164 of Maps, Page 2; L-4129 of Deeds, Page 359  
L-5225 of Deeds, Page 165



NOTE: 06-20-02 INSTRUMENT SURVEY REINSPECT.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y.S. EDUCATION LAW.

Scale  
1" = 30'

Date  
11/29/88

Drawn By  
K.J.Y.

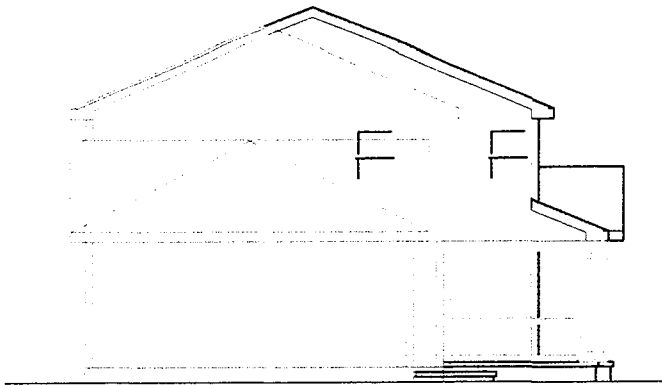
Checked By

**PA** PASSERO ASSOCIATES P.C.  
 100 Liberty Pole Way, Rochester, NY 14604 (716) 325-1000

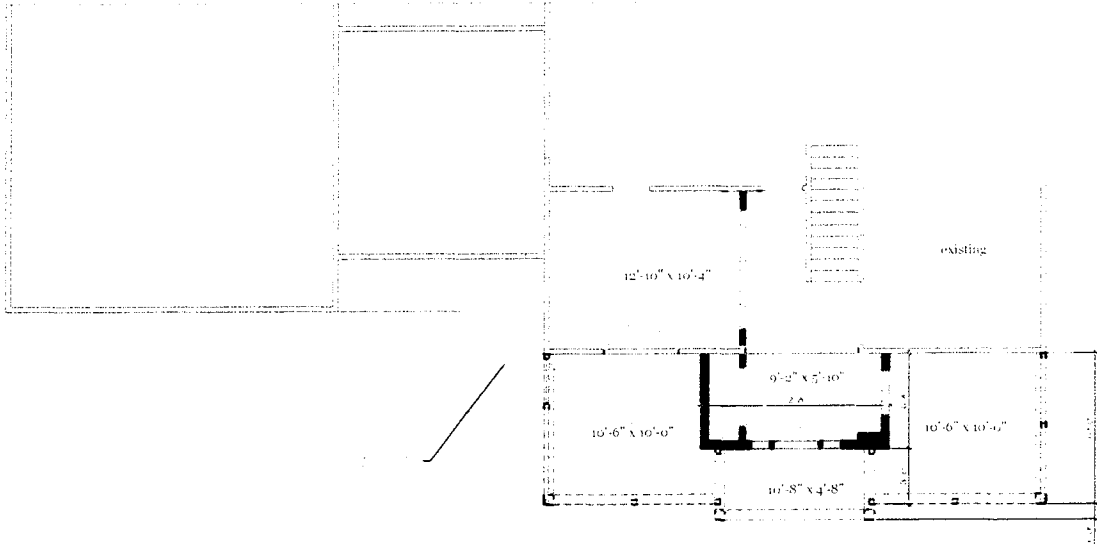
Architecture  
 Engineering  
 Surveying  
 Landscape Architecture

Job No.  
22746.01

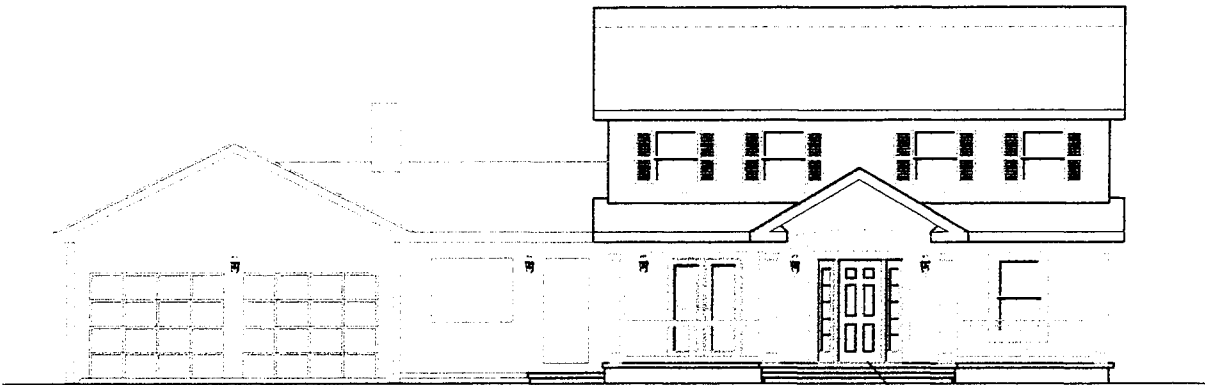




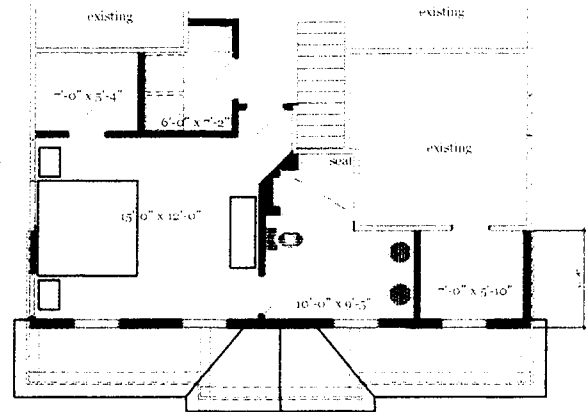
Section 1-1



First & Second Floor Plan  
Elevations



Elevation 1-1



213 square foot addition

80 square feet addition  
276 square feet Porch addition

Additions & Renovations for  
6 Rosewood Drive  
Pittsford, New York  
Will & Michele Grant

**CKH**  
architecture





# Zoning Board of Appeals Referral Form Information

**Property Address:**

28 Whitestone Lane ROCHESTER, NY 14618

**Property Owner:**

Balderston, William III  
19 Collinswood Rd  
Wilton, CT 06897

**Applicant or Agent:**

Stahl Property Associates

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

**Town Code Requirement is:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 50'  
Rear Setback:  
Height:  
Size:

**Proposed Conditions:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 42'9"  
Rear Setback:  
Height:  
Size:

**Resulting in the Following Variance:**

Right Lot Line:  
Left Lot Line:  
Front Setback: 7'3"  
Rear Setback:  
Height:  
Size:

**Code Section(s):** 185 - 18 B.

Description: Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a three-car garage addition extending past the building line on Malm Lane. This property is zoned Residential Neighborhood (RN).

June 23, 2023



---

Date

---

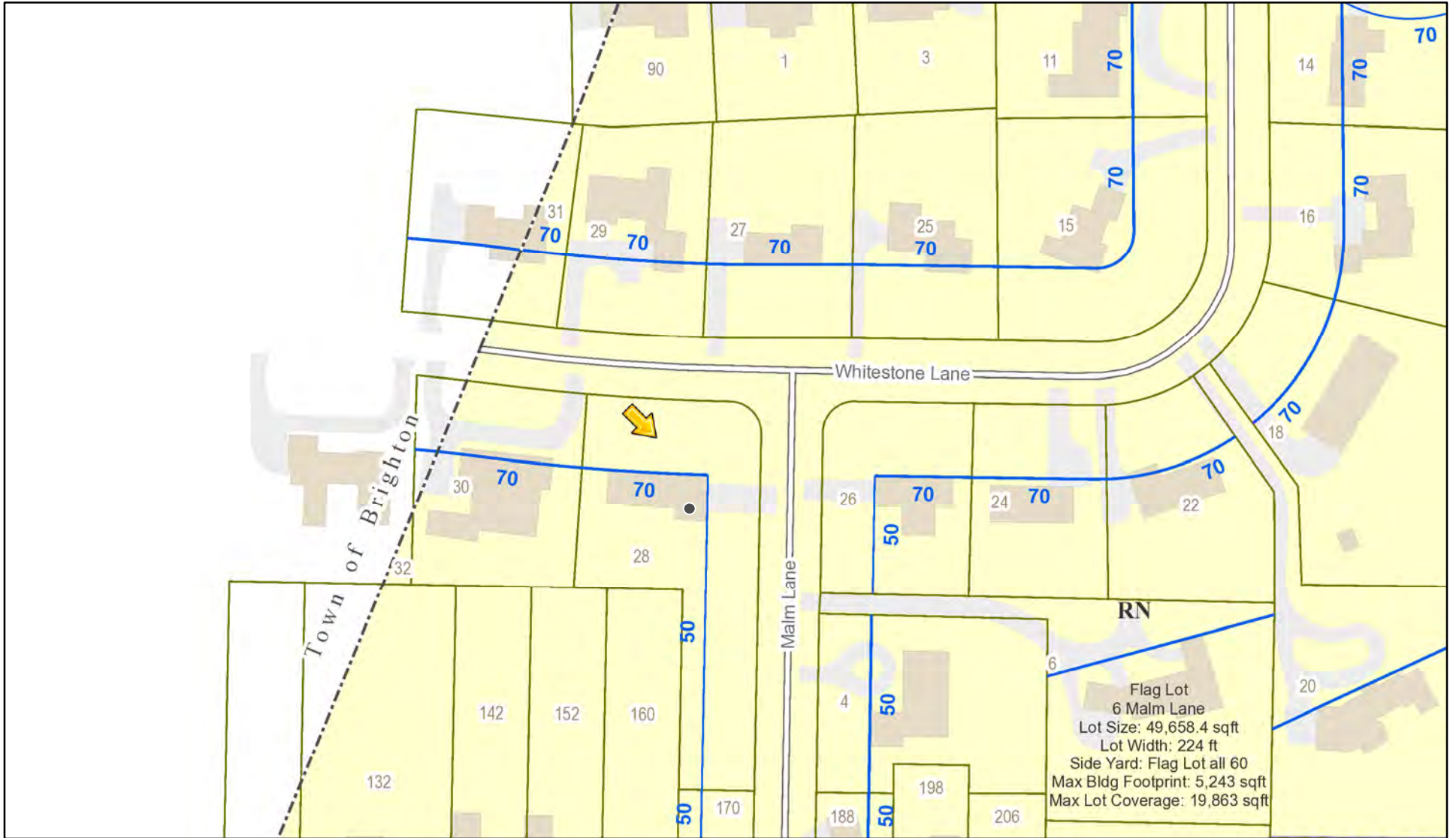
Bill Zink - Building Inspector



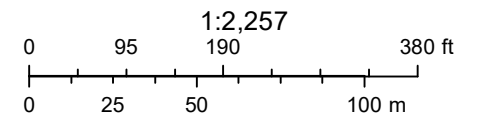




# RN Residential Neighborhood Zoning

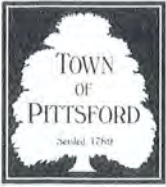


Printed June 23, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: June 10, 2023 Hearing Date: June 10, 2023

Applicant: Stahl Property Associates

Address: 345 Kilbourn rd Rochester, NY 14618

Phone: (585) 415-9882 E-Mail: kimbailey99@gmail.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

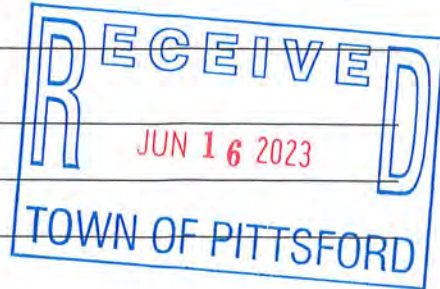
Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Mr. and Mrs. John Rizzo  
*(if different than Applicant)*

Address: 36 Whitestone Ln Rochester, NY 14618

Phone: (585) 820-3924 E-Mail: anmarierizzo@gmail.com



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

Property Location: 28 Whitestone Ln Current Zoning: Residential Neighborhood

Tax Map Number: 137.200-2-35

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Remodeling the house at 28 Whitestone with a Master Bedroom addition and a new garage addition. Due to the 50' side setback because it sits on a corner lot we are asking for a 7' 3" variance to 42' 9".

**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.

*(Owner or Applicant Signature)*

6-16-23  
*(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:

28 Whitestone is the only house on this side of Malm, therefore there are no other structures to reference the 7' 3" difference that we are requesting (reference zoning map attachment). We feel that by adding on this garage we are creating a more aesthetically pleasing view from Malm. This view is important because the the front elevation of 28 Whitestone is only ever seen by anyone if they are driving down whitestone In toward the dead end cul de sac, and by adding on the proposed garage mass we are adding a visually pleasing view of this property from Malm as well.

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

The proposed design has been positively received by the Design Review Board, and this design is not possible to achieve without asking for the proposed variance. Without the variance, the rear of the garage structure would interfere with the main house.

## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

Our requested variance is minimal. We are asking for a small subtraction from the 50' setback that has no impact on the neighborhood and improves the view of the side elevation (from Malm) which allows this house to then be viewed in a beneficial way from both Whitestone In and Malm.

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:

Our request of a 7' 3" subtraction from the 50' setback will allow our proposed garage to be viewed from Malm, adding character via an aesthetically pleasing structure that will enhance this side of Malm (as there are currently no other structures to reference on this side of the street). With a 7' 3" subtraction of this setback we will not be infringing on any present environmental fixtures and the character of the street will be improved

- **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?

Yes, but we believe that by asking for this variance we will be adding character to the house as well as to the neighborhood (viewed from both whitestone In and malm). We believe it is the traditional style of this particular house in the Whitestone neighborhood that - through Malm In - complements the traditional style of home seen on Shoreham nicely.

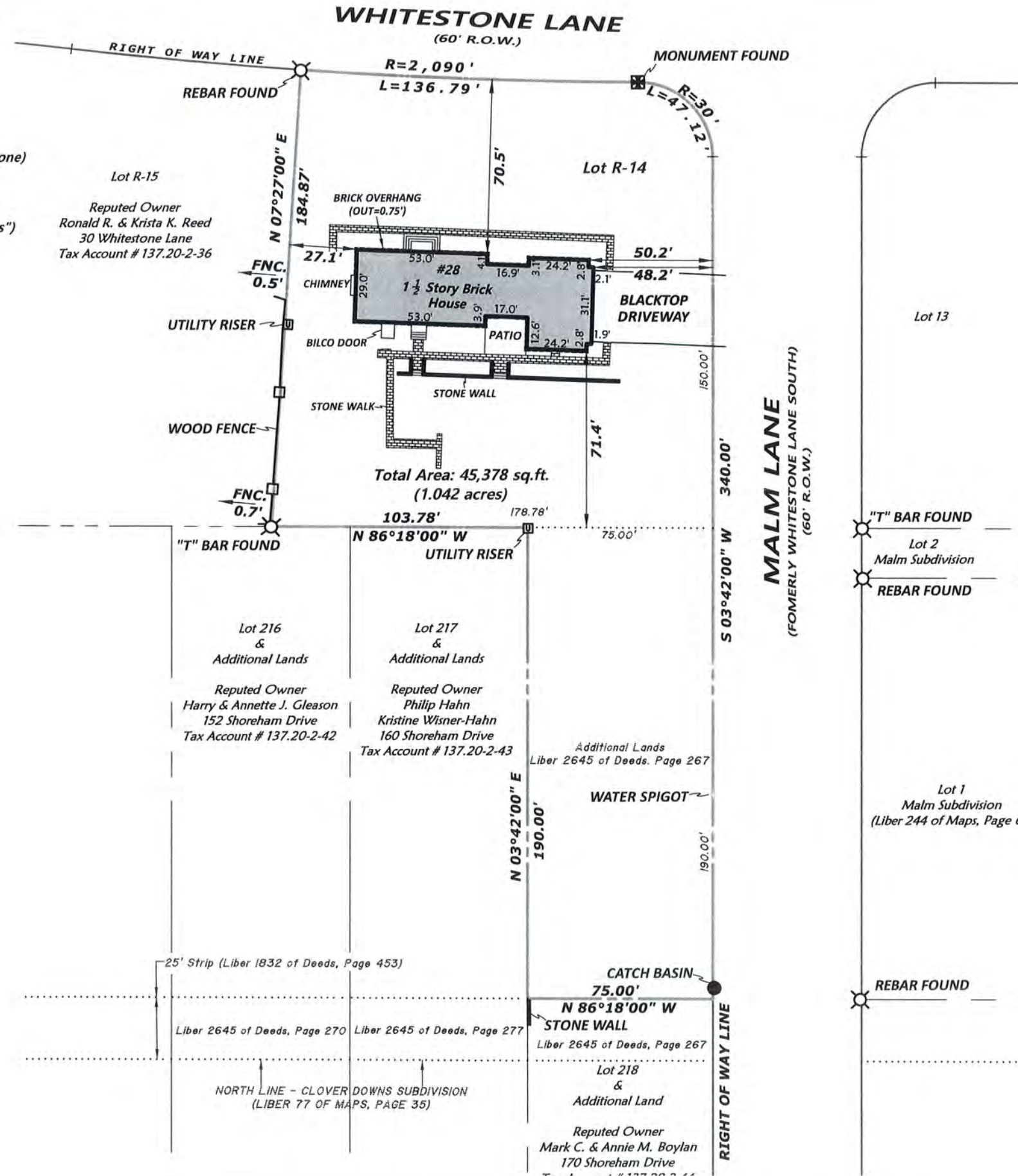


**References:**

- 1.) Stewart Title Insurance Company Abstract No.: 132382 (Last dated 12/12/2022)
- 2.) Liber 77 of Maps, Page 35
- 3.) Liber 150 of Maps, Page 45
- 4.) Liber 183 of Maps, Page 6
- 5.) Tax Account # 137.20-2-35
- 6.) Liber 2645 of Deeds, Page 267 (75'x190' parcel of land adjacent to Lot R-14)
- 7.) Liber 7259 of Deeds, Page 333
- 8.) Liber 3346 of Deeds, Page 187 (Easement to RG&E - for gas mains)
- 9.) Liber 3346 of Deeds, Page 188 (Easement to RG&E, RTC - for electric and telephone)

**Notes:**

- 1.) Property may be subject to easement filed in Liber 1342 of Deeds, Page 583 (Easement to RG&E, RTC - along all side and rear of Lots 1-128 of the "Knolls")



"Unauthorized alterations or additions to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law."  
 "Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies."  
 "Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SHOWING:  
**28 WHITESTONE LANE**  
 LOT R-14  
 A RESUBDIVISION OF LOT 14  
 IN PART I OF THE PITTSFORD SECTION  
 OF CLOVERDALE SUBDIVISION  
 &  
 OTHER LAND  
 TOWN OF PITTSFORD  
 MONROE COUNTY  
 NEW YORK

DRAWING TITLE:  
**Instrument Survey Map**

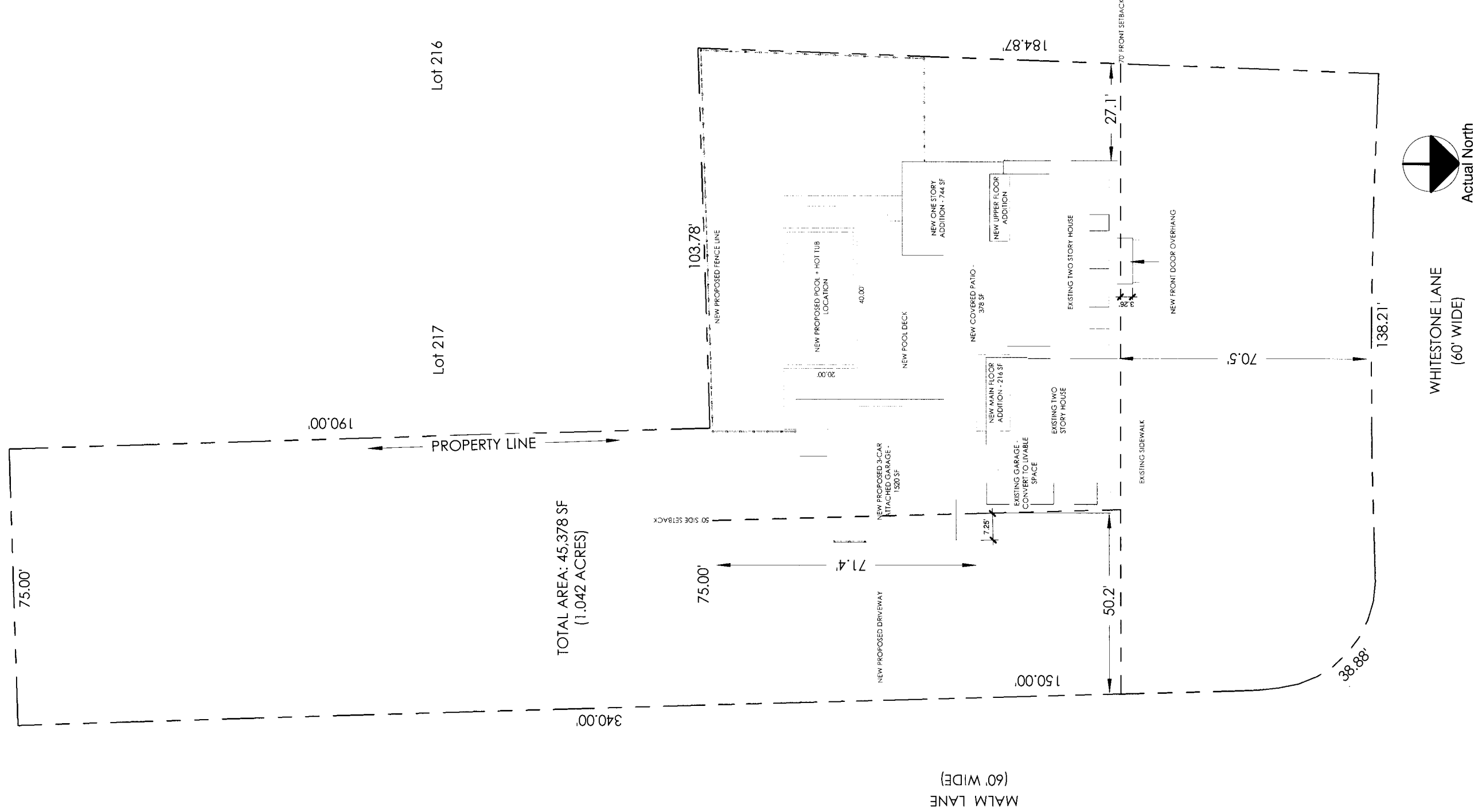
PREPARED FOR:  
 c/o  
**Torres Law Office, P.C.**  
 The Park At Allens Creek  
 132 Allens Creek Road  
 Rochester, New York 14618

**MARQUES & ASSOCIATES, P.C.**  
 LAND SURVEYING  
 ENGINEERING  
 930 East Avenue, Suite 1000  
 Rochester, New York 14607  
 585-723-1820 (Tel)  
 585-723-1821 (Fax)

Date: December 16, 2022  
 Project #: 2022042  
 Scale: 1"=50'  
 Drawn by: MLM  
 Checked by: ILM

**Certifications:**  
 We, Marques & Associates, P.C., hereby certify to:  
 1.) that this map was made on December 16, 2022 from an Instrument Survey performed on December 13, 2022 and from references listed hereon.

