

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
JANUARY 15, 2024**

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, January 15, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

78 State Street – Tax ID 164.07-2-4

Applicant is requesting relief from Town Code Sections 185-17 I. and 185-113 B. (1) & (2) for the construction of an oversized over-height detached garage within the rear setback. This property is zoned Residential Neighborhood (RN).

717 Stone Road – Tax ID 164.03-1-3.1

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

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, February 19, 2024.

Zoning Board of Appeals Referral Form Information

Property Address:

78 State Street PITTSFORD, NY 14534

Property Owner:

Goldberg, Steven
78 State St
Pittsford, NY 14534

Applicant or Agent:

Gardner Construction and Development LLC
3878 Pilgrimport Road
Lyons, NY 14489

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

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	20	Rear Setback:	12.9	Rear Setback:	7.1
Height:	21.4	Height:	12	Height:	9.4
Size:	180	Size:	648	Size:	468

Code Sections: Applicant is requesting relief from Town Code Sections 185-17 I. and 185-113 B. (1) & (2) for the construction of an oversized over-height detached garage within the rear setback. This property is zoned Residential Neighborhood (RN).

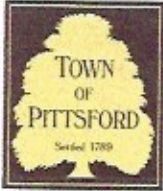
Staff Notes: This property was approved for the demolition of a detached garage (by DRHPB) and is requesting to build a new detached garage. The "frame garage" on the site plan has since been demolished and the "proposed new garage" is drawn on.

December 22, 2023

ARZ

Date

April Zurowski -



TOWN OF PITTSFORD

AREA VARIANCE APPLICATION FORM CHECK LIST

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

CHECKLIST: Please check your paperwork against the following list prior to submitting it to the Zoning Board of Appeals Secretary. These documents should be collated into packets no larger than 8 ½" by 11" in size so they are readily available.

- 1. Zoning Board of Appeals application form (pg. 5) **12 copies**
- 2. Authorization to make application (pg. 6) **12 copies (when applicable)**
- 3. Instrument survey map, **12 copies**
- 4. Scaled sketch, **12 copies**
- 5. Elevations, **12 copies**
- 6. Any other materials, such as photographs, maps, landscape plans, specifications, details, etc. which would further clarify the application, **12 copies**
- 7. Tests (written response to each) for granting area variances (pg. 7) **12 copies**
- 8. Disclosure Form E (pg. 8) **12 copies**
- 9. A PDF of all submission materials is also required.
- 10. Check made out to "Town of Pittsford" for application fee.

GIVEN TO APPLICANT:

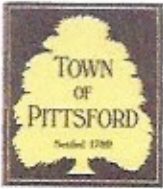
- Referral form
- Applicable Code Sections
- Application Packet

RECEIVED FROM APPLICANT:

- 12 complete sets of application materials
- Fee Payment

Date of Public Hearing: _____

NOTE: All application materials will be available for public review.



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: Keith Gardner, Gardner Construction & Development, LLC

Address: 3878 Pilgrimage Rd Lyons NY 14489

Phone: 315-573-1474 E-Mail: gcdkg76@gmail.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Steven P. Goldberg Gail A Daw - Goldberg
(if different than Applicant)

Address: 78 State St. PO Box 732 Pittsford NY 14534

Phone: 203 470-4763 E-Mail: steven.goldberg512@gmail.com

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

Property Location: 78 State Street Pittsford NY Current Zoning: 1 Family Residential

Tax Map Number: 164.07-2-4

Application For: Residential Commercial Other

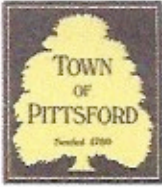
Please describe, in detail, the proposed project:

To Construct a New 27'x24'x10' Detached Garage with Finishes That Mimic The Current Home. See P.E. Stamped Construction Drawings.

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 Gardner
(Owner or Applicant Signature)

11-28-2023
(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, Steven P. Goldberg & Gail Dow-Goldberg, the owner of the property located at:
78 State St Pittsford NY 14534
(Street) (Town) (Zip)

Tax Parcel # 1164.07-2-4 do hereby authorize
Keith Gardner, Gardner Construction & Development LLC to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of building a
replacement 2-car garage

(Signature of Owner)
11-28-2023
(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:

This request would not impact the surrounding environment as it is Agriculture on the North Side, and Street on the South side. The lot is a Triangle and with the Approved Removal of the old detached garage (Approved by Town of Pittsford) that was only 1.9' off of the western Lot Line.

The New Detached Garage would be Safe, functional, and an improvement to the property as well as the neighborhood.

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

Due to the three sided lot this request is the only option available to construct a functioning, and accessible Garage from the current driveway.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This is a minimal request for a rear set back of 12.9 Feet from the Property Line. Relief requested 7.1 feet

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 that the request would benefit the neighborhood both aesthetically by placing the structure behind the house opening up a better visual to the natural trees and shrubs of the Agricultural surroundings.

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

5. Is the alleged difficulty self-created?

No, The Lot is compact and triangular in shape creating this situation.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Goldberg Property 78 State Street Pittsford, NY 14534

(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:

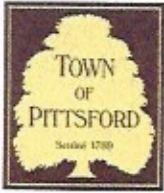
Name(s)

Address(es)

Luth Gardner / Gardner Const Day LLC 11-30-2023
(Signature of Applicant) *(Dated)*

3878 Pilgrimport Rd
(Street Address)

Lyons, NY 14489
(City/Town, State, Zip Code)



TOWN OF PITTSFORD

AREA VARIANCE

FEE SCHEDULE

EFFECTIVE – 2023

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

Area Variances – Residential and Non-Profit

Single	\$ 70.00 each
Each additional – up to 5	\$ 15.00 each

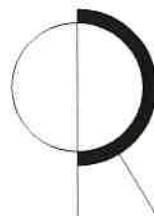
Area Variances – Non-Residential

Single	\$150.00 each
Each additional – up to 5	\$ 15.00 each

Re-advertisement

Every re-advertisement	\$150.00 each
------------------------	---------------

Applicant's request for postponement may require a re-advertisement fee



O'NEILL-RODAK
 LAND SURVEYING ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 BOUNDARY CONSULTANTS
 FEMA ELEVATION CERTIFICATES
 ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET
 ROCHESTER, NY
 14614

PHONE (585) 325-7520 FAX (585) 325-1708
 e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

PARCEL SITUATE IN TOWN LOT 21
 TOWNSHIP 21, RANGE 5

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

CLIENT MR. STEVEN GOLDBERG

SCALE
 1" = 20'