Israel L. Marques, L.S. - NYSLS # 49616



TOTAL AREA: 45,378 SF  
(1.042 ACRES)

MALM LANE  
(60' WIDE)



1 | SCHEMATIC SITE PLAN - NEW  
1" = 30'-0"

STAHL PROPERTY ASSOCIATES

DEVELOPER

**buildhappy**  
Design • Plan • Live  
Digital Design + Construction

PRELIM. PERMIT SET

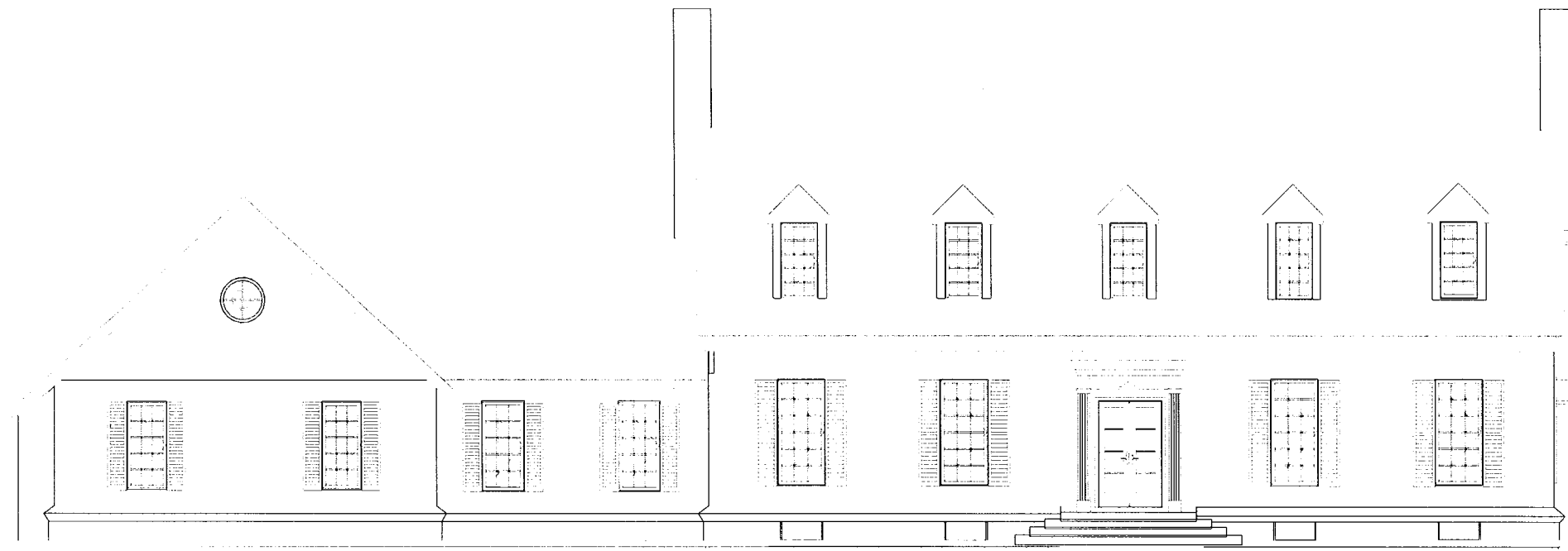
DR01-100

**Schematic Site Plan**

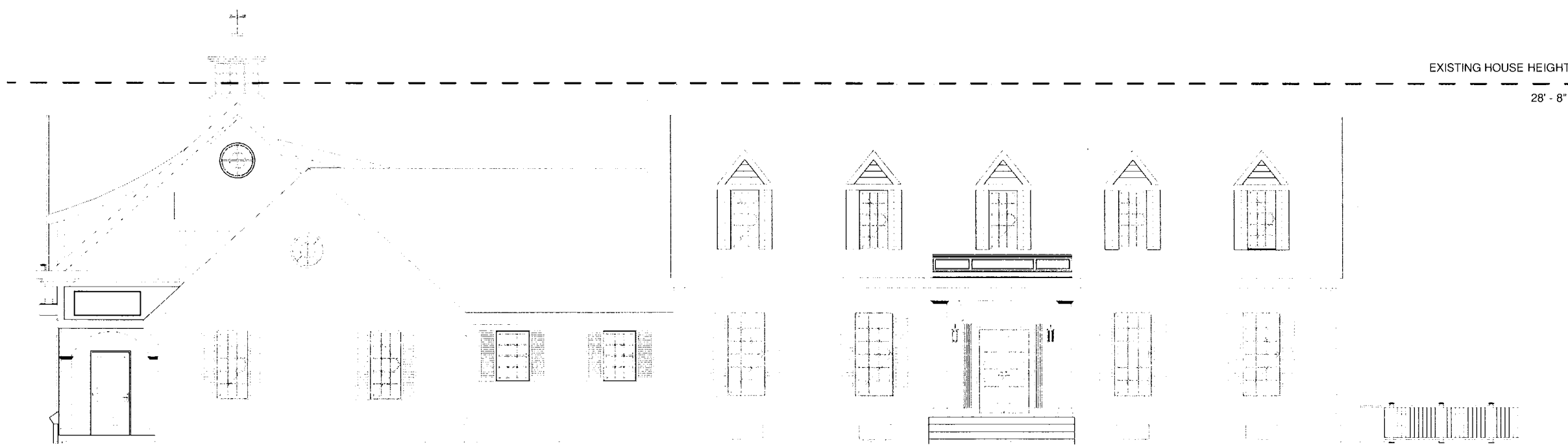
28KBW

28 Whitestone Ln  
Rochester, NY 14618





1 FRONT ELEVATION EXISTING - DESIGN REVIEW  
1" = 10'-0"

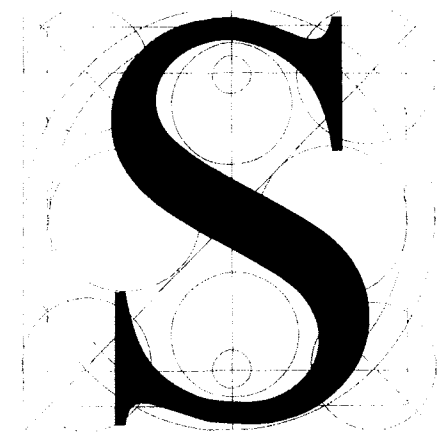


2 FRONT ELEVATION - NEW - DESIGN REVIEW  
1" = 10'-0"

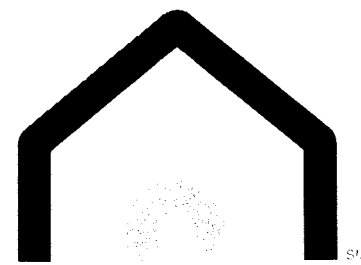
28KBW

28 Whitestone Ln  
Rochester, NY 14618

STAHL PROPERTY  
ASSOCIATES



DEVELOPER



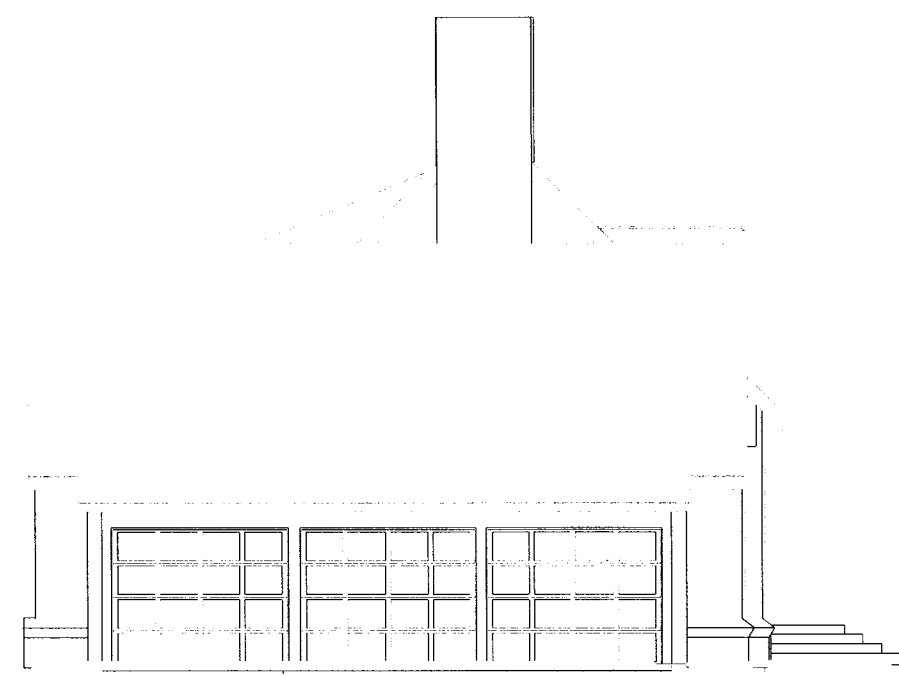
**buildhappy**

Design • Plan • Live

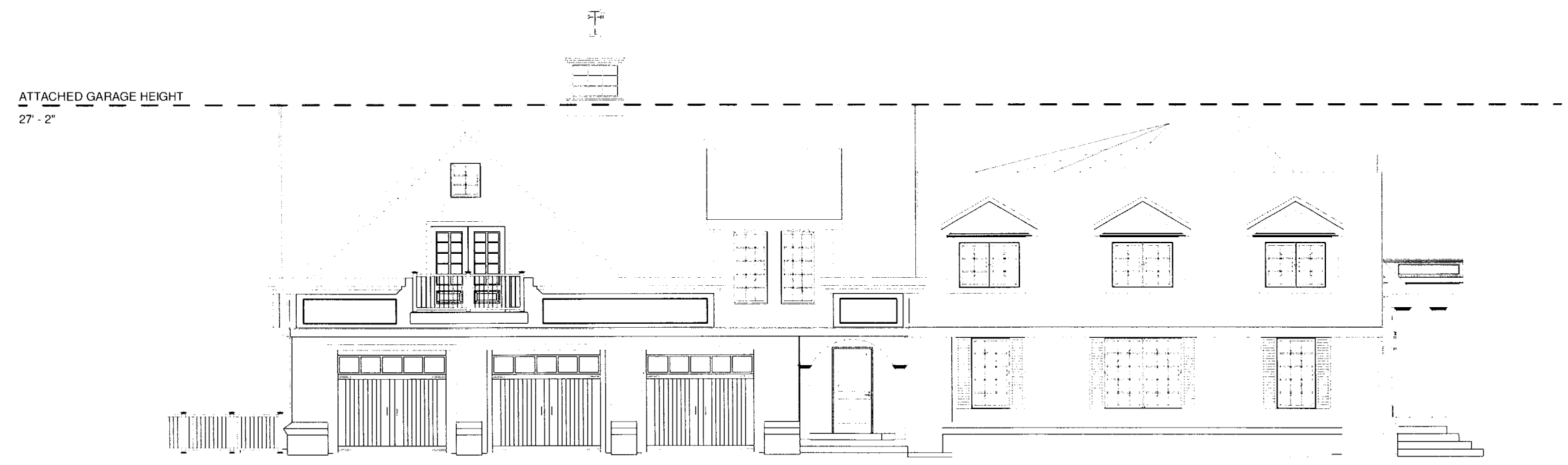
Digital Design + Construction

DESIGN REVIEW

DR01  
Front Elevation  
(Whitestone Ln)



3 LEFT ELEVATION EXISTING - DESIGN REVIEW  
1" = 10'-0"

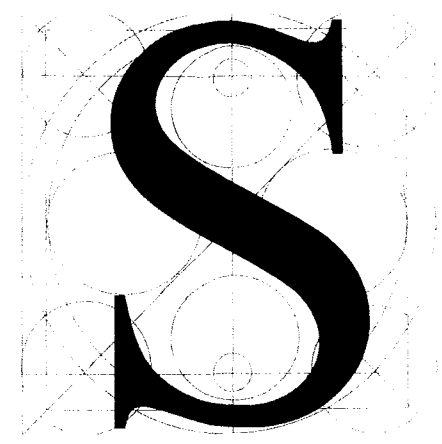


4 LEFT ELEVATION - NEW - DESIGN REVIEW  
1" = 10'-0"

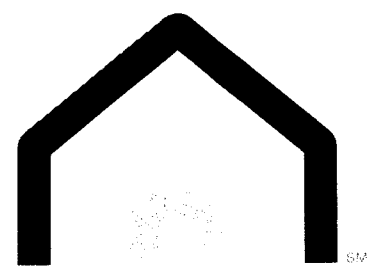
28KBW

28 Whitestone Ln  
Rochester, NY 14618

STAHL PROPERTY  
ASSOCIATES



DEVELOPER



**buildhappy**

Design • Plan • Live

Digital Design + Construction

DESIGN REVIEW

DR02

Left Elevation (Malm Ln)



EXISTING IMAGES FROM MALM LN:



1 GARAGE SIDE ELEVATION EXISTING - DESIGN REVIEW  
1" = 10'-0"

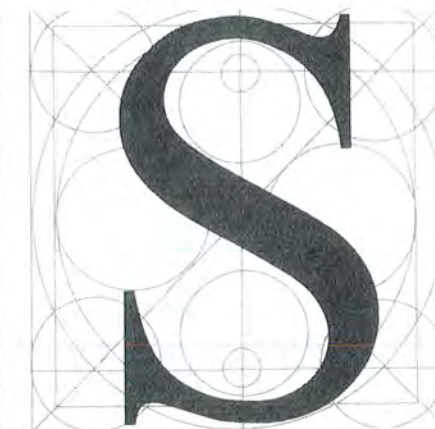


2 GARAGE SIDE ELEVATION - NEW - DESIGN REVIEW  
1" = 10'-0"

28KBW

28 Whitestone Ln  
Rochester, NY 14618

STAHL PROPERTY  
ASSOCIATES



DEVELOPER



**buildhappy**

Design • Plan • Live

Digital Design + Construction

DESIGN REVIEW

DR03  
Garage Side Elevation  
(Malm Ln)

# Zoning Board of Appeals Referral Form Information

**Property Address:**  
60 Golf Avenue PITTSFORD, NY 14534

**Property Owner:**  
Town Of Pittsford  
11 S Main St  
Pittsford, NY 14534

**Applicant or Agent:**  
BELL ATLANTIC MOBIL SYSTEMS OF ALLENTOWN, INC. D/B/A VERIZON  
1275 JOHN STREET  
WEST HENRIETTA, NY 14586

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

<b>Town Code Requirement is:</b>	<b>Proposed Conditions:</b>	<b>Resulting in the Following Variance:</b>
Right Lot Line:	Right Lot Line:	Right Lot Line:
Left Lot Line:	Left Lot Line:	Left Lot Line:
Front Setback:	Front Setback:	Front Setback:
Rear Setback:	Rear Setback:	Rear Setback:
Height: 100'	Height: 125'	Height: 25.0'
Size:	Size:	Size:

**Code Section(s):** 185 - 126 C. (3)(b)[2]

Description: Bell Atlantic Mobile Systems dba Verizon Wireless is requesting relief from Town Code Section 185-126 C. (3) (b)[2] for the construction of a 125-foot cellular facility (monopole) where the maximum height permitted is 100 feet. This property is zoned Residential Neighborhood (RN).

June 23, 2023



Date

Bill Zink - Building Inspector





Unnamed Street  
Unnamed Street  
Unnamed Street  
Unnamed Street

Torwood Cir  
Torwood Cir  
Manor Ln  
Oak Manor Ln  
Kirklees Rd

PITTSFORD

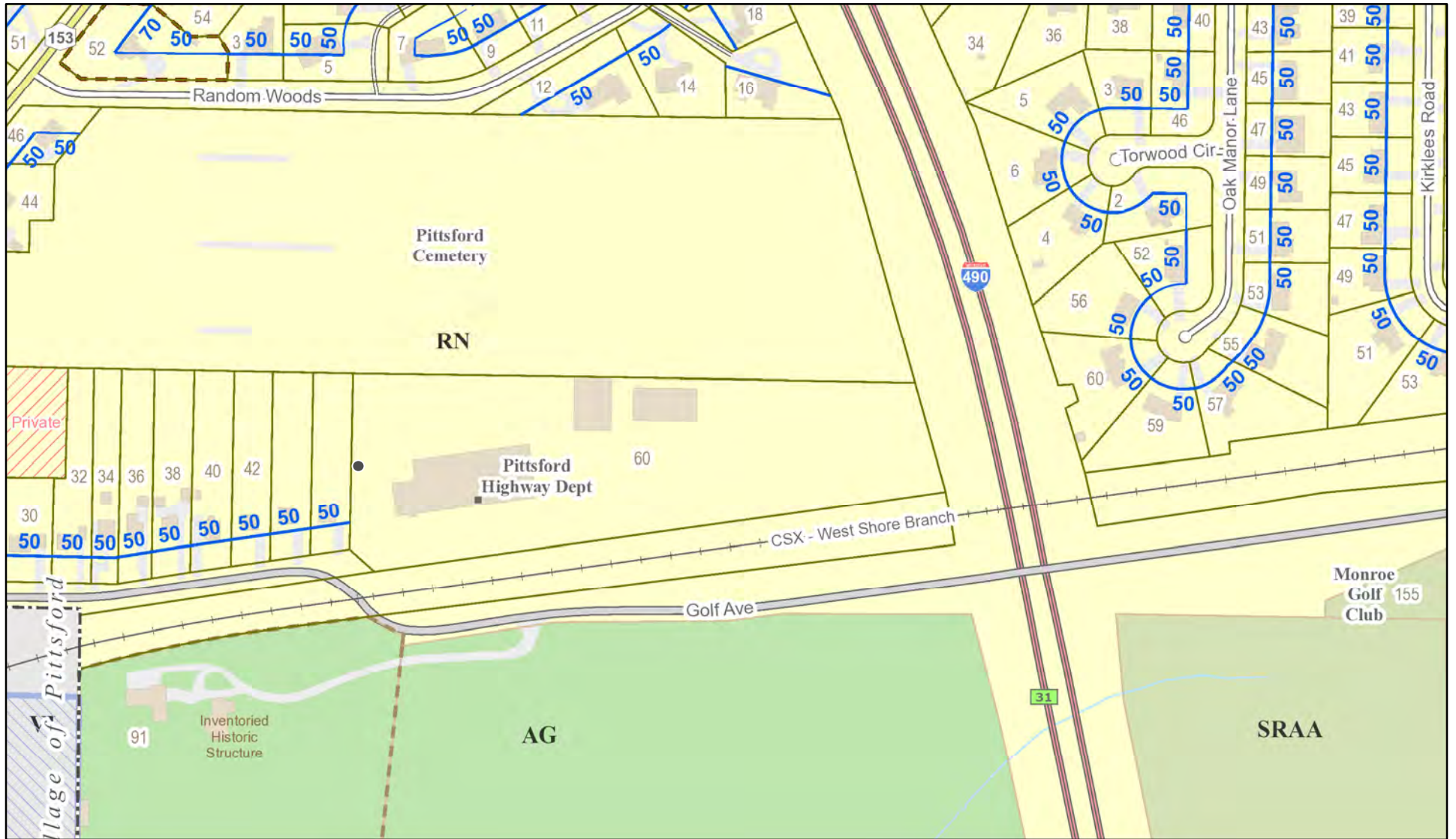
Interstate 490 Westbound  
Interstate 490 Eastbound

Golf Ave  
Golf Ave  
Golf Ave  
Golf Ave

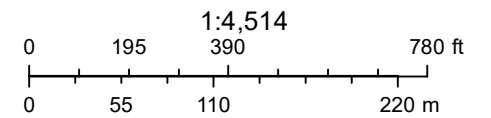
Interstate 490 Eastbound  
Interstate 490 Westbound



# RN Residential Neighborhood Zoning



Printed June 28, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

**Jared C. Lusk**  
Partner

Attorneys at Law  
nixonpeabody.com  
@NixonPeabodyLLP

T / 585.263.1140  
F / 866.402.1491  
jlusk@nixonpeabody.com

March 28, 2023

***VIA EMAIL AND FEDERAL EXPRESS***

Planning Board and Zoning Board of Appeals  
Town of Pittsford  
11 South Main Street  
Pittsford, New York 14534  
[azurowski@townofpittsford.org](mailto:azurowski@townofpittsford.org)

**RE: Application by Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless for a Special Use Permit and Site Plan Approval from the Town of Pittsford Planning Board and a height variance from the Zoning Board of Appeals to construct and operate a 125' Wireless Telecommunications Facility on Town property located at 60 Golf Avenue in the Town of Pittsford, New York (the "490 and Golf" Cell)**

Dear Members of the Planning Board and Zoning Board of Appeals:

Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless ("**Verizon Wireless**") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("**FCC**"), responsible for providing wireless telecommunications services to individuals, businesses and emergency services. To remedy service inadequacies in the Town of Pittsford, Verizon Wireless proposes to install and operate a wireless telecommunications tower (the "**Project**") on property owned by the Town of Pittsford and located at 60 Golf Avenue (Tax Parcel No. 151.15-2-34) in the Town (the "**Site**").

The Project will consist of a 125' tall monopole tower (plus 4' lightning rod), and other associated improvements all as shown on the enclosed site plan prepared by Costich Engineering, P.C. (the "**Site Plan**").

The Site is located in the Town's Residential Neighborhood ("**RN**") zoning district. In accordance with the requirements of the Zoning Law of the Town of Pittsford (the "**Zoning Law**"), the Project is permitted upon the issuance of a special use permit and site plan approval from the Town Planning Board (see Zoning Law § 185-126(C)(2)).

In addition, since the proposed tower exceeds 100', a height variance from the Zoning Board of Appeals is required.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon Wireless's application for a special use permit and site plan approval from the Town Planning Board and height variance from the Zoning Board of Appeals:

- Exhibit A: Completed, Town-supplied application forms;
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Proof of compliance with the Town's requirements and standards for Telecommunications towers set forth in Zoning Law § 185-26;
- Exhibit E: Proof of compliance with the Town's requirements and standards for special use permits as set forth in Zoning Law § 185-70, et seq.;
- Exhibit F: Project compliance with the Town's site plan approval requirements and standards set forth in Zoning Law § 185-89, et seq.;
- Exhibit G: Proof of compliance with applicable area variance standards set forth in Town Law § 267-b(3)(b);
- Exhibit H: Radio Justification Report with propagation studies;
- Exhibit I: Site Selection Analysis;
- Exhibit J: Photosimulation Report with viewshed map;
- Exhibit K: Verizon Wireless' FCC licenses;
- Exhibit L: Proof of Structural Stability;
- Exhibit M: Ag Data Statement;
- Exhibit N: Environmental assessment form ("**EAF**") with visual addendum;
- Exhibit O: Map showing parcels within 500' of Project;
- Exhibit P: 11" x 17" copy of Project Site Plan and vicinity map; and
- Exhibit Q: Tower removal estimate.



- Twenty (20) copies of this application book;
- Two (2) full sized copies of the site plan;
- A check made payable to the Town of Pittsford in the amount of \$575 (site plan application fee of \$400.00 and special use permit application fee of \$175.00); and
- A check made payable to the Town of Pittsford in the amount of \$165 for the Town's required area variance fee.

As the Site is located within 500' of a County or State resource (Interstate 490, County Route 35), this application needs to be referred to the Monroe County Planning Board pursuant to General Municipal Law Section 239-m. An additional set of application materials has been supplied to allow for the Town's referral to County Planning.

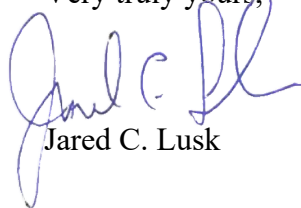
Because the Site is within 500' of farm operations in an Agricultural District, as defined under Article 25-AA of the Agriculture and Markets Law, Verizon Wireless has submitted an Agricultural Data Statement pursuant to Town Law § 283-a (see Exhibit M). Section 283-a requires the Town to mail written notice of this application to the landowners identified in that Agricultural Data Statement. Such notice must include a description of the project and its location, and it may be sent in conjunction with any other notice required for the project.

Verizon Wireless asks that this application be placed on the Planning Board's May 8, 2023 meeting agenda for consideration and the Zoning Board's May 15, 2023 meeting.

Please do not hesitate to contact me if the Town requires any additional information or materials, or to discuss the Project.

Thank you.

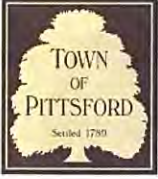
Very truly yours,



Jared C. Lusk

JCL/mkv  
Enclosures

cc: Kathy Pomponio, Project Manager  
Jackie Bartolotta, Site Acquisition Manager



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: March 24, 2023 Hearing Date: May 15, 2023

Applicant: Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless

Address: 1275 John Street, Suite 100, West Henrietta, NY 14586

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Agent: Jared C. Lusk, Esq., Nixon Peabody LLP, attorneys for Verizon Wireless  
*(if different than Applicant)*

Address: 1300 Clinton Square, Rochester, NY 14604

Phone: (585) 263-1140 - Jared Lusk, Esq. E-Mail: jlusk@nixonpeabody.com

Property Owner: Town of Pittsford  
*(if different than Applicant)*

Address: 11 S. Main Street

Phone: (585) 248-6200 E-Mail: \_\_\_\_\_

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

Property Location: 60 Golf Avenue Current Zoning: RN

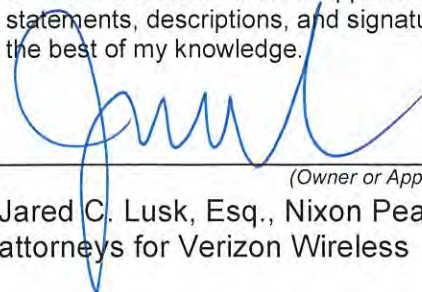
Tax Map Number: 151.15-2-34

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Construct and operate a 125' wireless telecommunications facility, 25' taller than permitted under Code.

**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.

  
\_\_\_\_\_  
*(Owner or Applicant Signature)*  
Jared C. Lusk, Esq., Nixon Peabody LLP,  
attorneys for Verizon Wireless

March 24, 2023  
*(Date)*



## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

See Exhibit G.

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:

See Exhibit G.

- **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?

See Exhibit G.

## EXHIBIT B

### PROJECT DESCRIPTION

Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless ("Verizon Wireless"), a federally licensed wireless telecommunications provider, currently has service inadequacies in the Town of Pittsford and the surrounding areas, with nearby sites operating at or near exhaustion unable to provide the requisite coverage and requiring an offload of capacity. The only way to remedy this is to locate a wireless telecommunications facility in a technologically appropriate site. The proposed site is located at 60 Golf Avenue in the Town of Pittsford (the "Site"). This application includes, on behalf of Verizon Wireless, a request for a special use permit and site plan approval from the Town Planning Board and a height variance from the Zoning Board of Appeals to construct and operate a wireless telecommunications facility at the Site (the "Project") in order to render adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town of Pittsford.

The Project will involve the construction of a 125' tall monopole tower (plus 4' lightning rod), together with other site improvements as shown on the enclosed site plan prepared by Costich Engineering, P.C.

Wireless telecommunications use has burgeoned since the technology was introduced in the mid-1980s. Wireless telecommunications technology provides a critical link for emergency services, such as ambulances, which use such service to transmit vital signs and medical information via medical telemetry. Increasingly, police forces are relying on wireless telecommunication devices to communicate with dispatch and receive calls for assistance. Additionally, many businesses heavily rely on wireless telecommunications service, and individuals use it not only for their convenience, but for safety reasons as well.

Essentially, wireless telecommunications devices operate by transmitting a very low power radio signal between the wireless telecommunication device and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus housed in a small equipment shelter located near the antenna (the "Base Station"), where it is connected to an ordinary telephone line, and is then routed anywhere in the world. The antennas and Base Station are known as a "cell site."



Because of the low power, a cell site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a "cell." A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunications technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telecommunications user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunications service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless telecommunication providers conduct a thorough engineering study, using an elaborate computer program known as a "propagation study." A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide wireless telecommunications coverage in a particular cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the cell site.

As set forth in this application, Verizon Wireless meets the legal standards for receiving a special use permit and site plan approval for the Project. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunications service to business, industry and individuals.

## EXHIBIT G

### COMPLIANCE WITH THE APPLICABLE AREA VARIANCE STANDARDS

As discussed in Exhibit C, the legal standard applicable to Verizon Wireless is the relaxed standard afforded to public utilities, rather than the zoning standards generally applied, and this relaxed standard is the same regardless of whether the utility applies for a special use permit, an area variance or any other type of zoning approval. Nonetheless, as demonstrated below, Verizon Wireless also complies with the generally applicable requirements for an area variance.

In determining whether to grant an area variance, the Board must consider 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.” Town Law § 267-b 3(b).

In the present case, the benefit for Verizon Wireless would be the ability to fulfill its charge as a public utility and provide essential cellular telephone service to emergency services, businesses and individual users. If the bulk requirements imposed by the Zoning Ordinance are not varied, Verizon Wireless would not be able to properly provide reliable wireless telecommunications service for the 490 and Golf coverage area. This service deficiency would cause users to lose service within the coverage area, including emergency services, businesses and individuals and would be contrary to the Federal goals of proper deployment of this service and Verizon Wireless’ FCC license. On the other hand, the only detriment to the neighborhood if the variance is granted would be some ability to see the facility. However, the community would benefit by having access to a modern, reliable cellular communications system, and all towers have become a normal part of the landscape.

***(1) Whether an undesirable change will be produced in the character of neighborhood or a detriment to the nearby properties will be created by the grant of the variances.***

As set forth in this application, the granting of the 25’ variance will not cause any meaningful detriment to the neighborhood or nearby properties and must be balanced against the placement of the tower on Town property adjacent to Interstate 490 (a lower point on the parcel). Reliable service could be provided with a 125’ monopole structure. Also, the Project will not



pollute, will not create noise or vibration, will not increased population density, will not create any demand on governmental services, and will not create any increase in traffic and is not required to be lit. Again, it is an inert facility and, as such, is in harmony with the orderly development of the area as well as the nationwide wireless telecommunications network.

***(2) Whether the benefit sought by the applicant can be achieved by some feasible method other than the area variances.***

Applicant can only achieve the minimum necessary service coverage needs for this area with a monopole structure of 121'. If the area variance is not granted, Applicant will not be able to provide reliable service to this area from that location.

***(3) Whether the requested area variance is substantial.***

Applicant submits that the extra 25' is insubstantial given the surrounding infrastructure limiting its overall visibility.

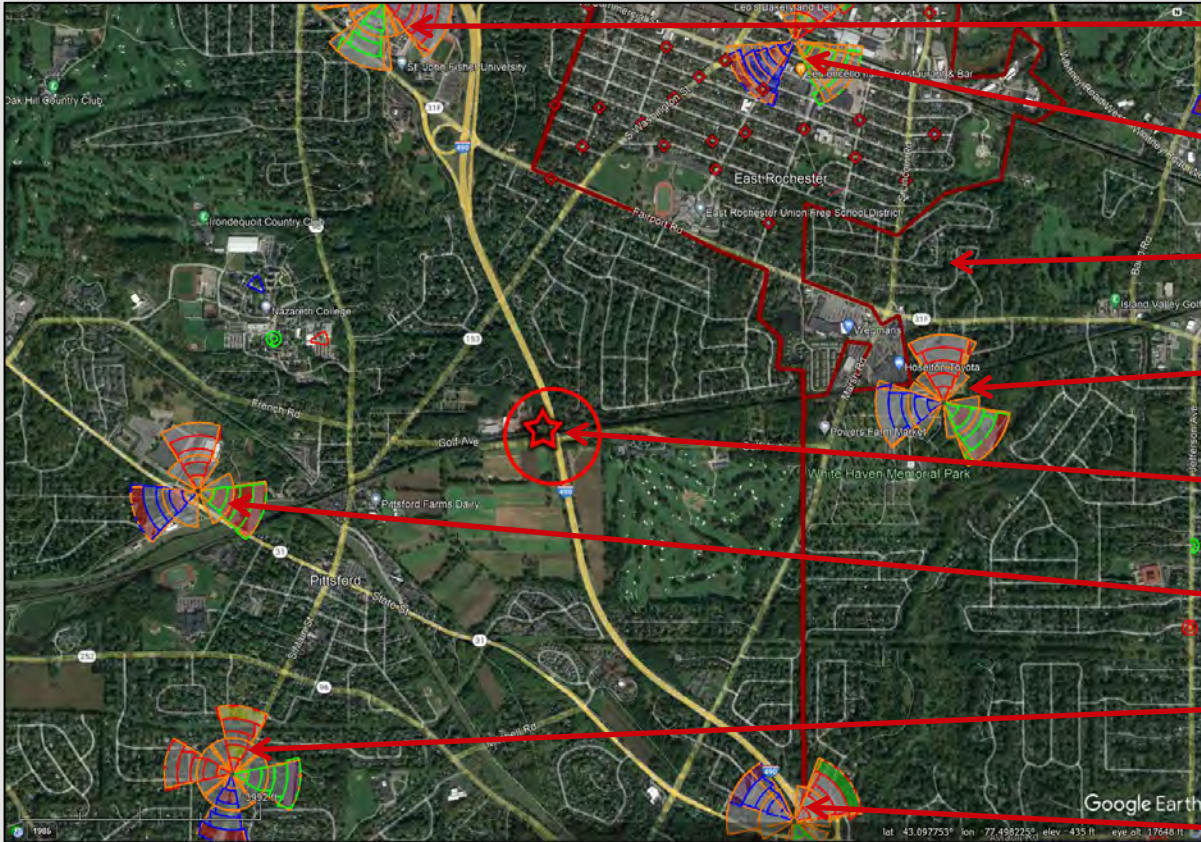
***(4) Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.***

As discussed above, an extra 25' on top of the tower will not have any adverse effects or impacts, and will not be noticeable to the casual observer. Furthermore, the Project will enhance the public health, safety, welfare and convenience by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as by providing modern wireless telecommunications service to business, industry and individuals.

***(5) Whether the alleged difficulty was self-created which determination with consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.***

As explained above, Verizon Wireless' need for an extra 25' is due to the coverage requirements and the location desired by the Town on its property.

# Verizon Wireless Communications Facility Engineering Necessity Case – “490 & Golf”



Existing St. John Fisher Site

Existing E. Rochester Site

Town of Perinton

Existing White Haven Site

Project Location (490&Golf)

Existing Pittsford Site

Existing Pittsford DT Site

Existing 490 & 31 Site

Prepared by: Michael R. Crosby, RF Engineer IV, Verizon Wireless

**Project:** The project is the installation and operation of a new tower co-located wireless telecommunications site in the Town of Pittsford (the “Project Facility”).





# Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

**Coverage** can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

**Capacity** can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

*\*Note that, while Verizon Wireless provides sufficient evidence to establish the existence of a coverage gap and capacity need in this case, the FCC recently confirmed that federal law does not require a provider to establish the existence of a coverage/capacity gap to establish the need for a site. There are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment,” FCC 18-133, 85 FR 51867, at ¶ 37 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether “a state or local legal requirement materially inhibits a provider’s ability to engage in any of a variety of activities related to its provision of a covered service,” and this test is met “not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities”) (emphasis added).*

# Project Need Overview

The project area, located in the north-eastern portion of the Town of **Pittsford** is currently served by three sites. These sites are overloaded requiring capacity relief. Additionally the project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance prevent effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in coverage.

The first serving site is **East Rochester**, located in the Village of East Rochester, is approximately one and one half miles north east (of the project location) situated on an existing water tower located off West Maple Ave. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Pittsford**, located in the Town of Pittsford, is approximately one mile west (of the project location) on an existing tower off 31 (Monroe Ave). While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The third serving site is **White Haven**, located in the Town of Perinton, is approximately one and one quarter miles east (of the project location) situated on an existing tower at White Haven Memorial Park off Marsh Rd. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band AWS) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and provide and or improve coverage throughout the north-eastern portion of the Town of Pittsford, more specifically portions of I-490, Golf Ave, Washington Rd, North Main St, Random Woods, New England Dr, Landsdowne Ln, Cranswick Ln, Duxbury Way, Oak Manor Ln, KirkLees Rd, Shire Oaks Dr, Charmwood Rd, Callingham Rd, Marsh Rd, Arlington Dr, Wood Creek Dr, Creek Ridge, Monroe Golf Club, as well as neighboring residential and commercial areas along and near these roads. In order to offload capacity from East Rochester, Pittsford and White Haven, a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded sites/cells as well as provide improved coverage where significant gaps exist today.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 125' tower located at 60 Golf Ave, Pittsford, NY 14534. Verizon's antennas will utilize 121' for the ACL (Antenna Center Line) with a top of antenna height of 125'. This solution is the minimum height necessary to provide the coverage and capacity improvements needed.



# Wireless LTE (Voice and Data) Growth



Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.



These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.



Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.



4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.



4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.



Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February, 2018

Wireless is a critical component in schools and for today's students.



**20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.**



**600+ school districts replaced text books with tablets in classrooms.**



**77% of parents think tablets are beneficial to kids.**



**74% of school administrators feel digital content increases student engagement.**



**70% of teens use cellphones to help with homework.**

Source: CTIA's Infographics Today's Wireless Family, October, 2017



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .<sup>1</sup>



Of American homes are wireless only.<sup>2</sup>



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.<sup>3</sup>

1. Ericsson Mobility Report, November 2017  
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018  
3. IHS Market Connected Device Market Monitor: Q1 2016, June 7, 2016

A wireless network is like a highway system...



US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second according to Cisco VNI Mobile Forecast Highlights, 2016-2021, Feb 2017



## Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.



More than 75% of prospective home buyers said a good cellular connection was important to them.<sup>1</sup>

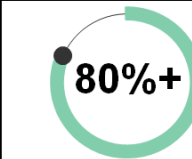


The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.



90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.<sup>2</sup>

1. RoadMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015  
2. CTIA, June 2015



With over 80% of 9-1-1 calls now coming from cell phones...<sup>1</sup>

240 million

911 calls are made annually. In many areas, 80% or more are from wireless devices.<sup>1</sup>

1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018)

# Explanation of Wireless Capacity



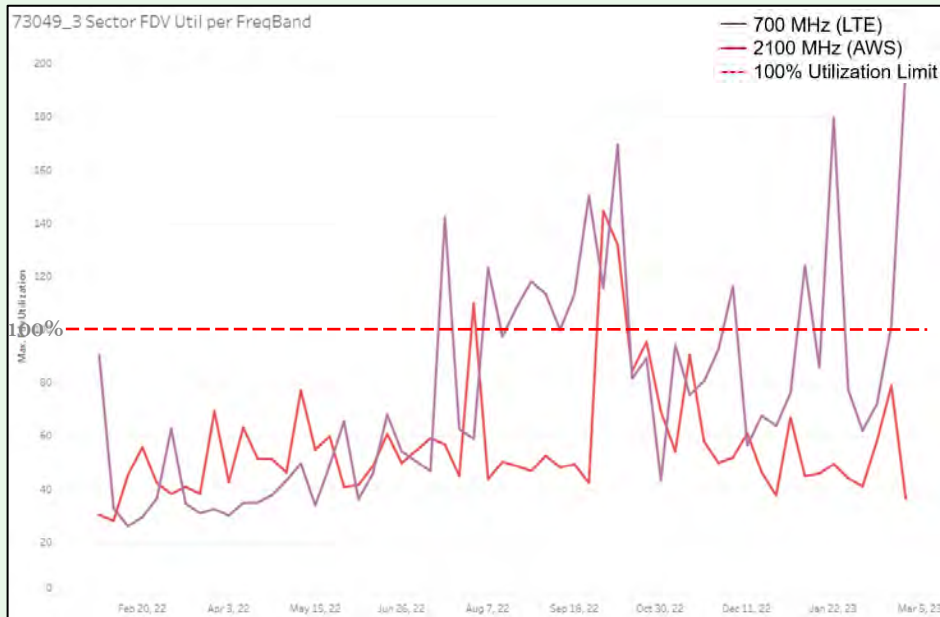
**Capacity** in this analysis is evaluated with up to three metrics further explained below. These metrics assist in determining actual usage for a given site as well as are used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service).

- Forward Data Volume (“**FDV**”), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User (“**ASEU**”), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections (“**AvgAC**”) is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of engineers and computer programmers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the process gets started and completed in time for new solutions (sites) to be on air before network issues impact the customers.



# Capacity Utilization FDV (East Rochester Gamma)



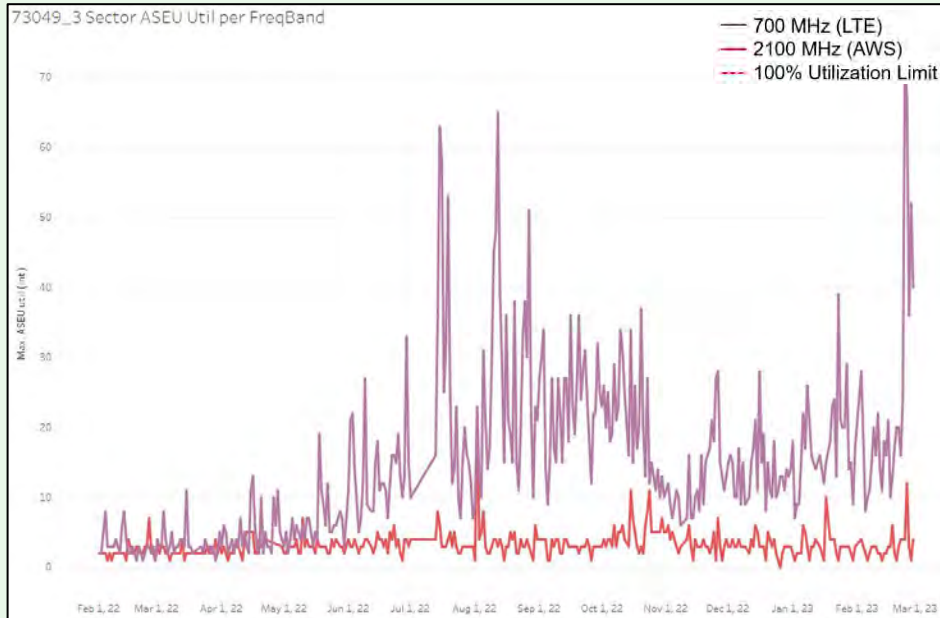
**Summary:** This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **East Rochester** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **East Rochester** sector shown above has exceeded its capability of supporting **FDV** requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Pittsford** and the surrounding project area, network densification is required.

# Capacity Utilization

## ASEU (East Rochester Gamma)



**Summary:** This graph shows ASEU (**Average Schedule Eligible User**). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **East Rochester** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **East Rochester** sector shown above is currently performing normally for the **ASEU** metric. **ASEU** is one of three capacity KPI's used to determine capacity capability in this document. Whether forecasted exhaustion is predicted or historical exhaustion is already experienced only one of the three capacity KPI's are needed per site to justify the need for capacity relief for the sector in question. While this chart does not display historical exhaustion it does show the relative traffic loading between low band and mid band revealing the disparity in coverage capabilities experienced in larger footprint cells and resolved by network densification efforts.



# Capacity Utilization AvgAC (East Rochester Gamma)

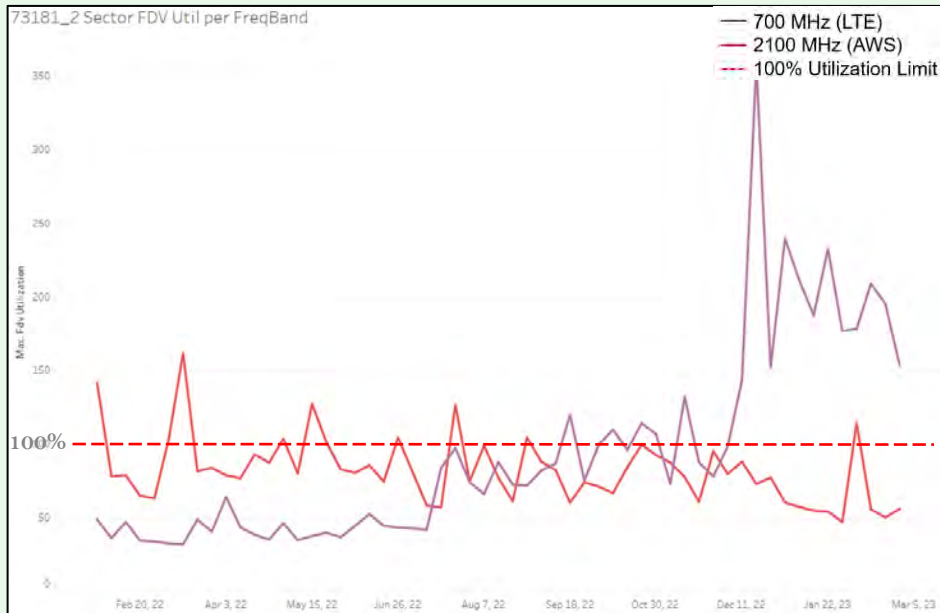


**Summary:** This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **East Rochester** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **East Rochester** sector shown above is currently performing normally for the **AvgAC** metric. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document. Whether forecasted exhaustion is predicted or historical exhaustion is already experienced only one of the three capacity KPI's are needed per site to justify the need for capacity relief for the sector in question. While this chart does not display historical exhaustion it does show the relative traffic loading between low band and mid band revealing the disparity in coverage capabilities experienced in larger footprint cells and resolved by network densification efforts.

# Capacity Utilization FDV (Pittsford Beta)



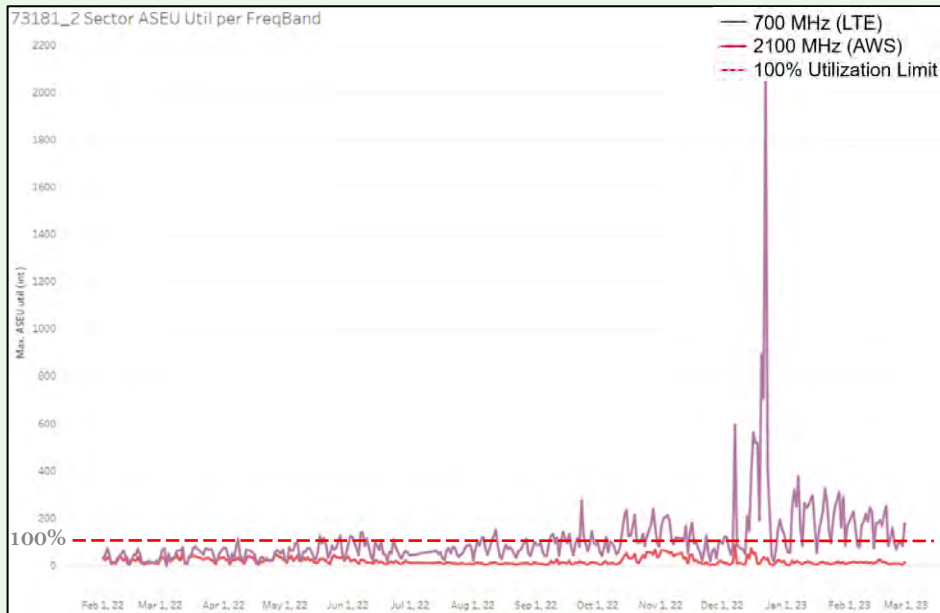
**Summary:** This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Pittsford** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Pittsford** sector shown above has exceeded its capability of supporting **FDV** requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Pittsford** and the surrounding project area, network densification is required.