DATE
 08/15/2022

PROJECT NO.
 2022-1096

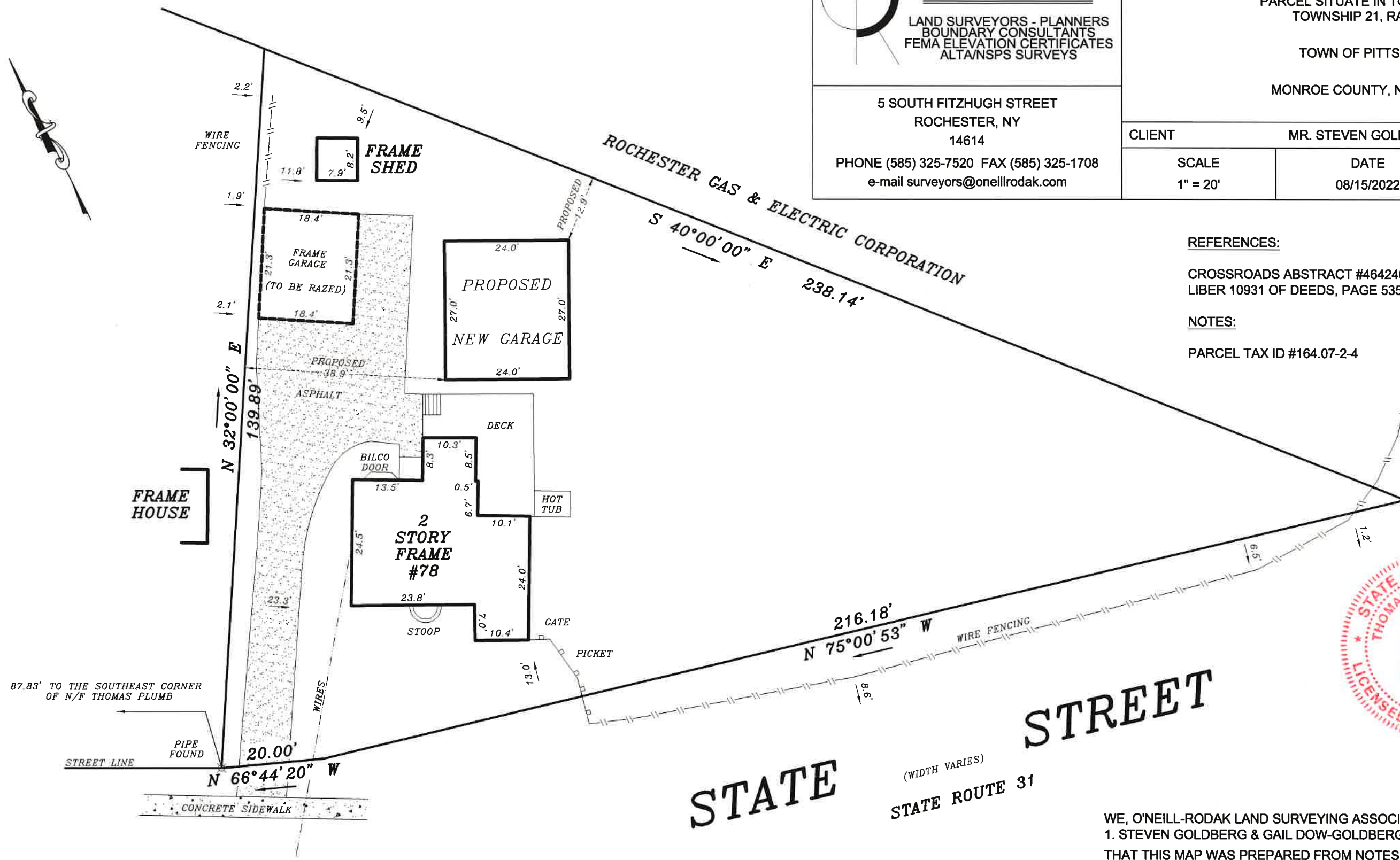
REVISED MAP 10/4/23 TAR

REFERENCES:

CROSSROADS ABSTRACT #464240 DATED JULY 19, 2022
 LIBER 10931 OF DEEDS, PAGE 535

NOTES:

PARCEL TAX ID #164.07-2-4



STREET

STATE

(WIDTH VARIES)
STATE ROUTE 31

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
 1. STEVEN GOLDBERG & GAIL DOW-GOLDBERG
 THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED AUGUST 11, 2022.

Thomas Rodak
 THOMAS A. RODAK, P.L.S. #050246

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
 "Guarantees or certifications indicated hereon 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 listed hereon, and to the assignees of the lending institution.
 Guarantees or certifications are not transferable to the institutions or subsequent owners"

Zoning Board of Appeals Referral Form Information

Property Address:
717 Stone Road PITTSFORD, NY 14534

Property Owner:
Cannan, Kevin
717 Stone Rd
Pittsford, NY 14534

Applicant or Agent:
Cannan, Kevin
717 Stone Rd
Pittsford, NY 14534

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

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	70	Front Setback:	35.7	Front Setback:	34.3
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a new home forward of the building line. This property is zoned Residential Neighborhood (RN).

Staff Notes: This lot has two front setbacks and is requesting a variance to rebuild their home within the front setback on Fitzmot Glen. The demolition for the existing home will require DRHPB approval. Should the applicant receive approval at the DRHPB meeting on January 11th, the ZBA may resolve this matter on January 15th. Approval of the demolition will be necessary prior to the resolution to this requested variance.

December 22, 2023

ARZ

Date

April Zurowski -



2024 W. Henrieta Road, Suite 2C Rochester, NY 14623
Ph: (585) 924-743

December 14, 2023

Town of Pittsford
Zoning Board of Appeals
11 S. Main Street
Pittsford, NY 14534

ATTN: April Zurowski (Planning Assistant)

RE: **Cannan Site Plan – 717 Stone Rd**

Dear Ms Zurowski,

We are submitting a site plan and supplementary materials for review at the Town of Pittsford upcoming Zoning Board meeting.

The project consists of the demolition of the existing single-family home on site and the reconstruction of a single-family home at a different location on the lot and with a larger footprint. Currently, the parcel is zoned Residential Neighborhood (RN). Additional improvements are largely related to modifying existing utilities, and grading to direct drainage appropriately within the site away from neighboring properties. Submission to the Town's Design Review & Historic Preservation Board will also be made at a later date.

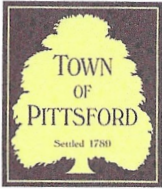
The current layout requires one area variance: front setback variance of 34.3 ft (35.7 ft provided where 70 ft is required).

Please find included with this letter the application form, fee, and supplementary materials for the Zoning Board submittal. We are kindly requesting to be placed on the agenda for the upcoming Zoning Board meeting. Please feel free to contact our office if you have any questions in the meantime.

Respectfully yours,

MEAGHER ENGINEERING

Anthony Tintera
Senior Project Manager



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 12-15-23 Hearing Date: 1-15-24

Applicant: Kevin Cannan

Address: 717 Stone Rd, Pittsford, NY 14534

Phone: 585-314-1955 E-Mail: ktc@aac-contracting.com

Agent: Meagher Engineering, PLLC

(if different than Applicant)

Address: 2024 W. Henrietta Road, Suite 2C, Rochester, NY 14623

Phone: 585-924-7430 E-Mail: tony@meagherengineering.com

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: 717 Stone Rd, Pittsford, NY 14534 Current Zoning: Residential Neighborhood (RN)


Tax Map Number: 164.03-1-3

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Demolition of single-family home and reconstruction of single-family home at different location on lot and with larger footprint.

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)

11/20/23
(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:

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

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

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:

● **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?

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Cannan Site Plan

(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)

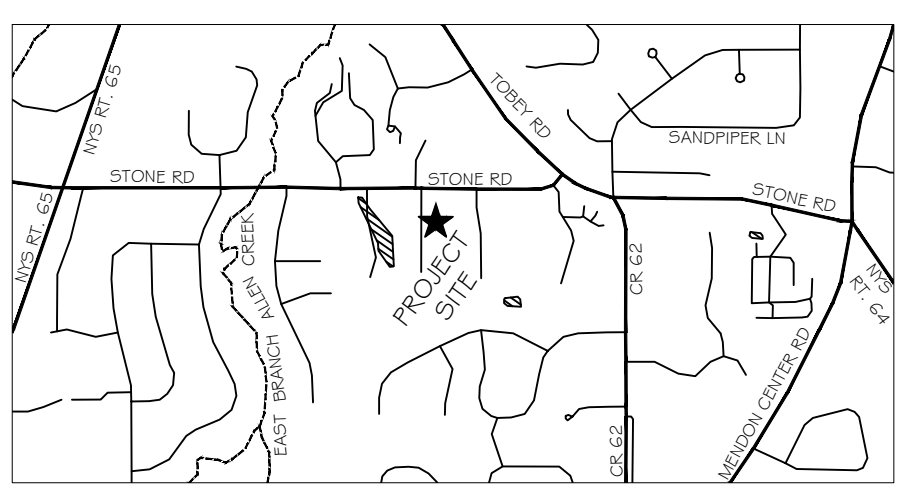
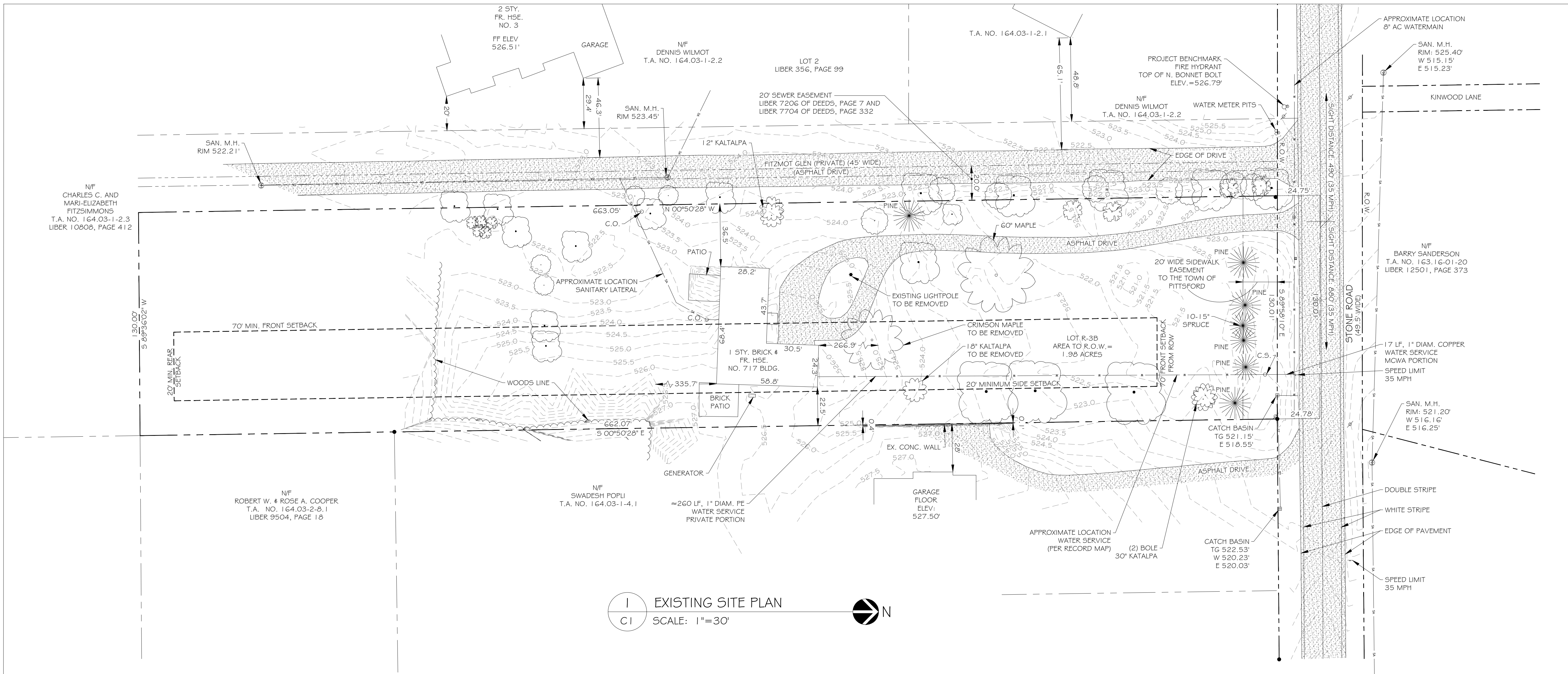
Address(es)