# Capacity Utilization ASEU (Pittsford Beta)

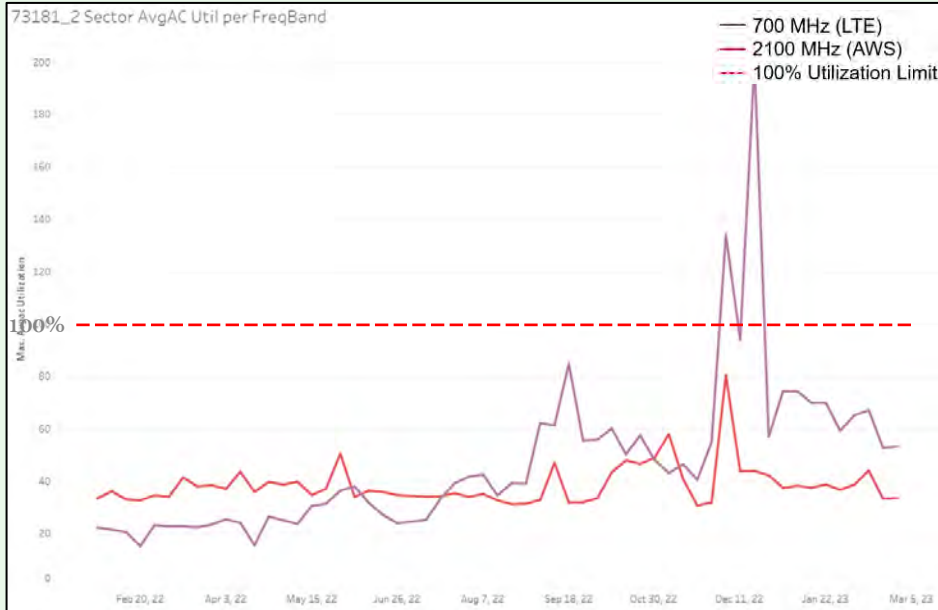


**Summary:** This graph shows ASEU (**Average Schedule Eligible User**). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Pittsford** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Pittsford** sector shown above has exceeded its capability of supporting **FDV** requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Pittsford** and the surrounding project area, network densification is required.

# Capacity Utilization AvgAC (Pittsford Beta)



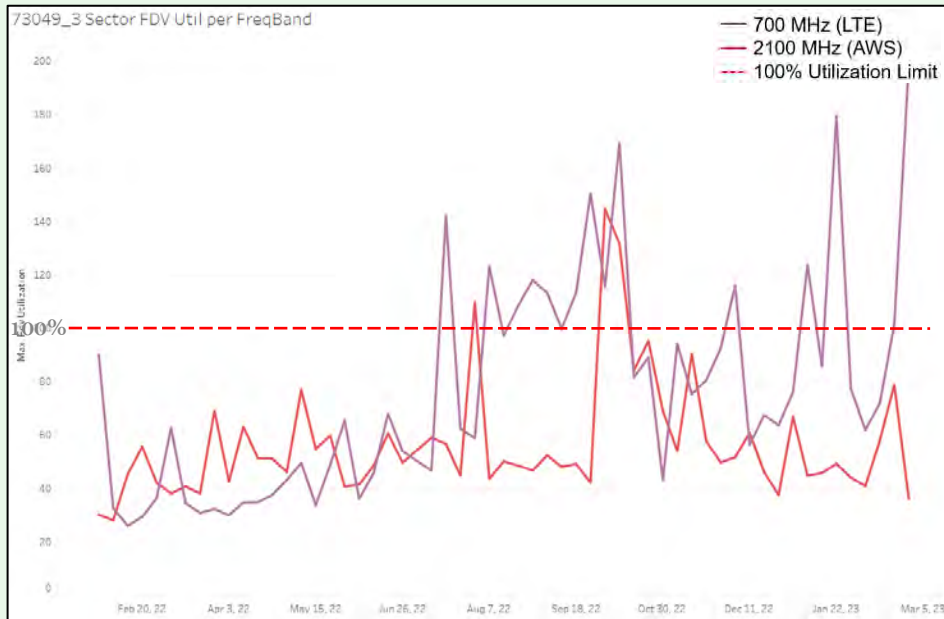
**Summary:** This graph shows AvgAC (**Average Active Connections**). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Pittsford** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Pittsford** sector shown above has exceeded its capability of supporting **AvgAC** requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Pittsford** and the surrounding project area, network densification is required.



# Capacity Utilization FDV (White Haven Gamma)

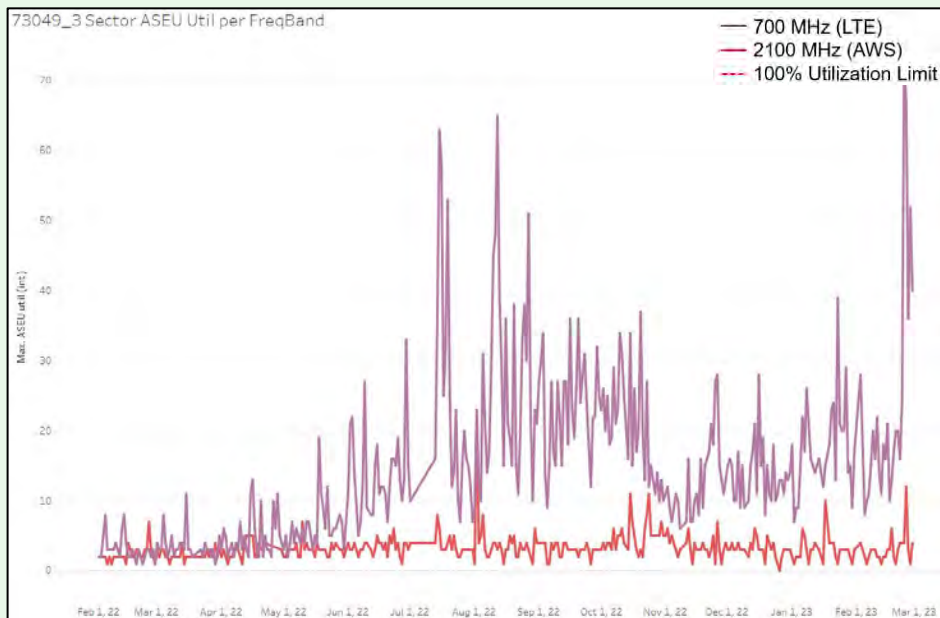


**Summary:** This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **White Haven** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **White Haven** sector shown above has exceeded its capability of supporting **FDV** requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Pittsford** and the surrounding project area, network densification is required.

# Capacity Utilization ASEU (White Haven Gamma)



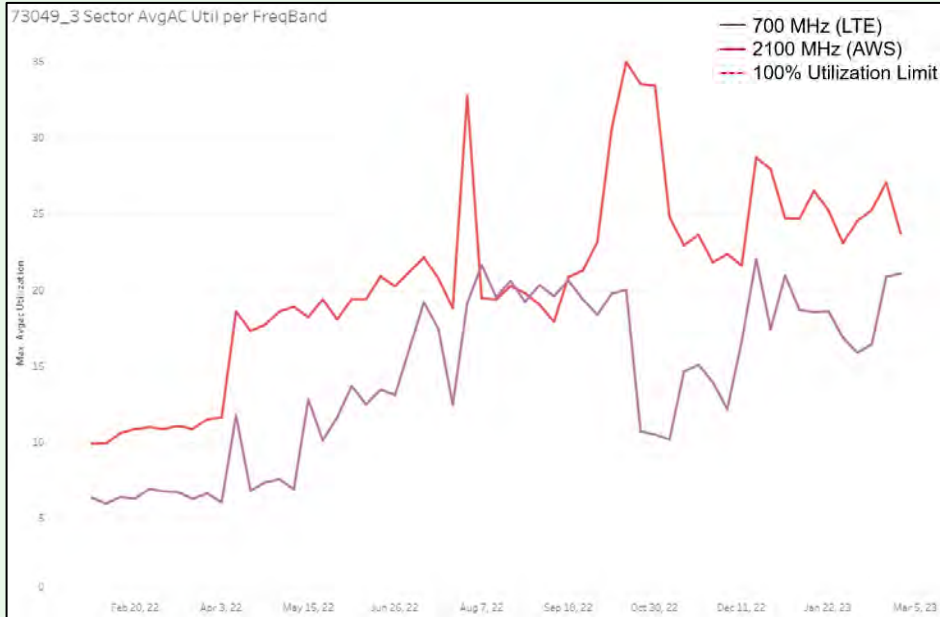
**Summary:** This graph shows ASEU (**Average Schedule Eligible User**). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **White Haven** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **White Haven** sector shown above is currently performing normally for the **ASEU** metric. **ASEU** is one of three capacity KPI's used to determine capacity capability in this document. Whether forecasted exhaustion is predicted or historical exhaustion is already experienced only one of the three capacity KPI's are needed per site to justify the need for capacity relief for the sector in question. While this chart does not display historical exhaustion it does show the relative traffic loading between low band and mid band revealing the disparity in coverage capabilities experienced in larger footprint cells and resolved by network densification efforts.



# Capacity Utilization AvgAC (White Haven Gamma)

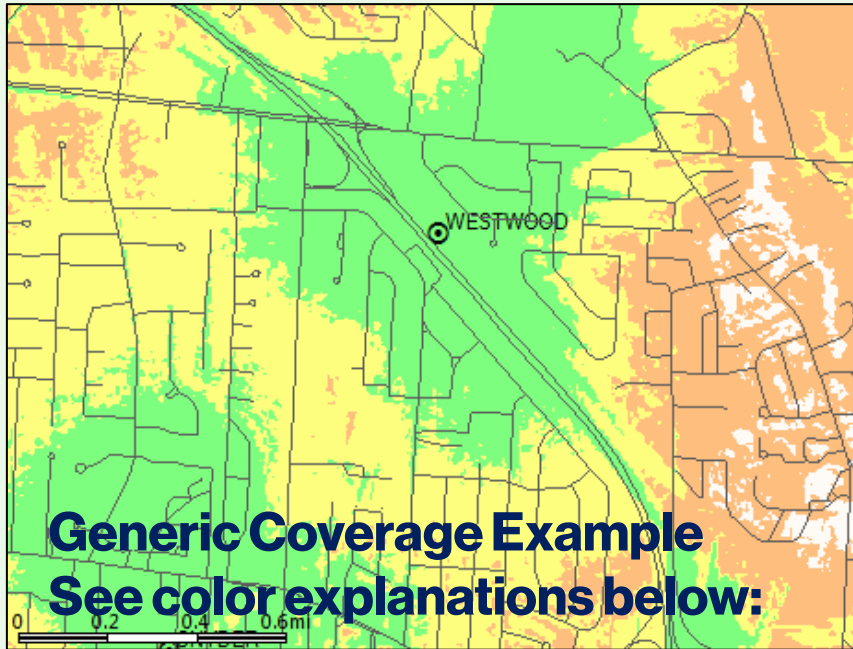


**Summary:** This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **White Haven** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **White Haven** sector shown above is currently performing normally for the **Avg AC** metric. **Avg AC** is one of three capacity KPI's used to determine capacity capability in this document. Whether forecasted exhaustion is predicted or historical exhaustion is already experienced only one of the three capacity KPI's are needed per site to justify the need for capacity relief for the sector in question.

# Explanation of Wireless Coverage



Note the affect of clutter on the predicted coverage footprint above

- \*\*Dark Green  $\geq$  -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
- Green  $\geq$  -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
- Yellow  $\geq$  -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
- Orange  $\geq$  -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
- White =  $<$  -105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation  
\*Signal strength requirements vary as dictated by specific market conditions  
\*\* Not displayed in example map, layer not used in all site justifications

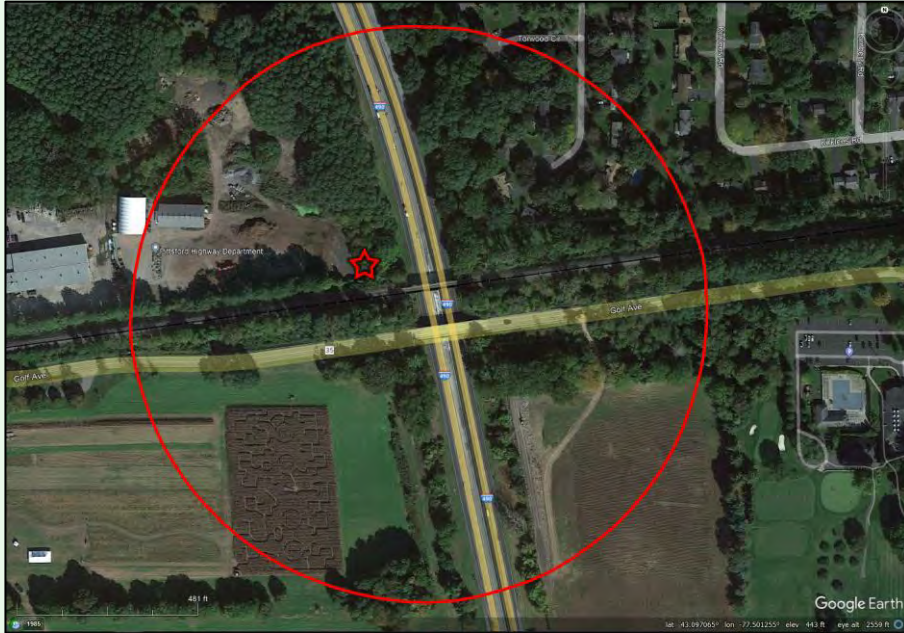
**Coverage** is best shown via coverage maps. RF engineers use computer simulation tools that take into account terrain, vegetation, building types, and site specifics to model the RF environment. This model is used to simulate the real world network and assist engineers to evaluate the impact of a proposed site (along with industry experience and other tools).

Many Verizon Wireless sites provide 4G LTE at 700 MHz and 850MHz. As capacity requirements increase, higher frequency (and bandwidth) PCS (1900 MHz) and AWS (2100 MHz) carriers are added. In some mountaintop or long distance situations the mid band (higher frequency) AWS and PCS carriers are not fully effective due to excessive distance (path loss) from the user population.

Coverage provided by a given site is affected by the frequencies used. Lower frequencies propagate further distances, and are less attenuated by clutter than higher frequencies. To provide similar coverage levels at higher frequencies, a denser network of sites is required (network densification).



# Explanation of 490 & Golf Search Area



## 490 & Golf Search Area

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

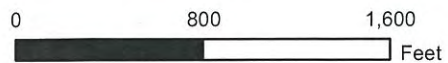
To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By providing a new dominant signal area and offloading weak and distant traffic from **East Rochester, Pittsford and White Haven** with the proposed site, adequate and reliable service will be restored. The new **490 & Golf** site will provide dominant and dedicated signal to the identified portions of the Town of **Pittsford**. This helps to improve not only the **490 & Golf** project area but will also result with significant improvements to the above mentioned overloaded sites ultimately improving community wide areas in and around the **490 & Golf** project area.





3/16/2023  
CE# 7714.01

Photolog / Viewshed  
490 & Golf



**Legend**

-  Photo Locations
-  Roads
-  Viewshed
-  Mile Radii





DATE OF PHOTO  
**3/16/2023**  
 C.E. JOB#  
**7714.01**  
 Project #  
**20192073613**

PHOTO DESCRIPTION  
**View toward stie  
 balloons at 125' and 145'**  
 PHOTO LOCATION  
**View E from Golf Ave.  
 1182' from site**

PROJECT NAME  
**490 & Golf**  
**Photo 1**  
 PHOTO COORDINATES  
**43° 05' 49.1584" N, 77° 30' 23.9585" W**

Costich Engineering  
 Land Surveying  
 Landscape Architecture  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020







DATE OF PHOTO  
3/16/2023

C.E. JOB#  
7714.01

Project #  
20192073613

PHOTO DESCRIPTION  
Photosimulation of proposed  
125' monopole

PHOTO LOCATION  
View E from Golf Ave.  
1182' from site

PROJECT NAME  
490 & Golf

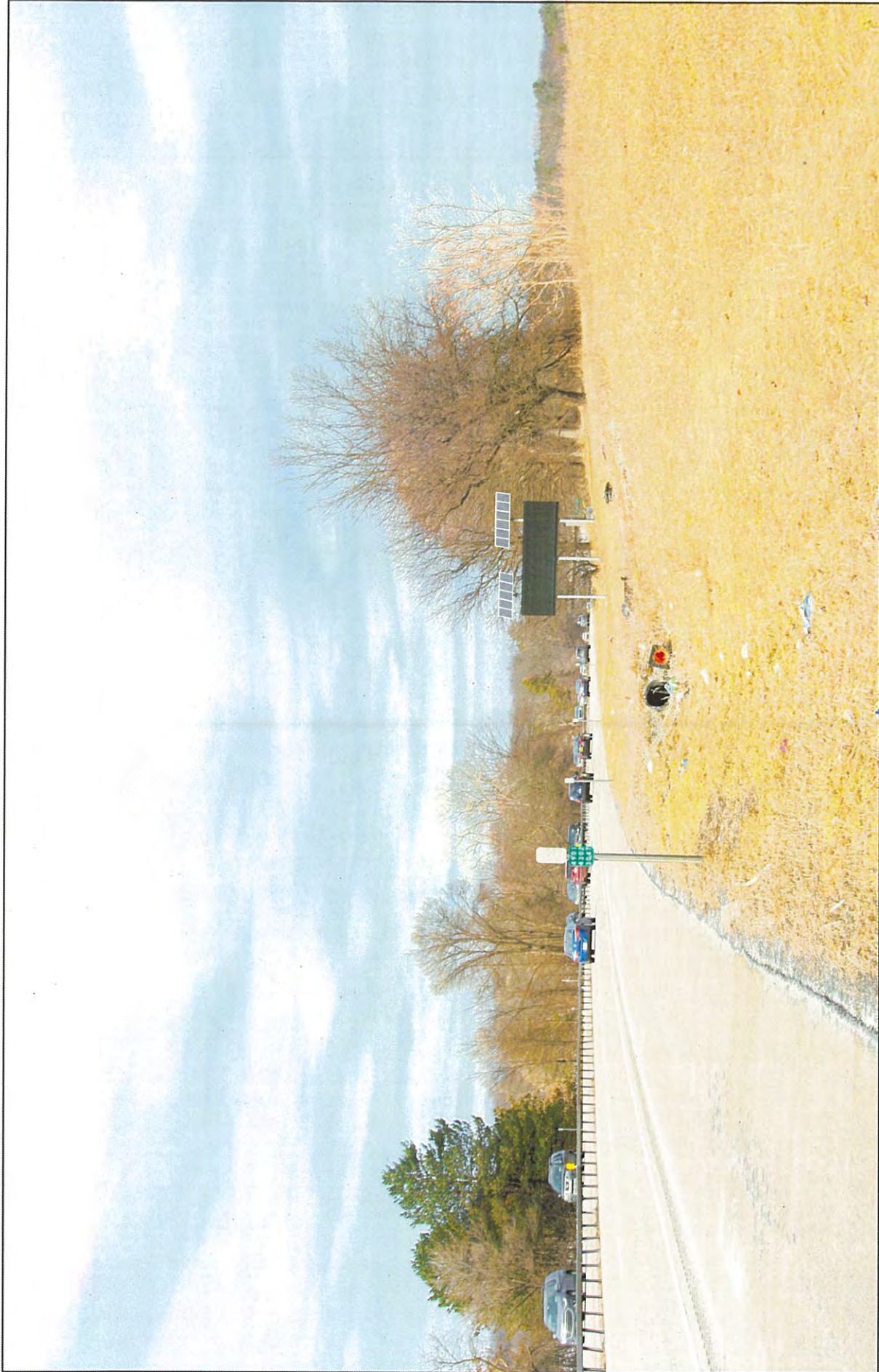
Photo 1

PHOTO COORDINATES  
43° 05' 49.1584" N, 77° 30' 23.9585" W

Costich Engineering  
Land Surveying  
Landscape Architecture  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020







DATE OF PHOTO  
3/16/2023

C.E. JOB#  
7714.01

Project #  
20192073613

PHOTO DESCRIPTION  
View toward stie  
balloons at 125' and 145'

PHOTO LOCATION  
View N from I-490  
2875' from site

PROJECT NAME  
490 & Golf

Photo 2

PHOTO COORDINATES  
43° 05' 24.2520" N, 77° 29' 56.8500" W

Costich Engineering  
Land Surveying  
Landscape Architecture  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020







DATE OF PHOTO  
**3/16/2023**

C.E. JOB#  
**7714.01**

Project #  
**20192073613**

PHOTO DESCRIPTION  
**Photosimulation of proposed  
 125' monopole**

PHOTO LOCATION  
**View N from I-490  
 2875' from site**

PROJECT NAME  
**490 & Golf**

**Photo 2**

PHOTO COORDINATES  
**43° 05' 24.2520" N, 77° 29' 56.8500" W**

Costich Engineering  
 Land Surveying  
 Landscape Architecture  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020







DATE OF PHOTO  
**3/16/2023**  
 C.E. JOB#  
**7714.01**  
 Project #  
**20192073613**

PHOTO DESCRIPTION  
**View toward stie balloons at 125' and 145'**  
 PHOTO LOCATION  
**View S from I-490 612' from site**

PROJECT NAME  
**490 & Golf**  
**Photo 3**  
 PHOTO COORDINATES  
**43° 05' 57.4476" N, 77° 30' 7.5204" W**

Costich Engineering  
 Land Surveying  
 Landscape Architecture  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020







DATE OF PHOTO  
**3/16/2023**

C.E. JOB#  
**7714.01**

Project #  
**20192073613**

PHOTO DESCRIPTION  
**Photosimulation of proposed  
 125' monopole**


PHOTO LOCATION  
**View S from I-490  
 612' from site**

PROJECT NAME  
**490 & Golf**

**Photo 3**

PHOTO COORDINATES  
**43° 05' 57.4476" N, 77° 30' 7.5204" W**

Costich Engineering  
 Land Surveying  
 Landscape Architecture  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020



**COSTICH  
 ENGINEERING**





DATE OF PHOTO  
3/16/2023

C.E. JOB#  
7714.01

Project #  
20192073613

PHOTO DESCRIPTION  
View toward stie  
balloons at 125' and 145'

PHOTO LOCATION  
View W from Oak Manor Ln.  
536' from site

PROJECT NAME  
490 & Golf

Photo 4

PHOTO COORDINATES  
43° 05' 53.1456" N, 77° 30' 1.3104" W

Costich Engineering  
Land Surveying  
Landscape Architecture  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

COSTICH  
ENGINEERING





DATE OF PHOTO  
3/16/2023

C.E. JOB#  
7714.01

Project #  
20192073613

PHOTO DESCRIPTION  
Photosimulation of proposed  
125' monopole

PHOTO LOCATION  
View W from Oak Manor Ln.  
536' from site

PROJECT NAME  
490 & Golf

Photo 4

PHOTO COORDINATES  
43° 05' 53.1456" N, 77° 30' 1.3104" W

Costich Engineering  
Land Surveying  
Landscape Architecture  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020





AGRICULTURAL DATA STATEMENT

(pursuant to NY Ag & Mkt Law 305-a; N.Y. Town Law & 283-a; N.Y. Village Law § 7-739 and N.Y. Gen. Mun. Law 239-m)

Applicant

Name:	Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless
Address:	1275 John Street, Suite 100 West Henrietta, NY 14586

Owner (if different from applicant)

Name:	Town of Pittsford
Address:	11 S. Main Street Pittsford, NY 14534

1. Type of Application:  Special Use Permit  
 Site Plan Approval  
 Height Variance(s)  
 Use Variance  
 Subdivision Approval

2. Description of proposed project: Construction and operation of a 125' wireless telecommunications tower and related improvements.