(Signature of Applicant)

11/20/23
(Dated)

27 CHADHAM Woods
(Street Address)

PITTSFORD N.Y. 14534
(City/Town, State, Zip Code)



SURVEY DATA:
 "A TOPOGRAPHICAL SURVEY MAP OF LANDS AT 717 STONE ROAD
 ~SITUATE IN~
 TOWN LOT 55, TOWNSHIP 12, RANGE 5
 TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK"
 BY PETER OFFERMANN LAND SURVEYING
 DATED SEPTEMBER 19, 2023
 VERTICAL DATUM: NVD 29

- LEGEND**
- — — — — PROPERTY LINE
 - — — — — PROPOSED CONTOUR
 - — — — — EXISTING CONTOUR
 - - - - - SETBACK
 - ~ ~ ~ ~ ~ EXISTING VEGETATION EXTENT
 - - - - - EXISTING EASEMENT
 - ▨ EXISTING ROAD / DRIVEWAY
 - ▨ PROPOSED DRIVEWAY
 - EXISTING MONUMENTATION

EXISTING SITE DATA:

ADDRESS	=	717 STONE ROAD, PITTSFORD, NY 14534
TAX ACCOUNT #	=	164.03-1-3
ZONING	=	RESIDENTIAL NEIGHBORHOOD (RN)
LOT SIZE	=	1.98 ACRES (±86,250 SF)
LOT WIDTH (AT ROW)	=	±130 FT
LOT DEPTH (FROM ROW)	=	±662.5 FT

BULK REGULATIONS:

MINIMUM FRONT SETBACK	=	70 FT
MINIMUM SIDE SETBACK	=	20 FT
MINIMUM REAR SETBACK	=	20 FT
MAXIMUM BUILDING HEIGHT	=	30 FT

EXISTING HOME:

EXISTING FRONT SETBACK	=	36.5 FT (TO FITZMOT GLEN) & 266.9 FT (TO STONE ROAD)
EXISTING SIDE SETBACK	=	22.5 FT
EXISTING REAR SETBACK	=	335.7 FT
EXISTING BUILDING HEIGHT	<	30 FT

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REVISIONS:	NO.	DESCRIPTION	DATE
JOB NO. 23293			
DRAWN: AXT			
DATE: 12-14-23			
CHECKED: WLM			
DATE: 12-14-23			

STATE OF NEW YORK
 MEAGHER ENGINEERING
 CIVIL / STRUCTURAL ENGINEERING
 2024 W. HENRIETTA ROAD, SUITE 2C
 ROCHESTER, NY 14623
 PH: 585-924-7430