3. Location of proposed project: Address: 60 Golf Avenue Road  
Tax Map No.: 151.15-2-34

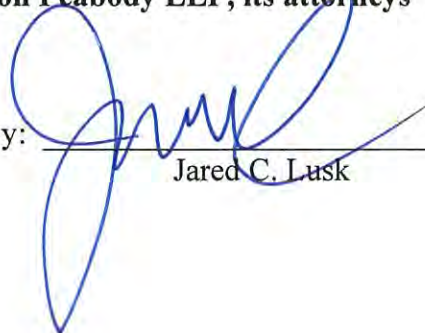
4. List all farm operations which are both: (i) located within 500 feet of the boundary of the property upon which the project is proposed, and (ii) located in an agricultural district:

**SEE ATTACHED**

5. Attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified above. **SEE ATTACHED**

**Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless**

**By: Nixon Peabody LLP, its attorneys**

By:   
 \_\_\_\_\_  
 Jared C. Lusk

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

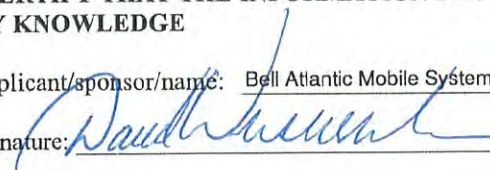
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

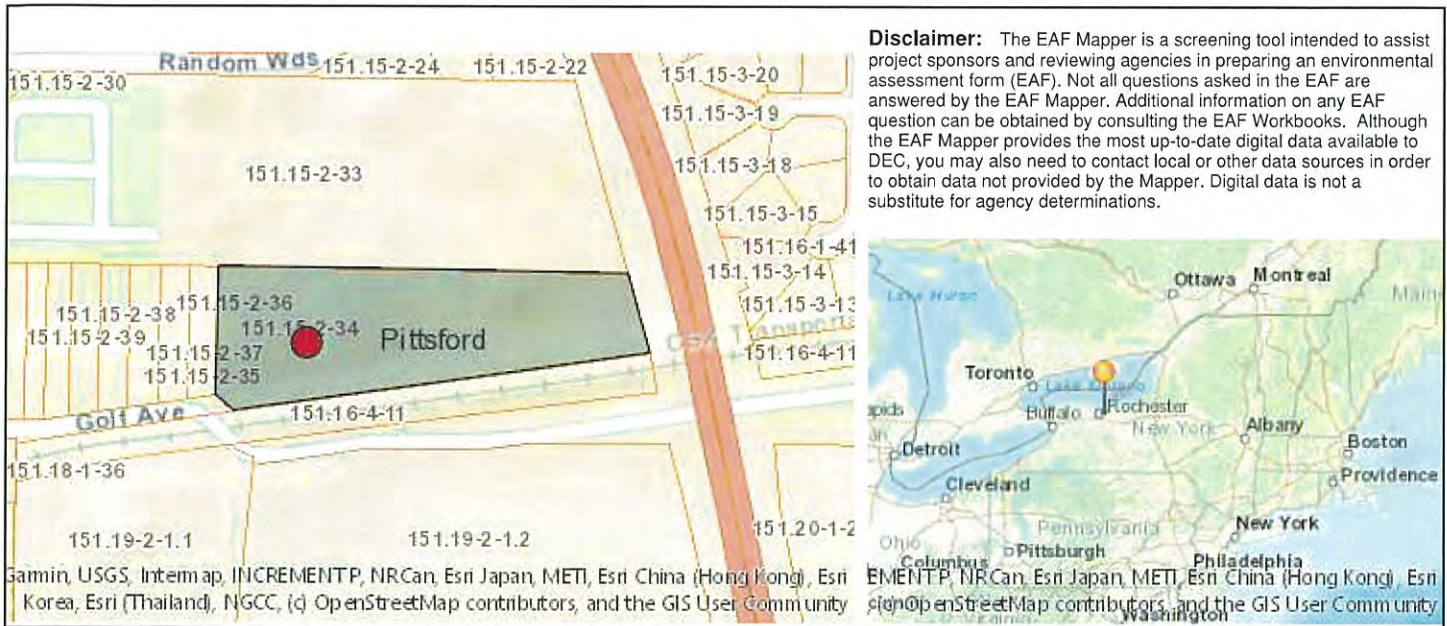
<b>Part 1 – Project and Sponsor Information</b>			
Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless			
Name of Action or Project: 490 & Golf Telecommunications Facility			
Project Location (describe, and attach a location map): 60 Golf Avenue, Pittsford, NY 14534, Town of Pittsford, Monroe County (T.A.#151.15-2-34, 7.4 +/- acres per tax map)			
Brief Description of Proposed Action: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless is proposing the construction of a wireless telecommunications facility. The facility will consist of a 125' monopole tower (with proposed 4' lightning rod) that will contain a Verizon Wireless antenna array at a centerline 121' AGL, and outdoor equipment cabinets and H-frame within a 30'x50'+/- chain link fence enclosure (6' tall with barbed wire top). The wireless telecommunications equipment, meterboard, transformer and fenced compound are all proposed to be located within a 10,000 SF lease area. Access to the site will utilize an existing asphalt parking lot and existing gravel driveway extending from Golf Avenue.			
Name of Applicant or Sponsor: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless		Telephone: 585-943-2623	
Address: 1275 John Street, Suite 100		E-Mail: kathy.pomponio@verizonwireless.com	
City/PO: West Henrietta		State: NY	Zip Code: 14586
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Pittsford Planning Board-Special Permit & Site Plan Approval; Town of Pittsford Zoning Board-Height Variance; Historic Preservation Board review and recommendation			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 7.4+/- acres			
b. Total acreage to be physically disturbed? _____ 0.11+/- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.75+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Cemetery; Town DPW, Railroad Tracks			
<input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The proposed action meets the states energy code requirements.</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Federal Wetland located on property north of proposed site	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Bell Atlantic Mobile Systems, LLC</u> Date: <u>3/9/2023</u>		
Signature: <u></u> David A. Weisenreder, P.E. Title: <u>Project Engineer-Costich Engineering, DPC</u>		





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

617.20  
Appendix B  
State Environmental Quality Review  
Visual EAF Addendum

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.  
(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
A.)A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.)An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.)A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.)State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.)The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.)National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.)National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.)National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J.)Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.)Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L.)A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M.)A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.)Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P.)County road? *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R.)State? *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.)Local road? *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e. screened by summer foliage, but visible during other seasons?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
3. Are any of the resources checked in questions 1 used by the public during the time of year during which the project will be visible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					



**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in questions 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	* 1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Suburban residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>

Note: add attachments as needed

5. Are there visually similar projects within:

- \* 1/4 mile       Yes       No \*
- \* 1 mile         Yes       No \*
- \* 1 1/2 miles    Yes       No \*
- \* 3 miles         Yes       No \*

\* Distance from project site are provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The annual number of viewers likely to observe the proposed project is 2,686,400\*

NOTE: When user data is unavailable or unknown, use best estimate.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Refer to attached sheet





BELL ATLANTIC MOBILE SYSTEMS LLC  
d/b/a

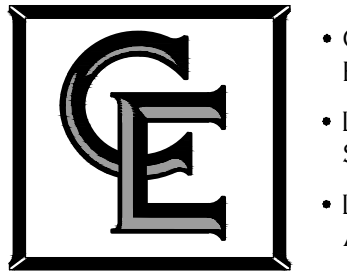


SITE NAME: 490 & GOLF  
ZONING DRAWINGS

PROJECT NUMBER: 20192073613  
LOCATION CODE: 592753



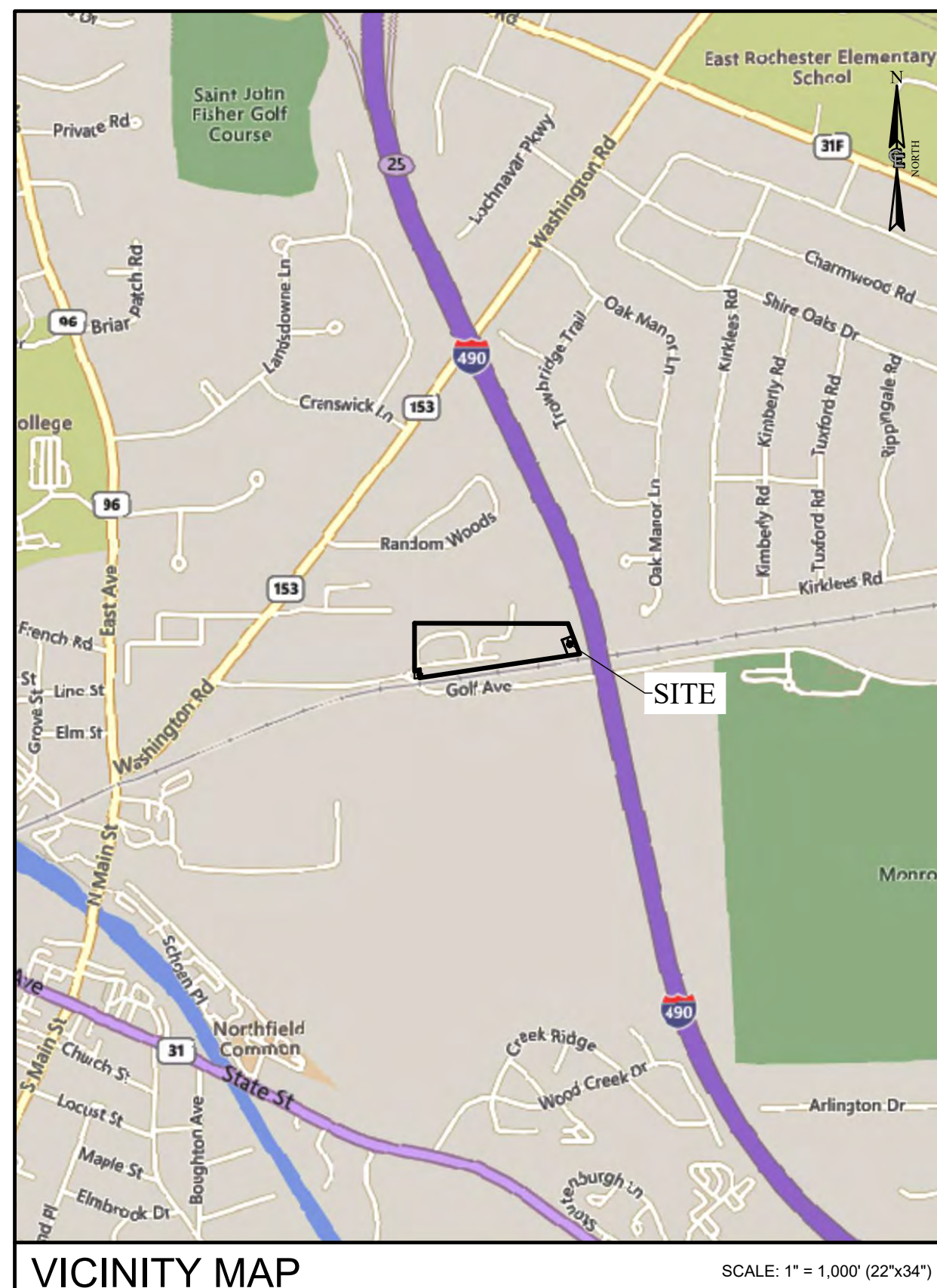
1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

**COSTICH ENGINEERING**  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL



PROJECT SUMMARY/DIRECTORY	
SITE ADDRESS:	60 GOLF AVENUE PITTSFORD, NEW YORK 14534
MUNICIPALITY:	TOWN OF PITTSFORD
COUNTY:	MONROE
TAX MAP NUMBER:	151.15-2-34 (7.4 ACRES PER TAX MAP)
ZONING DISTRICT:	RESIDENTIAL NEIGHBORHOOD (RN)
PROPERTY SETBACKS:	FRONT - TBD REAR - 20 FEET SIDE - 20 FEET
LATITUDE:	43.097457° (43° 05' 50.85" N)
LONGITUDE:	-77.502193° (77° 30' 07.89" W)
BASE ELEVATION:	437.5± AMSL
PROPERTY OWNER:	TOWN OF PITTSFORD 11 S MAIN STREET PITTSFORD, NEW YORK 14534
APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS, LLC d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT:	KATHY POMPONIO PHONE: (585) 943-2623
LIMITS OF DISTURBANCE:	0.11 ACRES

PROJECT SUMMARY/DIRECTORY			
SHEET #	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	1	03/22/2023
GA002	GENERAL NOTES	1	03/22/2023
VA100	SURVEY PLAN	1	03/22/2023
VA110	SURVEY NOTES AND DESCRIPTIONS	1	03/22/2023
CA100	OVERALL SITE PLAN	1	03/22/2023
CA110	COMPOUND PLAN	1	03/22/2023
CA120	GRADING AND EROSION CONTROL PLAN	1	03/22/2023
CA500	TOWER ELEVATION, ORIENTATION AND RF INFO	1	03/22/2023
CA501	EQUIPMENT ELEVATIONS	1	03/22/2023
CA502	SITE DETAILS	1	03/22/2023
CA503	SITE DETAILS	1	03/22/2023

UTILITY PROVIDERS	
ELECTRIC PROVIDER:	RG&E
ESR #:	TBD
ACCOUNT #:	TBD
PLANNER:	TBD
PHONE:	TBD
FIBER:	TBD
PLANNER:	TBD
PHONE:	TBD

**DIG SAFELY - NEW YORK**

Before You Dig, Drill Or Blast!

**Dig Safely. New York**

UNDERGROUND FACILITIES  
PROTECTIVE ORGANIZATION  
CALL US TOLL FREE 1-800-962-7962  
NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**SCOPE OF WORK**

1. THE PROPOSED WORK CONSISTS OF THE CONSTRUCTION AND INSTALLATION OF AN UNMANNED WIRELESS FACILITY WITH ASSOCIATED UTILITIES.

PROJECT MANAGER

**D.A.W.**

DRAWN BY

**A.J.L.**

COPYRIGHT 2023  
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

**SITE INFORMATION**

490 & GOLF  
PROJECT#: 20192073613  
LOCATION CODE: 592753

TOWN OF PITTSFORD  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE

**TITLE SHEET**

C.E. JOB NUMBER      SHEET NUMBER

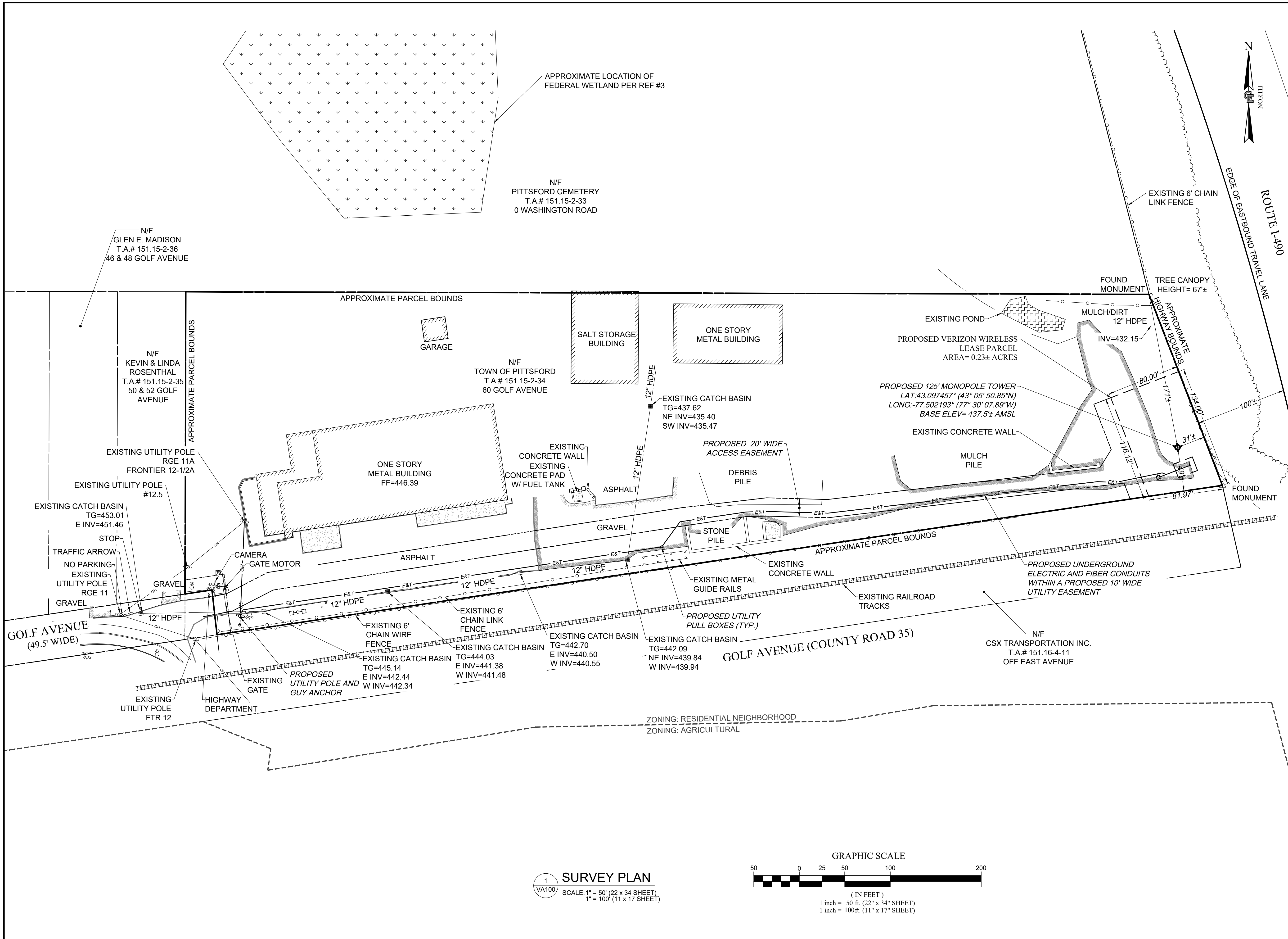
**7714.01**                      **GA001**

SHEET 01 OF 11









**verizon**  
 1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586

**COSTICH ENGINEERING**  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
 490 & GOLF  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

TOWN OF PITTSFORD  
 COUNTY OF MONROE  
 STATE OF NEW YORK

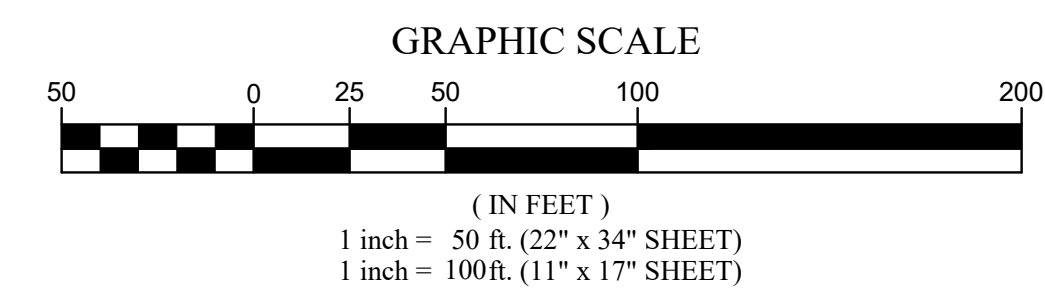
SHEET TITLE  
**SURVEY PLAN**

C.E. JOB NUMBER  
**7714.01**

SHEET NUMBER  
**VA100**

SHEET 03 OF 11

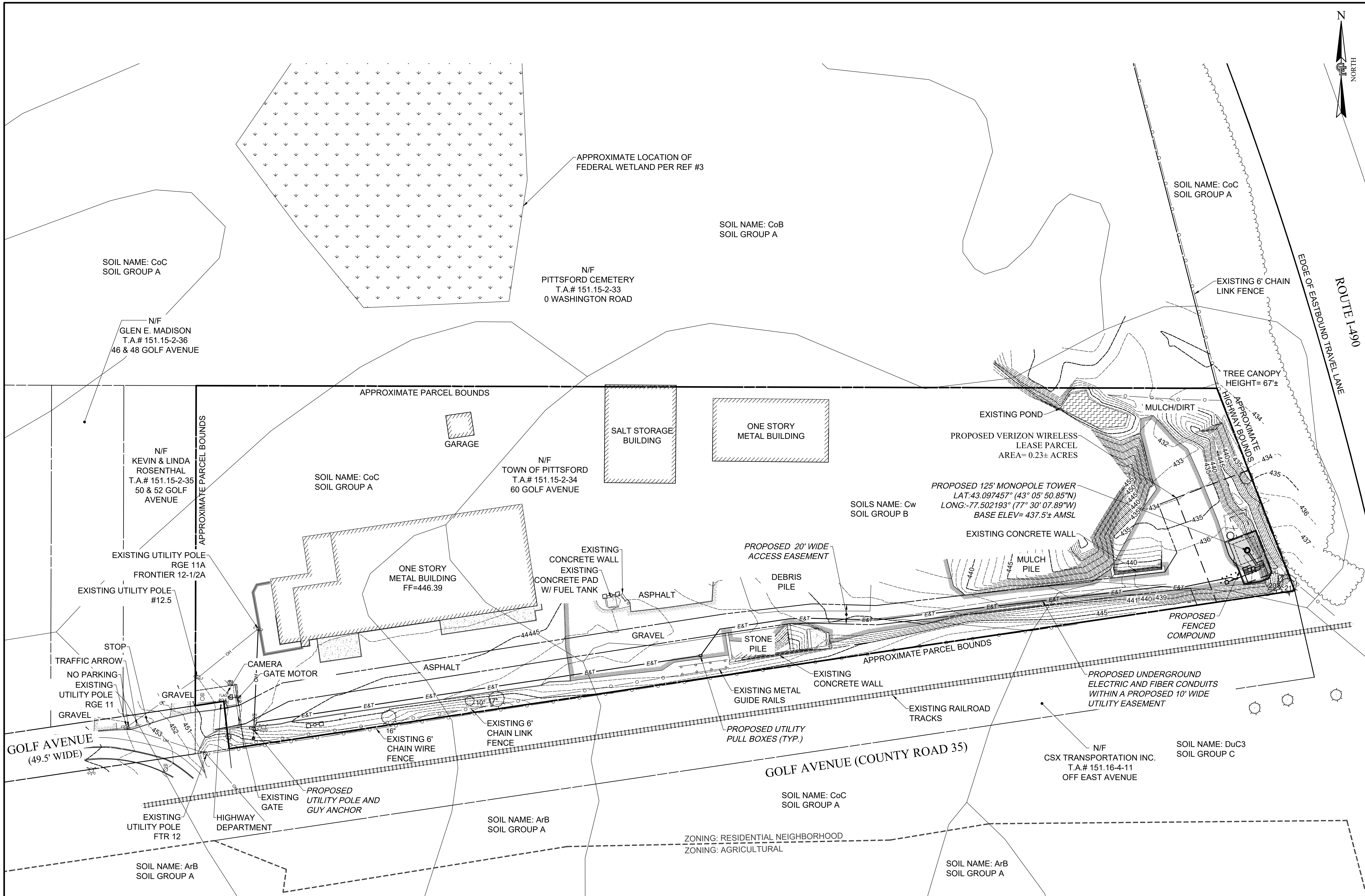
**1 SURVEY PLAN**  
 SCALE: 1" = 50' (22 x 34 SHEET)  
 1" = 100' (11 x 17 SHEET)











**verizon**

1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586

**COSTICH ENGINEERING**

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
490 & GOLF  
PROJECT#: 20192073613  
LOCATION CODE: 592753

TOWN OF PITTSFORD  
COUNTY OF MONROE  
STATE OF NEW YORK  
SHEET TITLE

OVERALL SITE PLAN

C.E. JOB NUMBER  
**7714.01**

SHEET NUMBER  
**CA100**

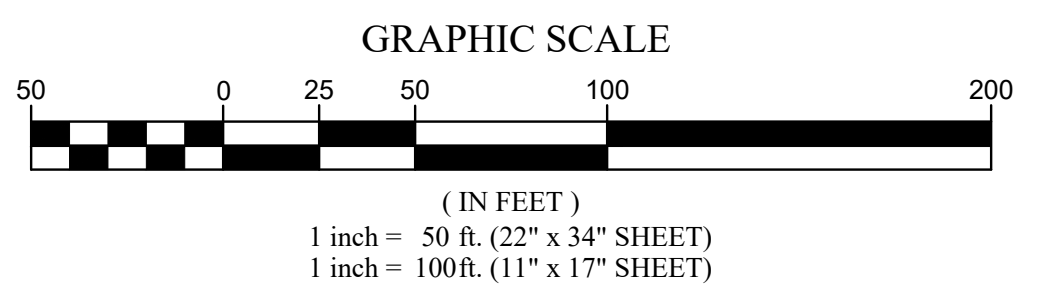
SHEET 05 OF 11

**UDIG-NY**

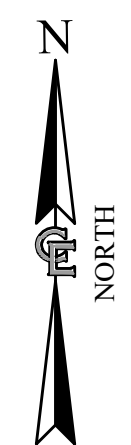
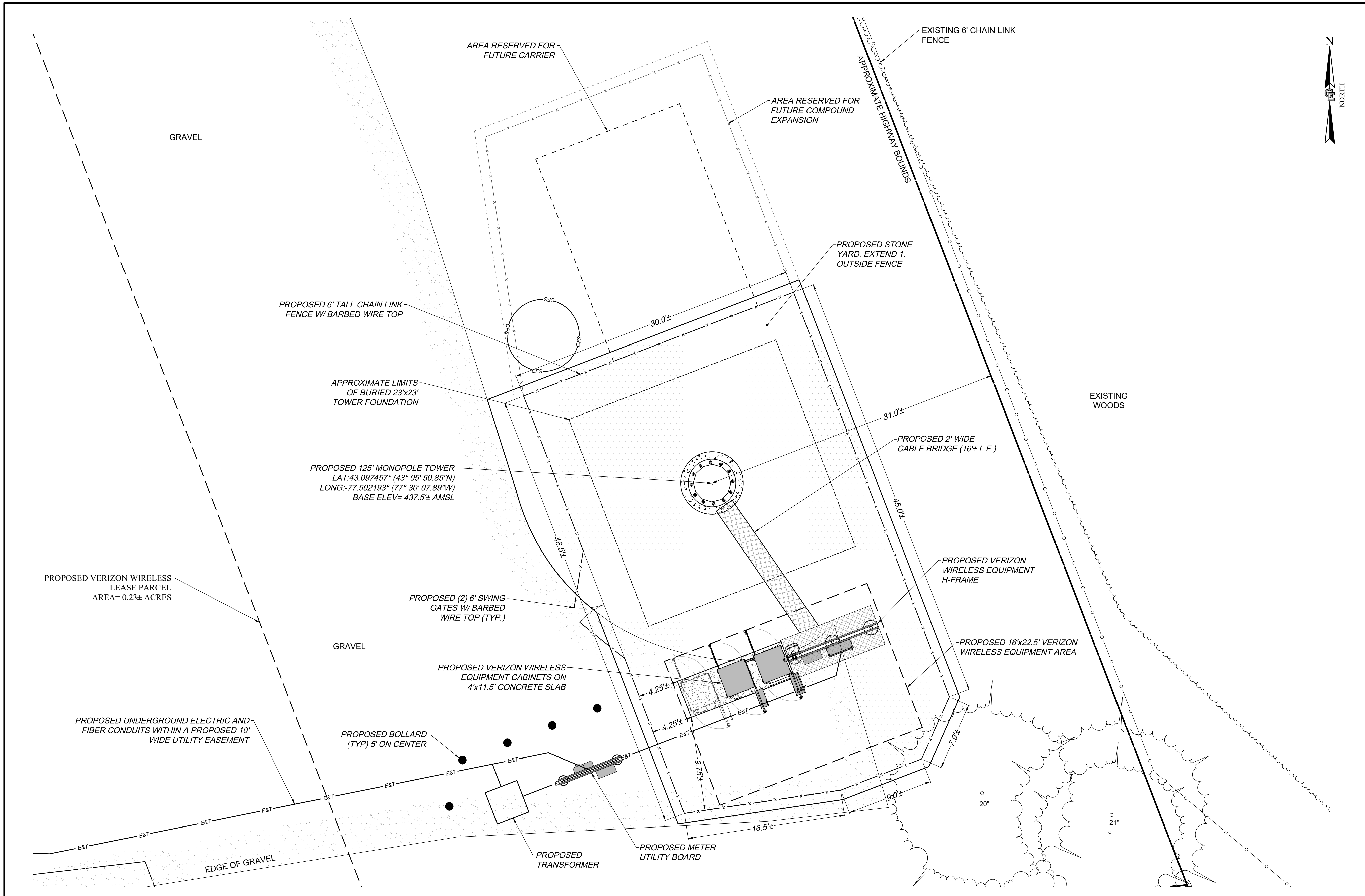
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

**OVERALL SITE PLAN**

SCALE: 1" = 50' (22 x 34 SHEET)  
1" = 100' (11 x 17 SHEET)







**verizon**  
 1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586

**COSTICH ENGINEERING**  
 • CIVIL ENGINEERING  
 • LAND SURVEYING  
 • LANDSCAPE ARCHITECTURE  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**  
 DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
**490 & GOLF**  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

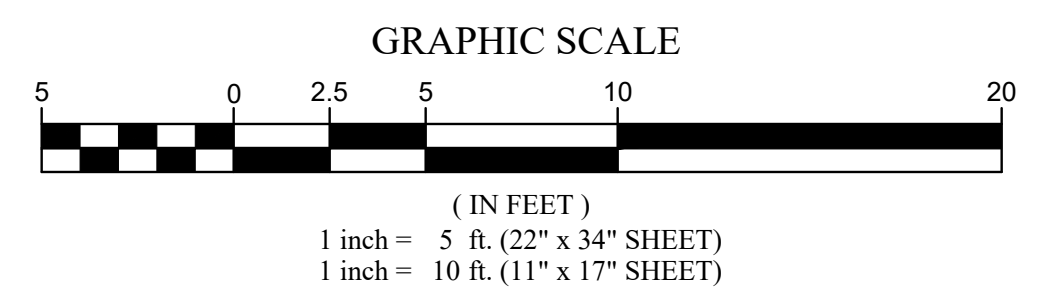
TOWN OF PITTSFORD  
 COUNTY OF MONROE  
 STATE OF NEW YORK  
 SHEET TITLE

COMPOUND PLAN  
 C.E. JOB NUMBER: **7714.01**  
 SHEET NUMBER: **CA110**  
 SHEET 06 OF 11

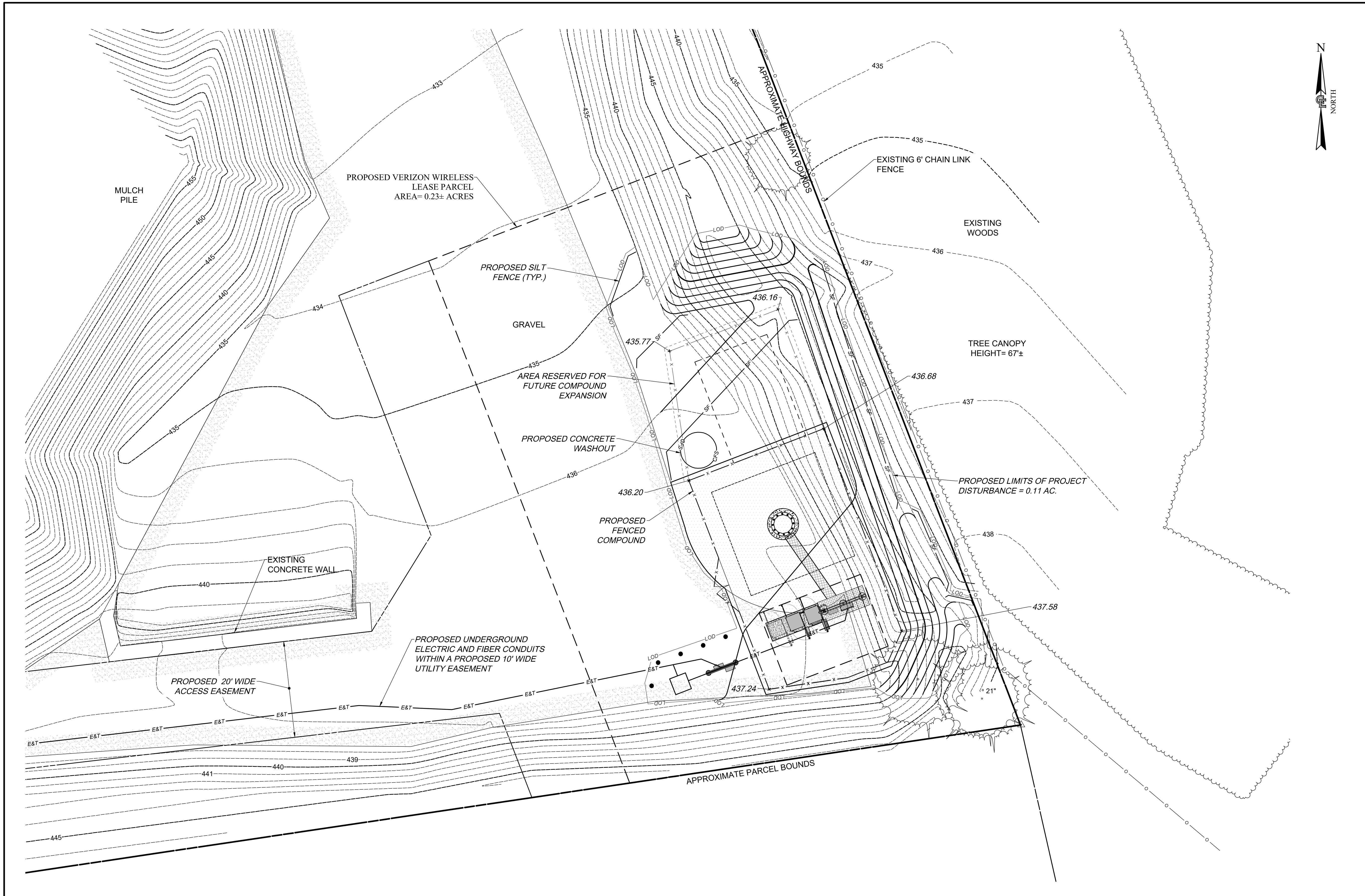


EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

**1** COMPOUND PLAN  
 CA110  
 SCALE: 1" = 5' (22 x 34 SHEET)  
 1" = 10' (11 x 17 SHEET)







**verizon**  
 1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586

**COSTICH ENGINEERING**  
 • CIVIL ENGINEERING  
 • LAND SURVEYING  
 • LANDSCAPE ARCHITECTURE  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**  
 DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
**490 & GOLF**  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

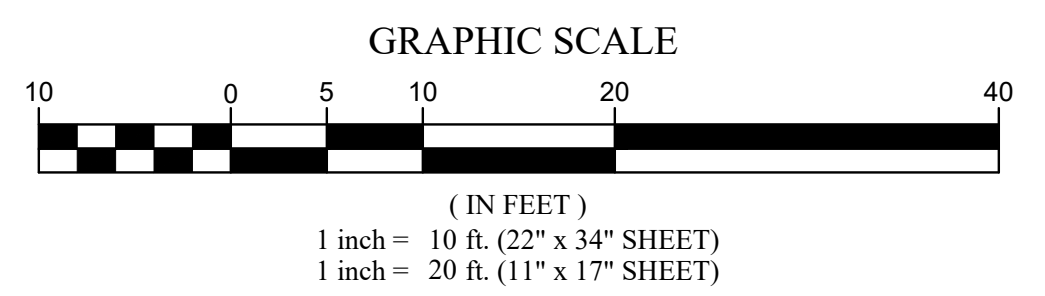
TOWN OF PITTSFORD  
 COUNTY OF MONROE  
 STATE OF NEW YORK

GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER  
**7714.01**  
 SHEET NUMBER  
**CA120**  
 SHEET 07 OF 11

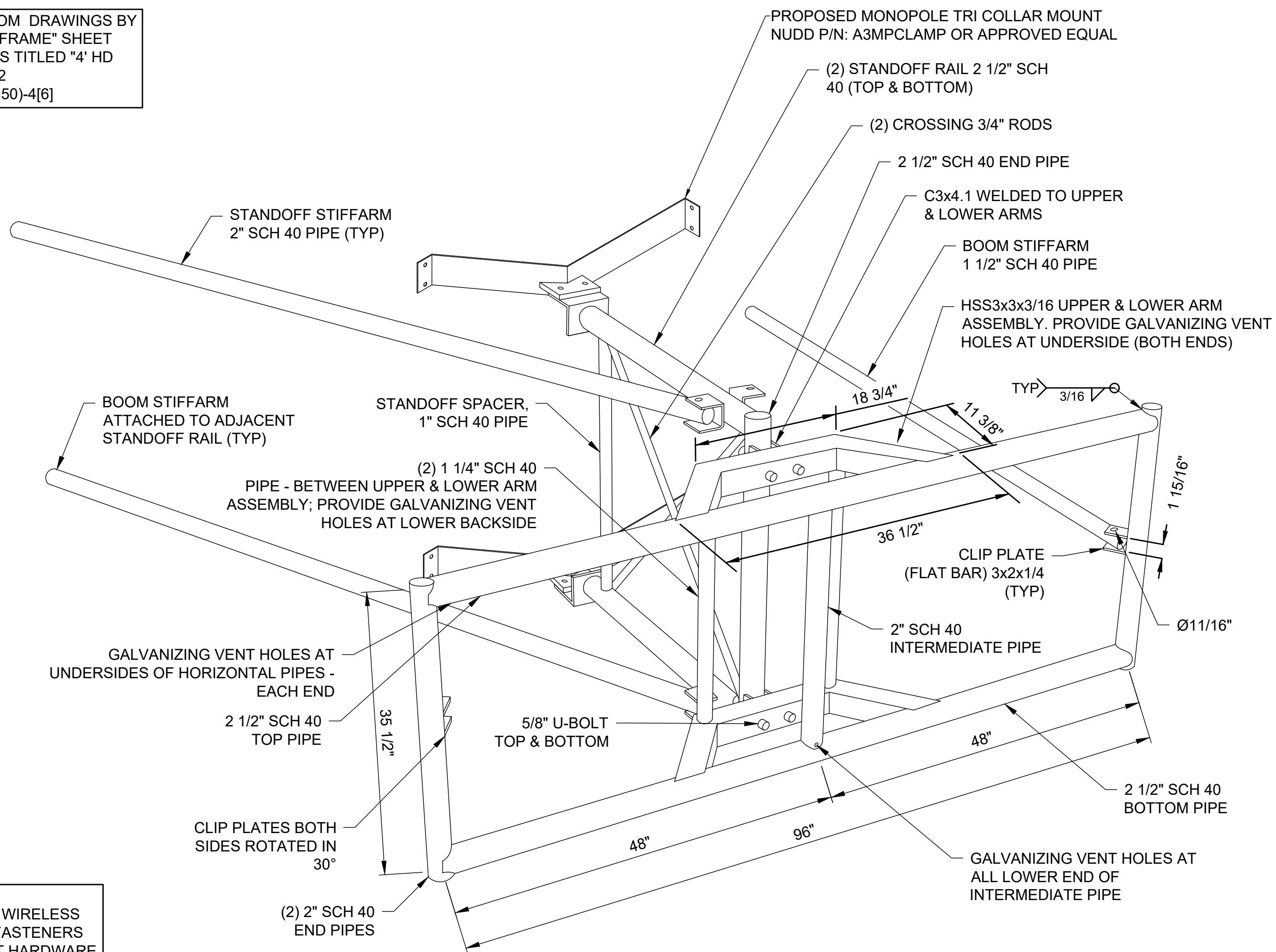
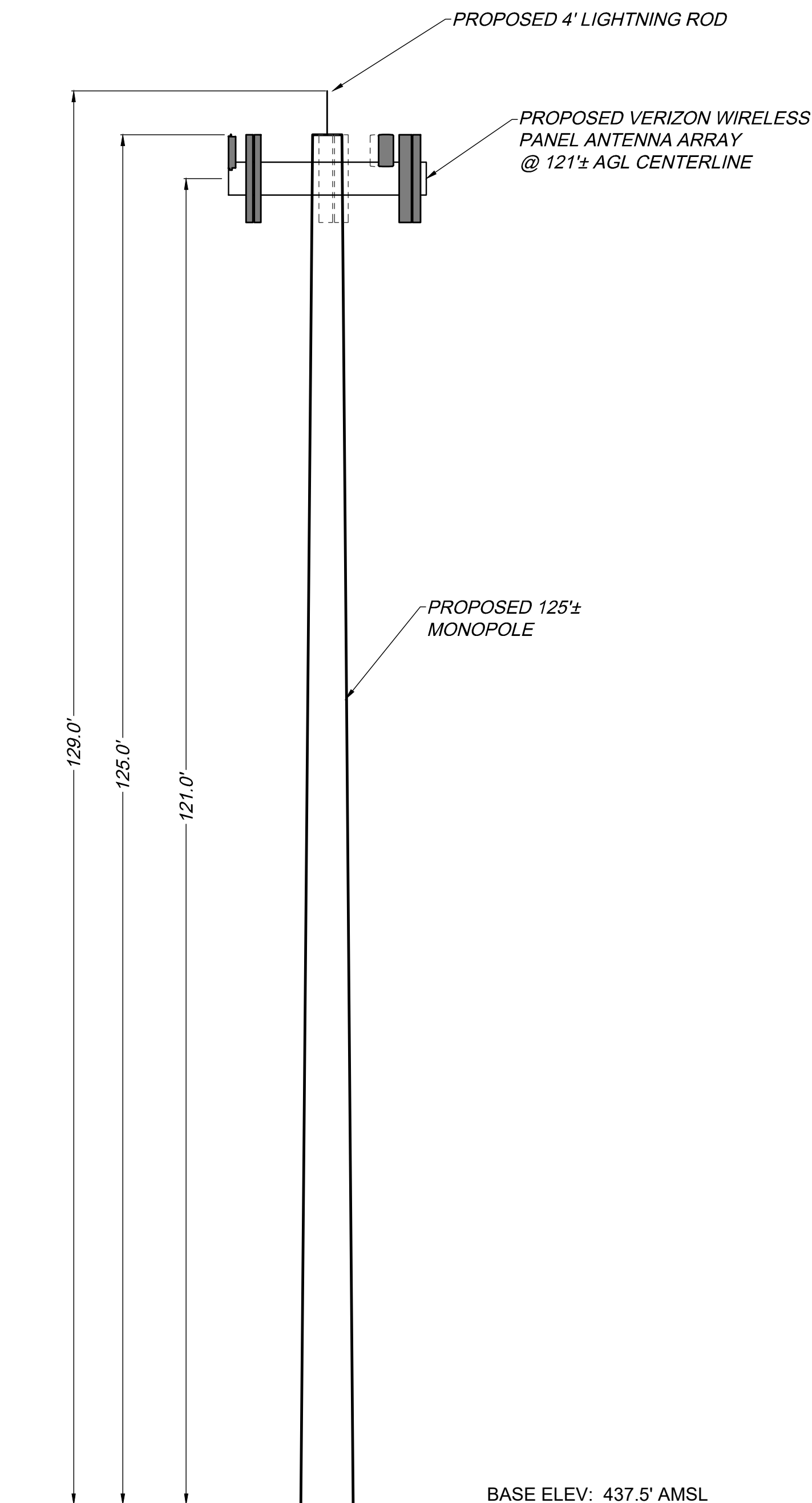
**UDIG-NY**  
 EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

**GRADING & EROSION CONTROL PLAN**  
 SCALE: 1" = 10' (22" x 34" SHEET)  
 1" = 20' (11" x 17" SHEET)





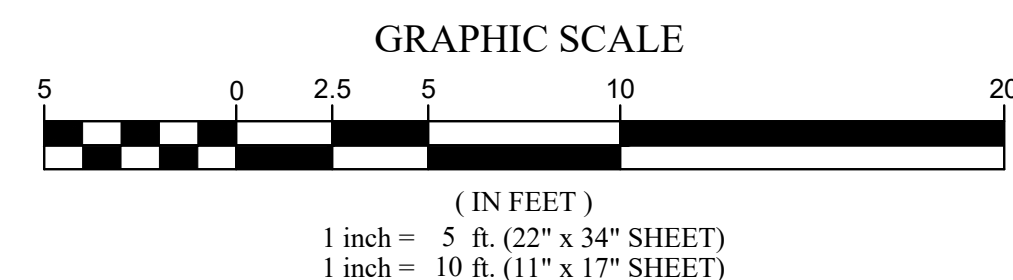
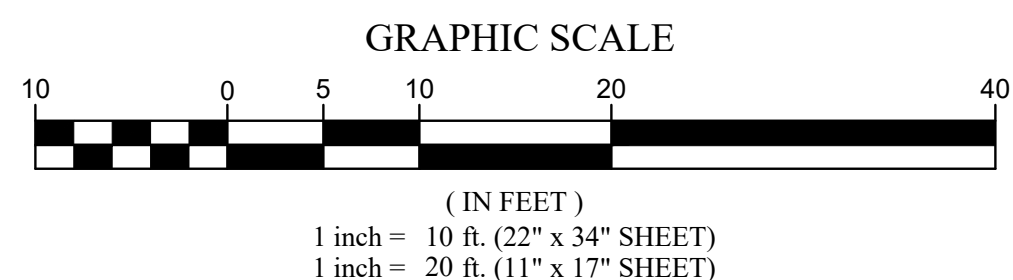
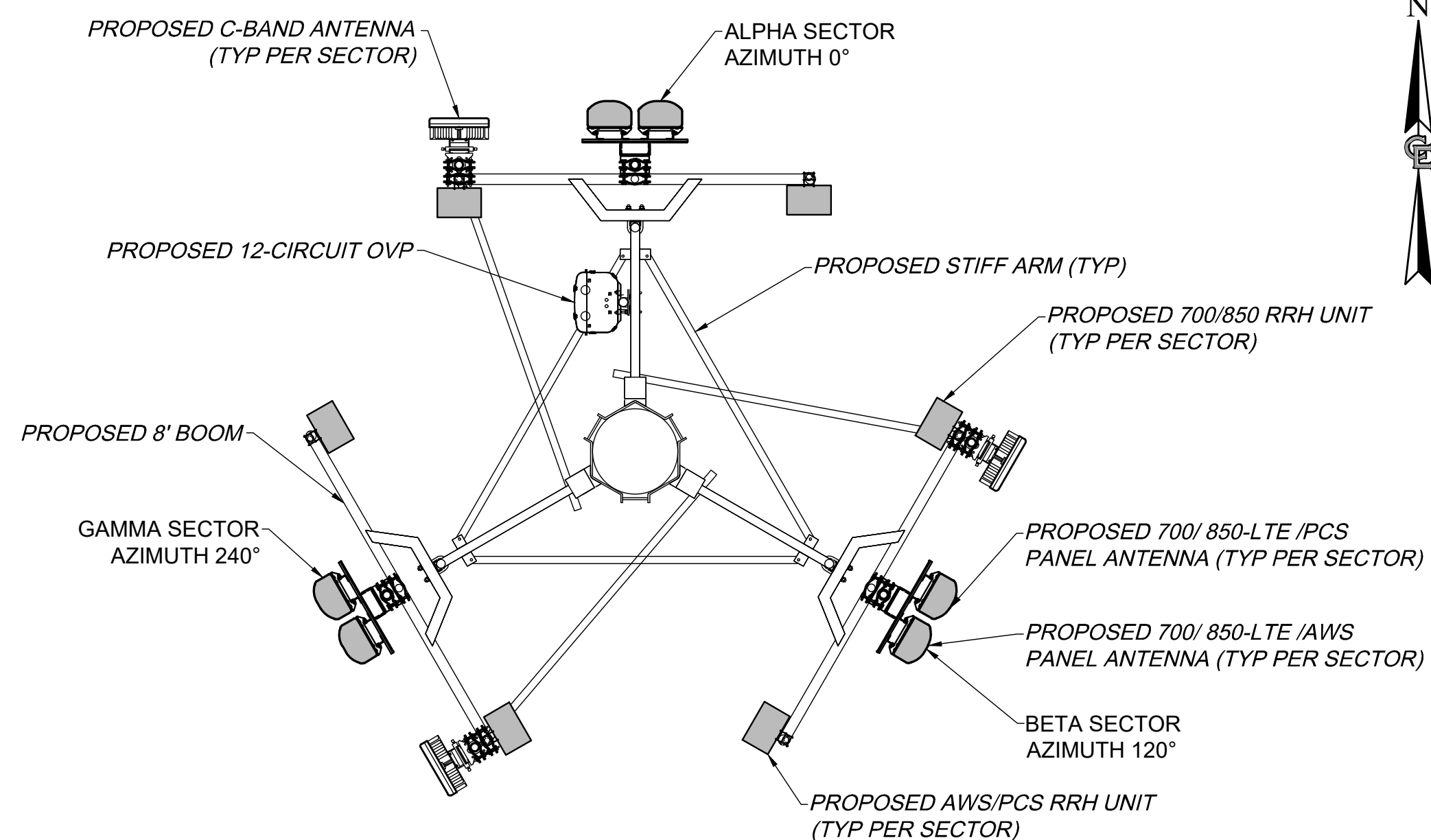
BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022  
 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]



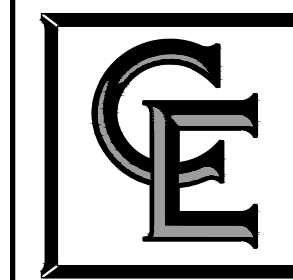
NOTE:  
 CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

**TOWER NOTES**

1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF TWO WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.