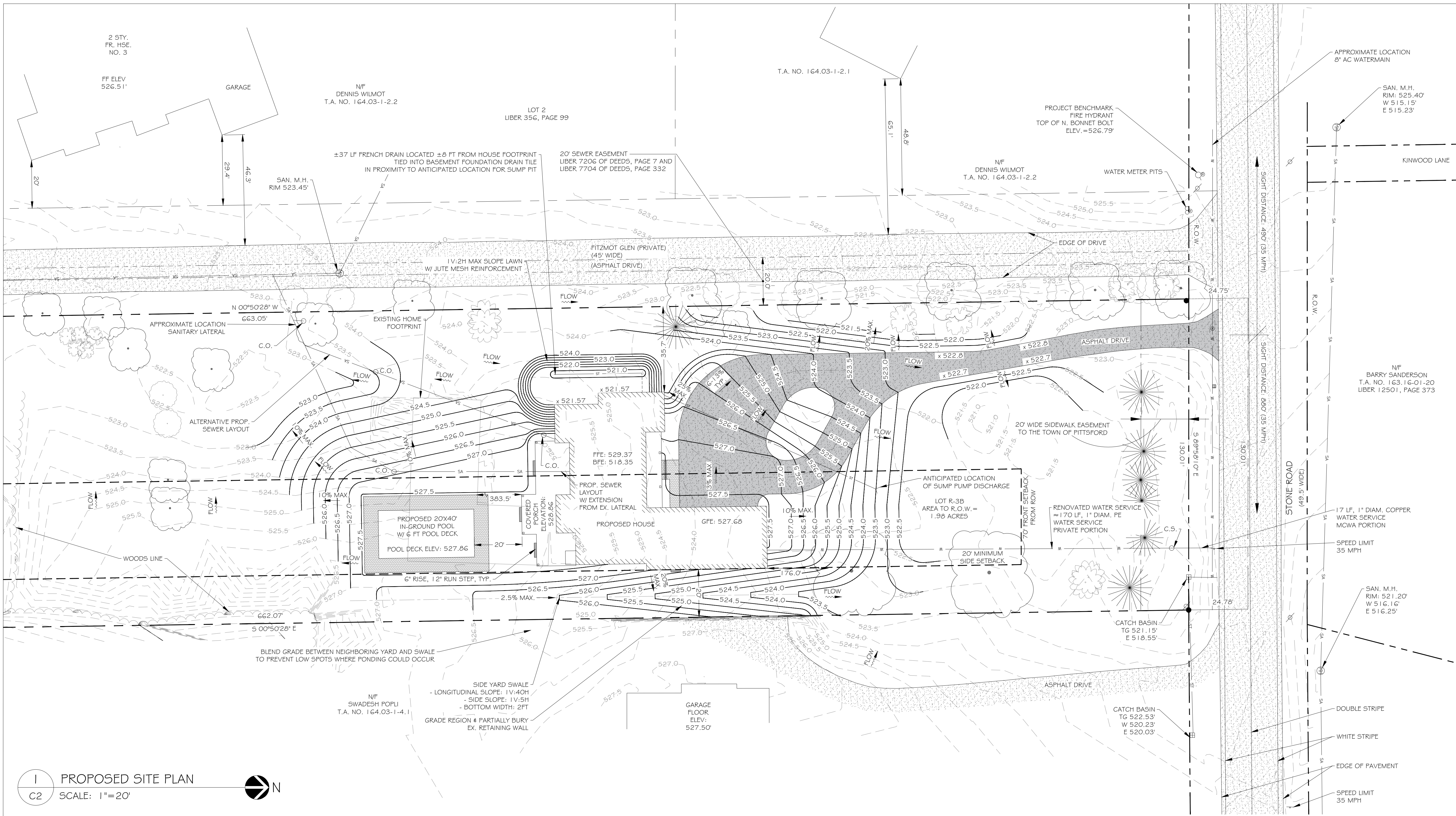
CLIENT: KEVIN & CATHERINE CANNAN
 717 STONE ROAD
 PITTSFORD, NEW YORK 14534

PROJECT: CANNAN SITE PLAN
 717 STONE ROAD
 PITTSFORD, NEW YORK 14534

DRAWING: EXISTING SITE PLAN

DRAWING NO. **C1**
 1 of 2

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



1 PROPOSED SITE PLAN
C2 SCALE: 1"=20'

LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SETBACK
	EXISTING VEGETATION EXTENT
	EXISTING EASEMENT
	EXISTING ROAD / DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING MONUMENTATION

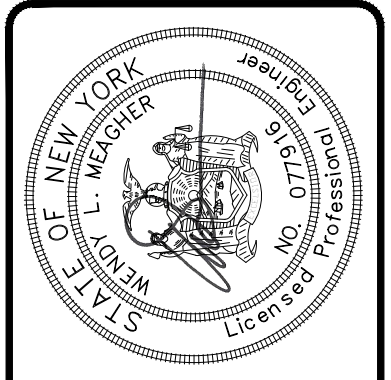
PROPOSED SITE DATA:

ADDRESS	=	717 STONE ROAD, PITTSFORD, NY 14534
TAX ACCOUNT #	=	164.03-1-3
ZONING	=	RESIDENTIAL NEIGHBORHOOD (RN)
LOT SIZE	=	1.98 ACRES (±86,250 SF)
LOT WIDTH (AT ROW)	=	±130 FT
LOT DEPTH (FROM ROW)	=	±662.5 FT
BULK REGULATIONS:		
MINIMUM FRONT SETBACK	=	70 FT
MINIMUM SIDE SETBACK	=	20 FT
MINIMUM REAR SETBACK	=	20 FT
MAXIMUM BUILDING HEIGHT	=	30 FT
EXISTING HOME:		
PROPOSED FRONT SETBACK	=	35.7 FT (TO FITZMOT GLEN) & 176.0 FT (TO STONE ROAD)
PROPOSED SIDE SETBACK	=	20.0 FT
PROPOSED REAR SETBACK	=	383.5 FT
PROPOSED BUILDING HEIGHT	<	30 FT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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REVISIONS:	NO.	DESCRIPTION	DATE
JOB NO. 23293			
DRAWN: AXT			
DATE: 12-14-23			
CHECKED: WLM			
DATE: 12-14-23			