1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586



**COSTICH ENGINEERING**  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

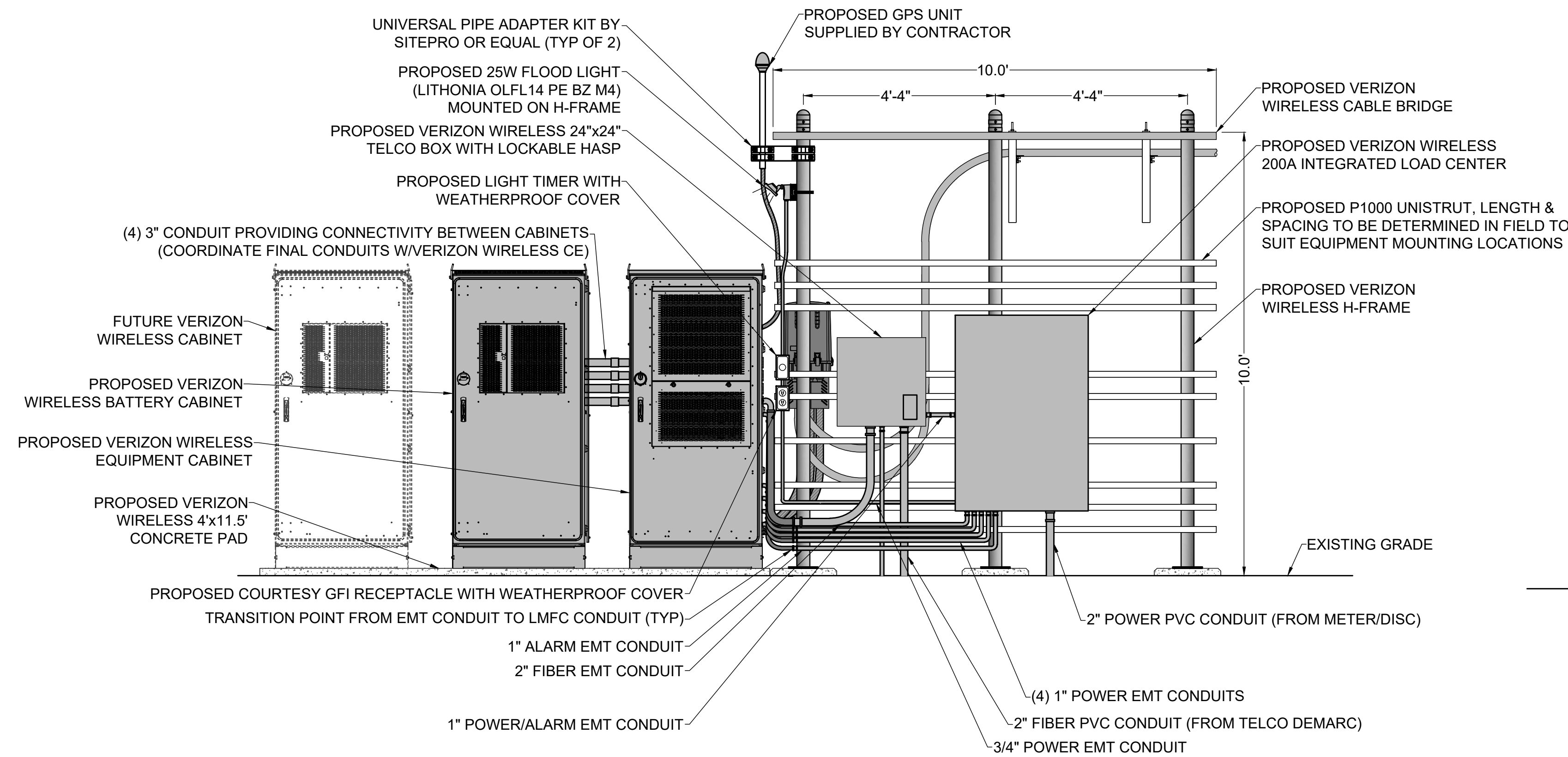
**SITE INFORMATION**  
 490 & GOLF  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

**TOWN OF PITTSFORD**  
 COUNTY OF MONROE  
 STATE OF NEW YORK

**TOWER ELEVATION, ORIENTATION & RF INFO**

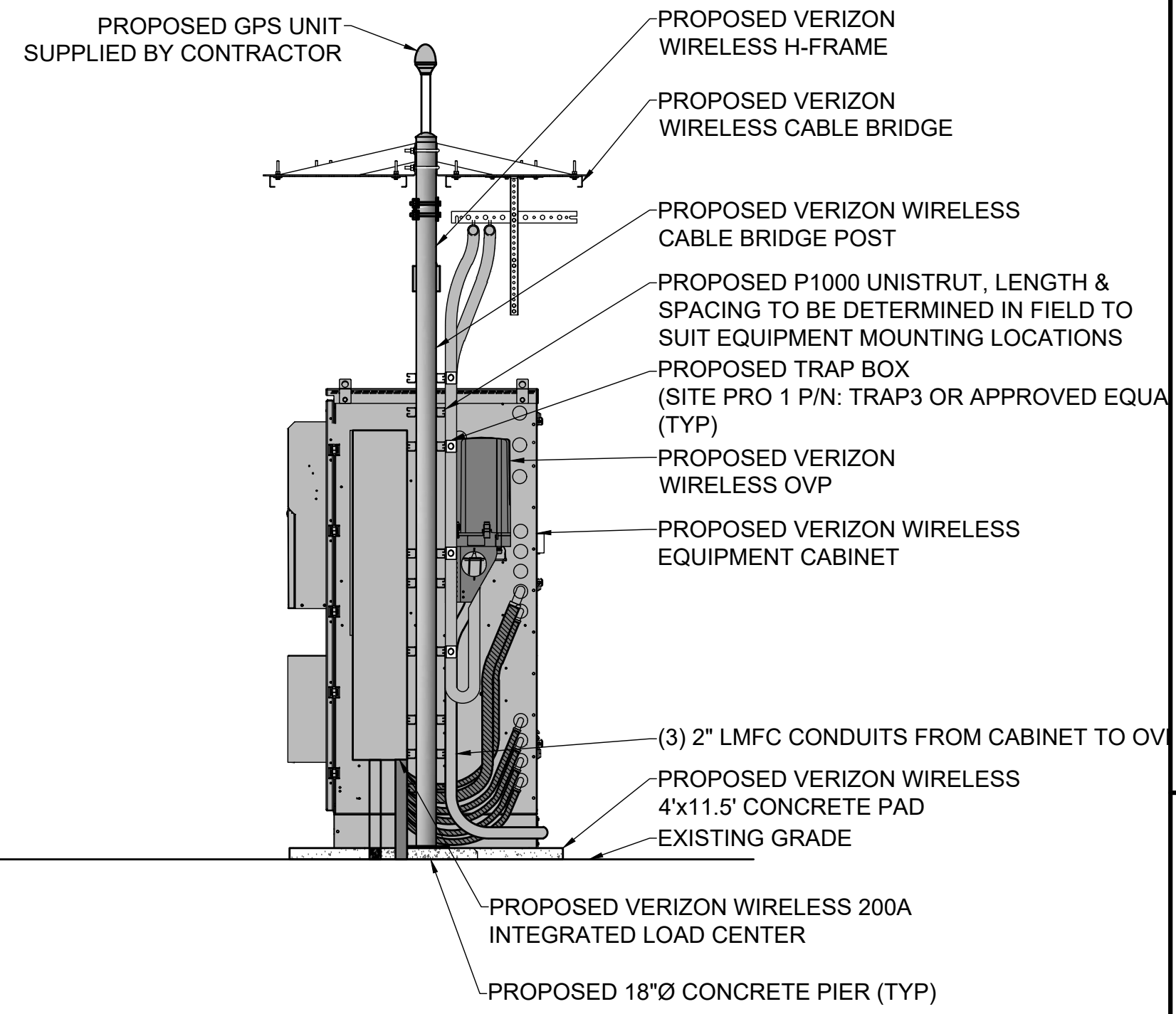
C.E. JOB NUMBER: **7714.01**  
 SHEET NUMBER: **CA500**  
 SHEET 08 OF 11



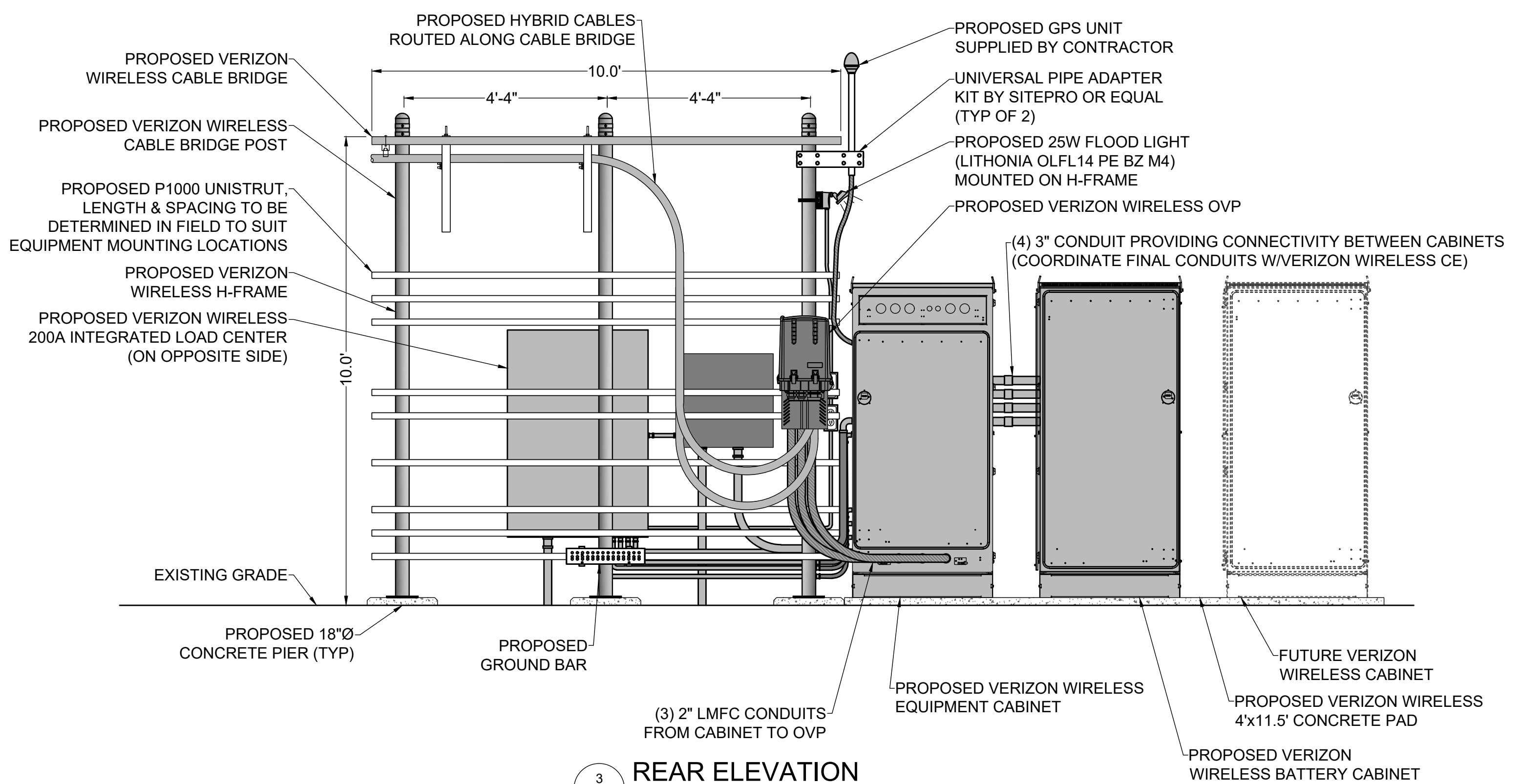


1 FRONT ELEVATION  
 CA501 SCALE: 1" = 2' (22 x 34 SIZE)  
 1" = 4' (11 x 17 SIZE)

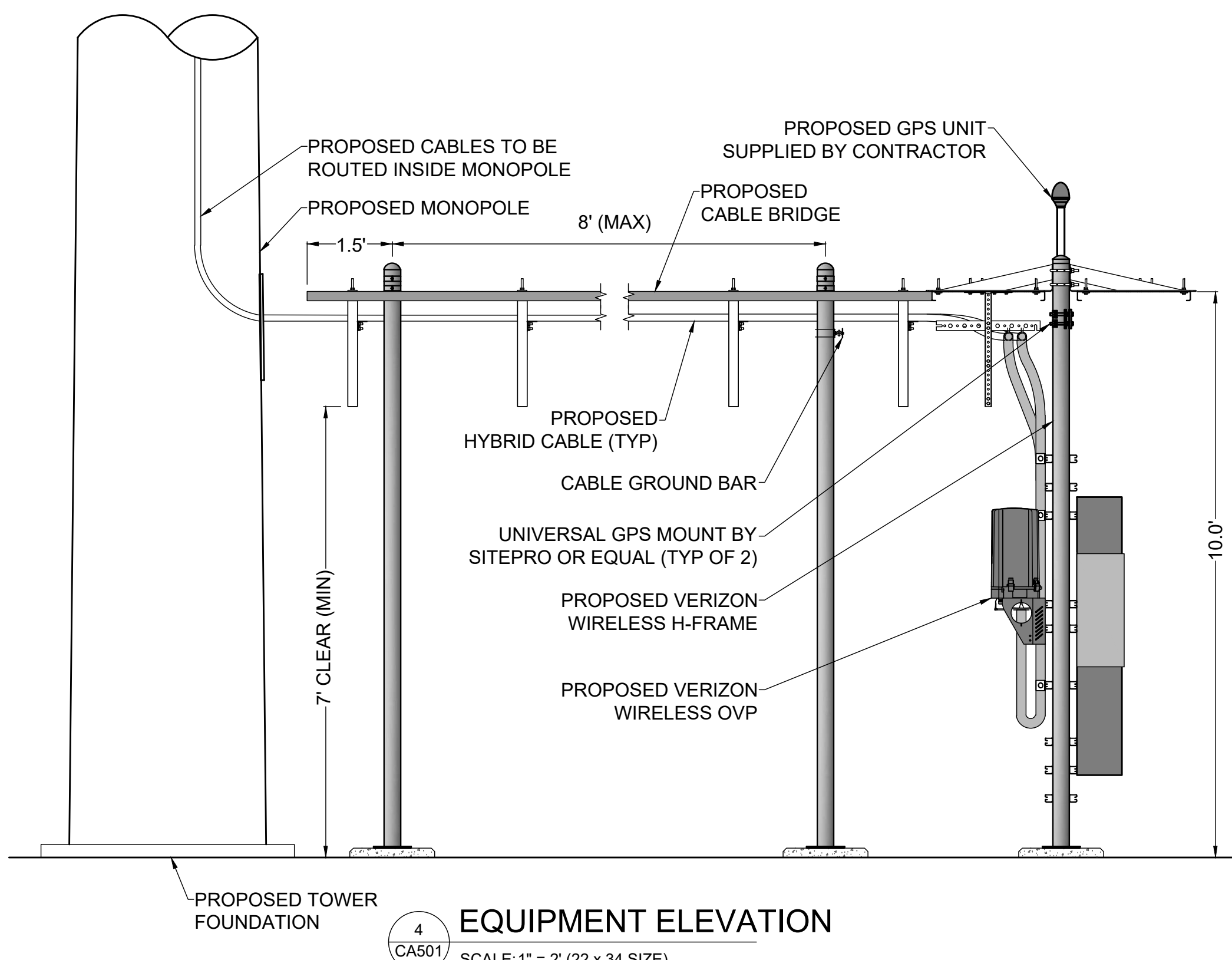
- NOTES:
1. GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
  2. VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
  3. VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL CAT6 ETHERNET CABLING FOR ALL ALARM POINTS REQUIRED BY VERIZON WIRELESS STANDARDS.
  4. ALL CIVIL SITE WORK (CONDUITS, GROUNDING, CONCRETE) TO BE PERFORMED BY VERIZON WIRELESS GENERAL CONTRACTOR. ALL OTHER WORK TO BE DONE BY OTHERS.



2 SIDE ELEVATION  
 CA501 SCALE: 1" = 2' (22 x 34 SIZE)  
 1" = 4' (11 x 17 SIZE)



3 REAR ELEVATION  
 CA501 SCALE: 1" = 2' (22 x 34 SIZE)  
 1" = 4' (11 x 17 SIZE)



4 EQUIPMENT ELEVATION  
 CA501 SCALE: 1" = 2' (22 x 34 SIZE)  
 1" = 4' (11 x 17 SIZE)



1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586



NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
 490 & GOLF  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