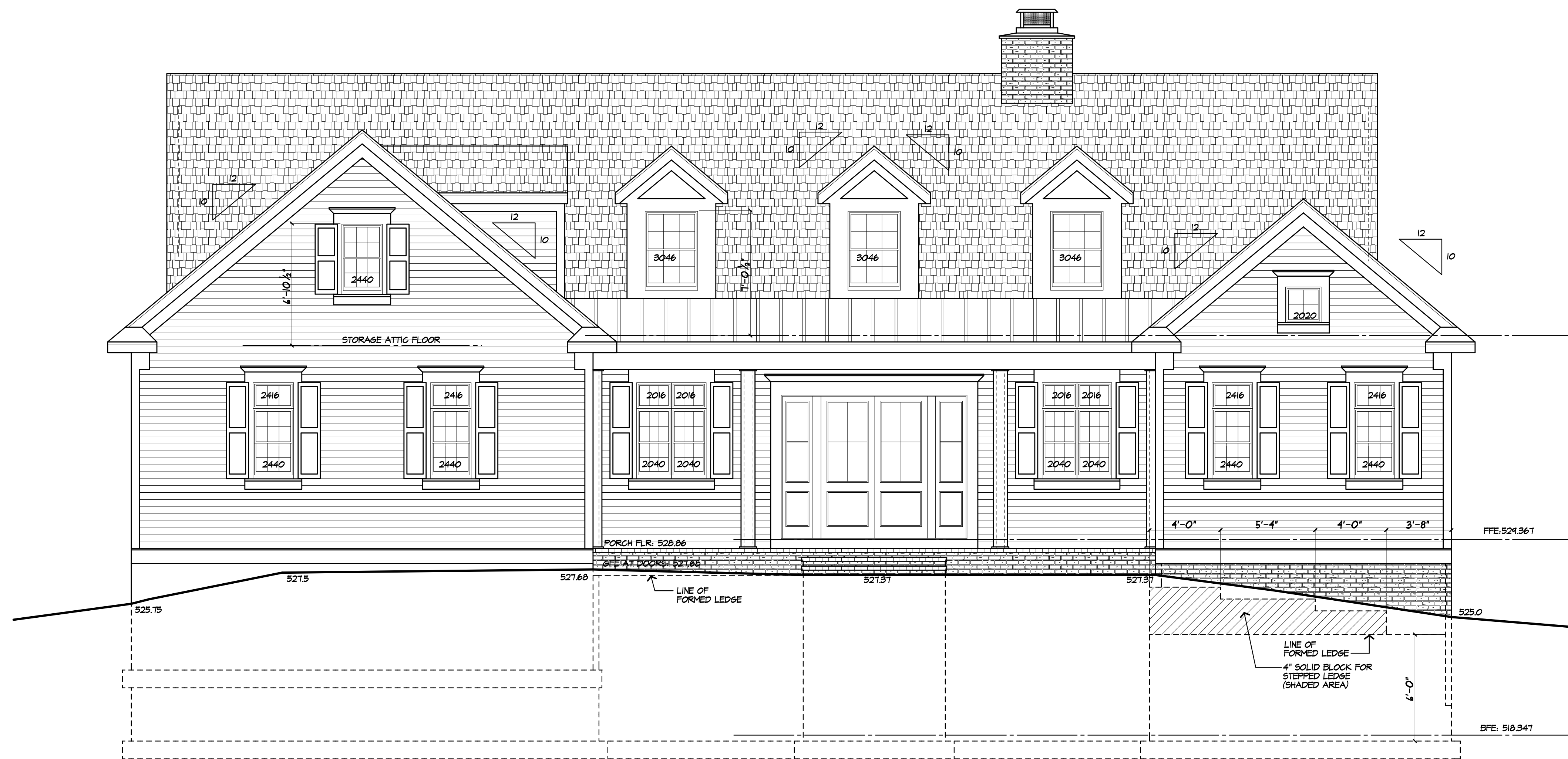


MEAGHER ENGINEERING
CIVIL / STRUCTURAL ENGINEERING
2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH: 585-924-7430

CLIENT: KEVIN & CATHERINE CANNAN
717 STONE ROAD
PITTSFORD, NEW YORK 14534

PROJECT: CANNAN SITE PLAN
717 STONE ROAD
PITTSFORD, NEW YORK 14534

DRAWING: PROPOSED SITE PLAN



UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES
STANDING SEAM METAL ROOFING