TOWN OF PITTSFORD  
 COUNTY OF MONROE  
 STATE OF NEW YORK

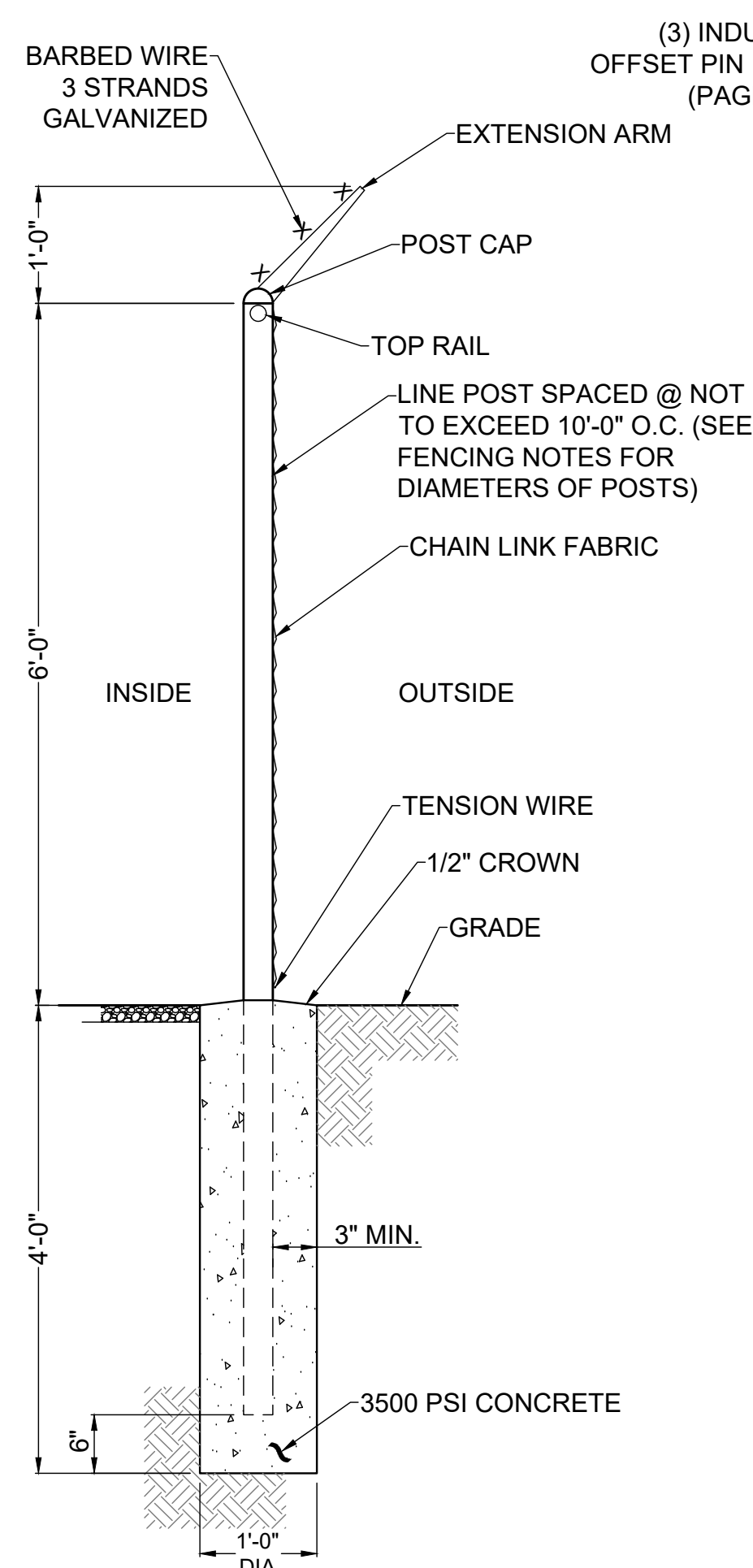
SHEET TITLE  
**EQUIPMENT ELEVATIONS**

C.E. JOB NUMBER  
**7714.01**

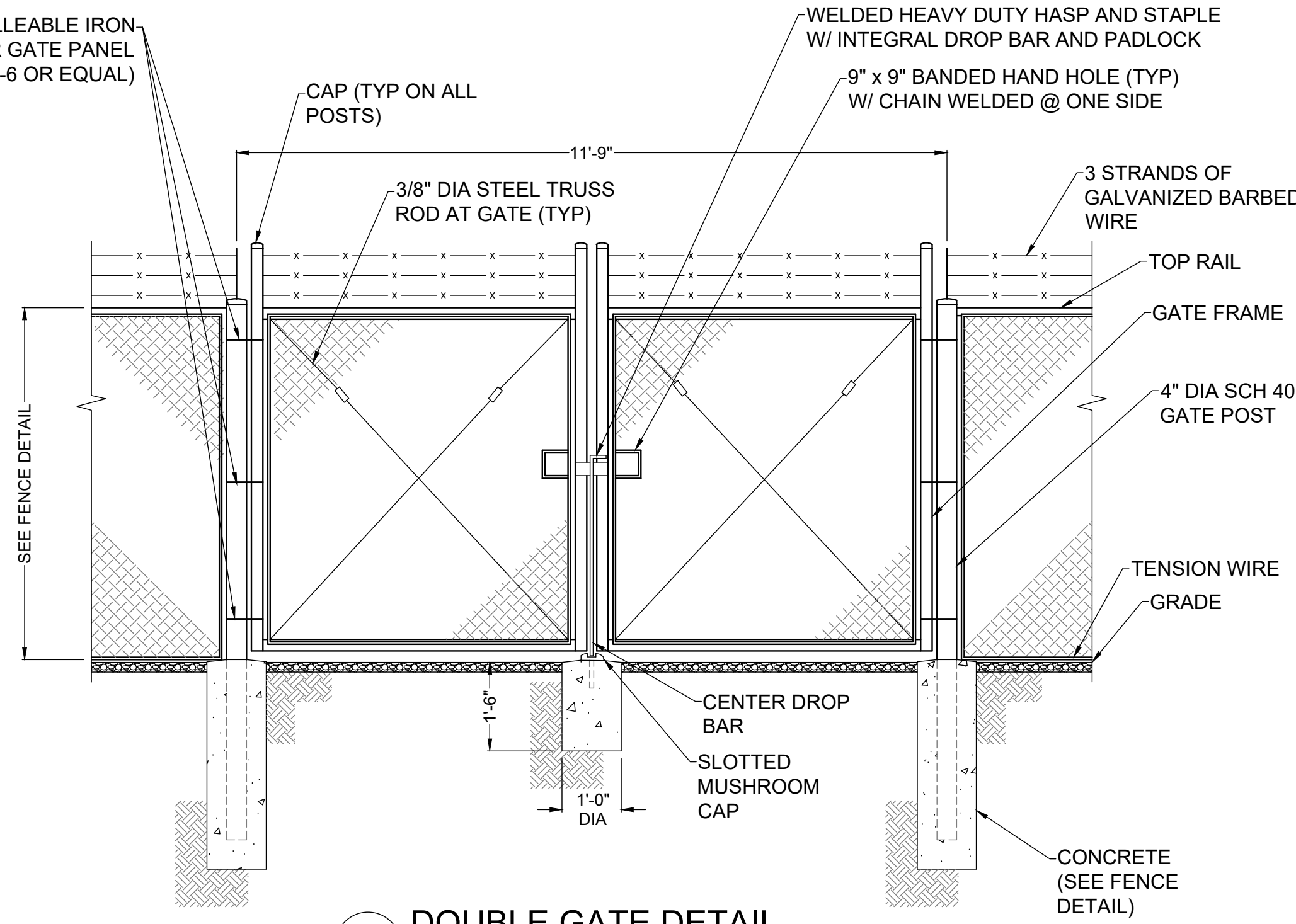
SHEET NUMBER  
**CA501**

SHEET 09 OF 11

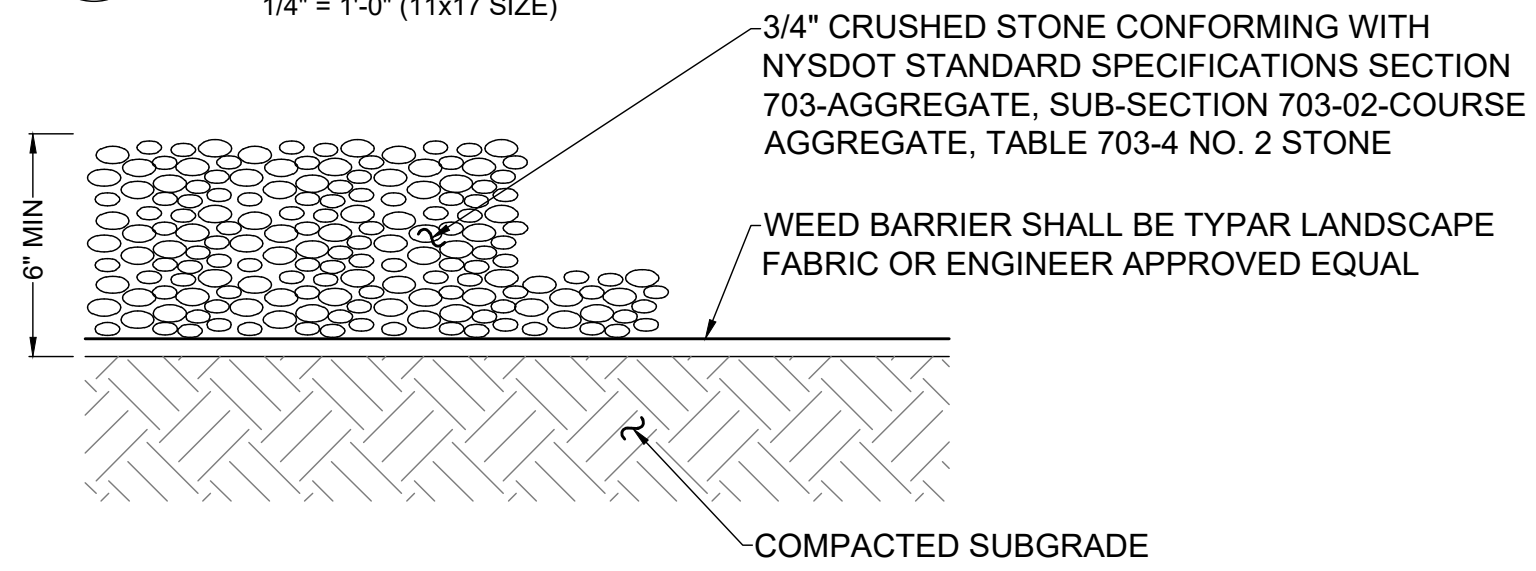




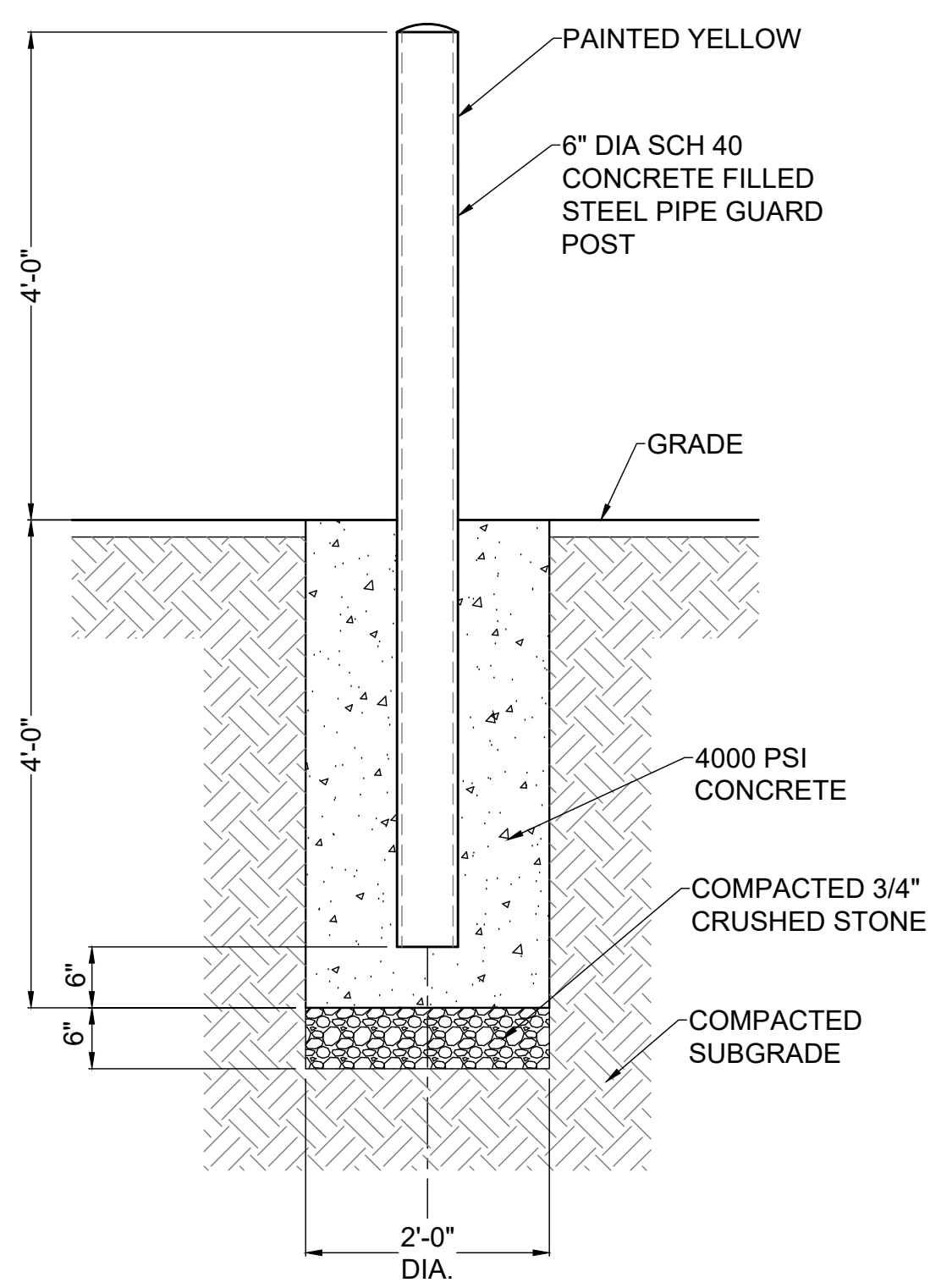
1 FENCE DETAIL  
SCALE: NTS



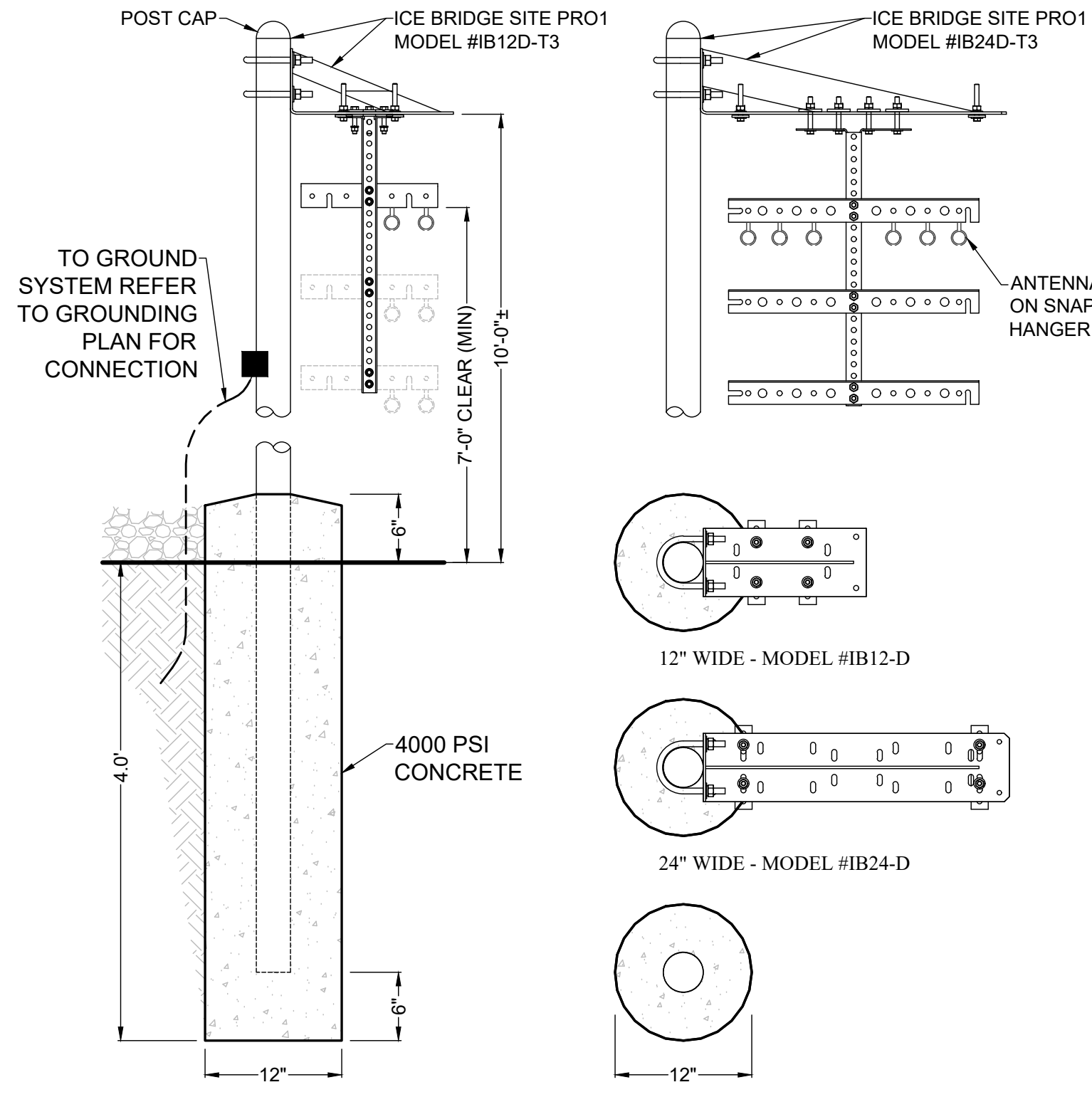
2 DOUBLE GATE DETAIL  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)



4 GRAVEL SURFACING TREATMENT  
SCALE: NTS



5 BOLLARD DETAIL  
SCALE: 3/4" = 1'-0" (22x34 SIZE)  
3/8" = 1'-0" (11x17 SIZE)



3 CABLE BRIDGE / H-FRAME DETAIL  
SCALE: NTS

**verizon**  
1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586

**COSTICH ENGINEERING**  
• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL

PROJECT MANAGER  
**D.A.W.**  
DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
COSTICH ENGINEERING, D.P.C.  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

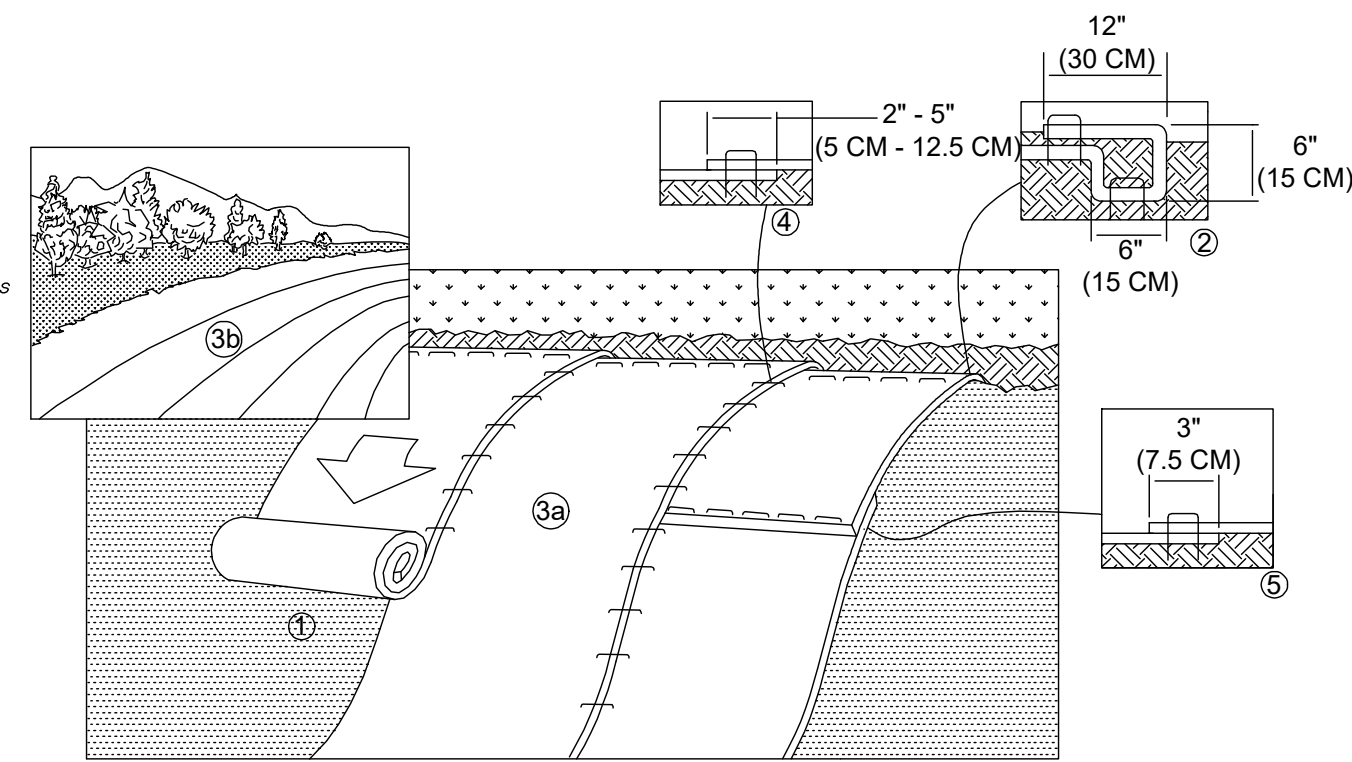
SITE INFORMATION  
490 & GOLF  
PROJECT#: 20192073613  
LOCATION CODE: 592753

TOWN OF PITTSFORD  
COUNTY OF MONROE  
STATE OF NEW YORK  
SHEET TITLE

SITE DETAILS  
C.E. JOB NUMBER  
**7714.01**  
SHEET NUMBER  
**CA502**  
SHEET 10 OF 11



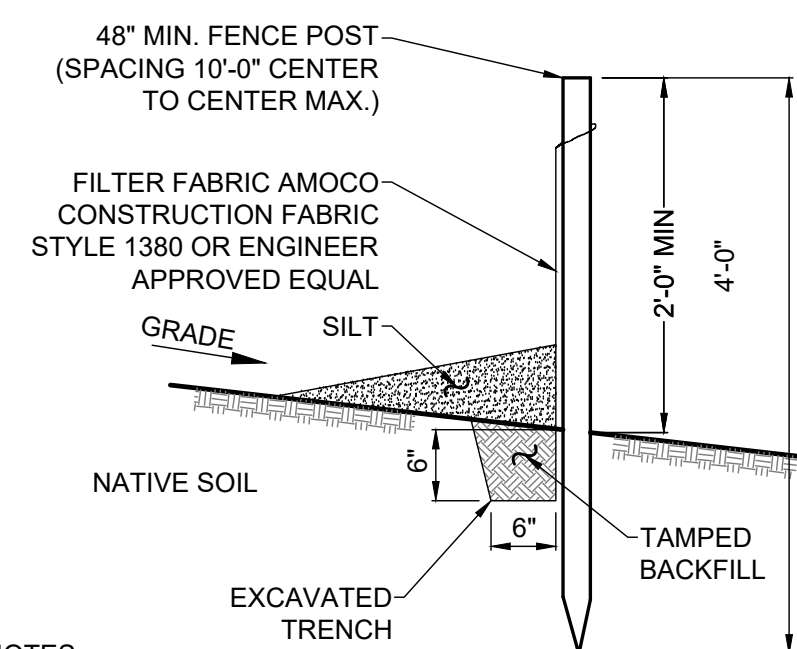
**NORTH AMERICAN GREEN**  
 EROSION CONTROL Products  
*Guaranteed SOLUTIONS*  
 14649 HIGHWAY 41 NORTH  
 EVANSVILLE, IN 47725  
 800-772-2040  
 www.nogreen.com



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP x 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OF SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/ STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL ROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/ STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

\* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

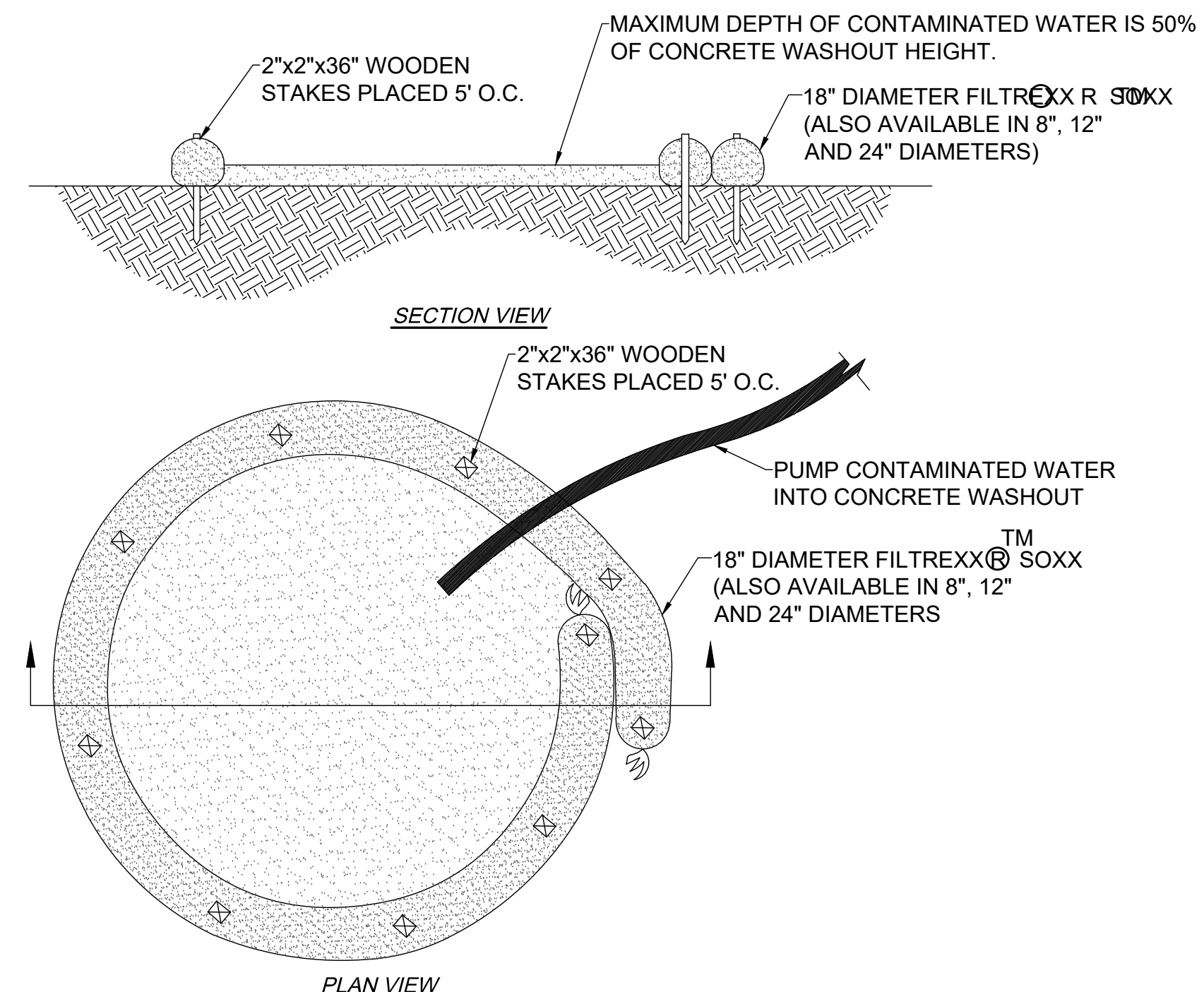
**1 EROSION CONTROL BLANKET - BANK STABILIZATION**  
 CA503 SCALE: NTS



NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

**3 SILT FENCE DETAIL**  
 CA503 SCALE: NTS



NOTES:

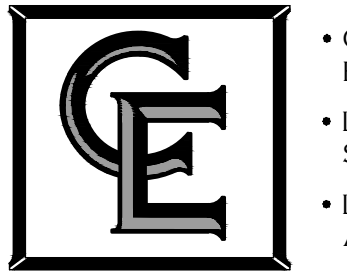
FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.

1. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
2. CONCRETE WASHOUT SHALL BE UNDERLAYED WITH 4 MIL. THICK PLASTIC BUFFER.
3. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
4. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
5. INSTALL ON FLAT GRADE NOT TO EXCEED 2%.
6. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
7. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
8. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED.
9. CONCRETE WASHOUT NOT TO BE LESS THAN 6' IN DIAMETER.

**2 CONCRETE WASHOUT DETAIL**  
 CA503 SCALE: NTS

**verizon**

1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586



**COSTICH ENGINEERING**  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	BY	COMMENTS
0	03/03/2023	AJL	ISSUED PRELIMINARY FOR REVIEW
1	03/22/2023	AJL	ISSUED FINAL



PROJECT MANAGER  
**D.A.W.**  
 DRAWN BY  
**A.J.L.**

COPYRIGHT 2023  
 COSTICH ENGINEERING, D.P.C.  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/ HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/ HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION  
 490 & GOLF  
 PROJECT#: 20192073613  
 LOCATION CODE: 592753

TOWN OF PITTSFORD  
 COUNTY OF MONROE  
 STATE OF NEW YORK

SHEET TITLE  
**SITE DETAILS**

C.E. JOB NUMBER  
**7714.01**  
 SHEET NUMBER  
**CA503**  
 SHEET 11 OF 11