ROOF VENTING: N/A WITH SPRAY FOAM INSULATION

FASCIAS: 1X 8 AZEK

FRIEZEBDS: 1X 12 AZEK

BELTBORD: 1X 10 AZEK WITH DRIP CAP

CORNERBDS: 1X 6 AZEK

CASINGS: 1X 6 AZEK

SIDING: HARDIE SIDING AT 6" EXPOSURE

OVERHANGS: 16"

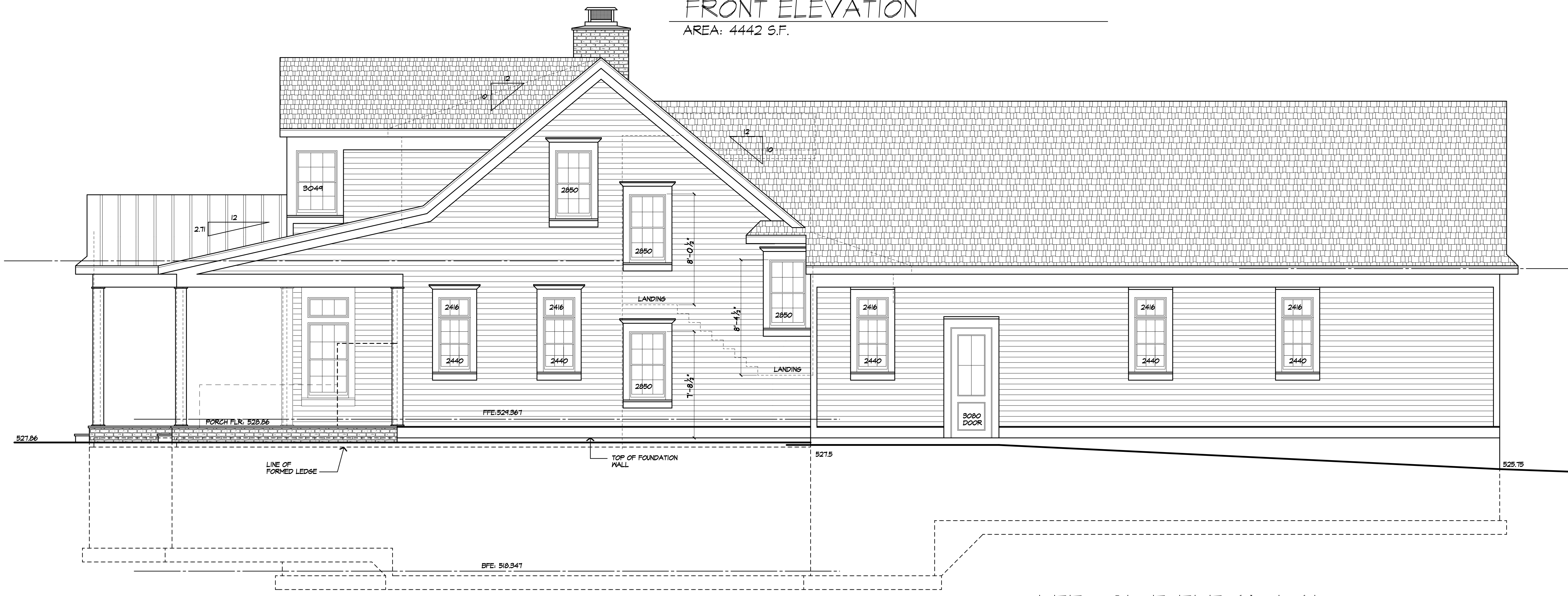
RAKE OVERHANGS: 6"

MIN FTS. DEPTH: 4'-0"


CLS HT:
1ST FLOOR: 10'-1 1/8"
2ND FLOOR: 9'-1 1/8"
(7'-0 1/2" AT DORMERS)

WINDOW MFR: AS SELECTED
PROVIDE SAFETY GLAZING PER R308.4
SIZES SHOWN ARE IN FEET/INCHES
(E.G. 2440= 2'-4" WIDE X 4'-0" HIGH)

FRONT ELEVATION
AREA: 4442 S.F.



LEFT SIDE ELEVATION



MORABITO ARCHITECTS

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

**121 Sully's Trail
Pittsford, NY 14534**

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

www.MorabitoArchitects.com

NOTICE:

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REVISED 12/11/23 P.J.M/AIA
REVISED 1/17/23 P.J.M/AIA

PROJECT:
PROPOSED RESIDENCE
717 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE CANNAN

DRAWING:
FRONT / LEFT SIDE ELEVATIONS

DRAWN: P.J.M/AIA	CHECKED: V
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DATE: 7/12/23


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

JOB NO.: 23M4971

SHEET:

2

OF 11 SHEETS





MORABITO ARCHITECTS

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

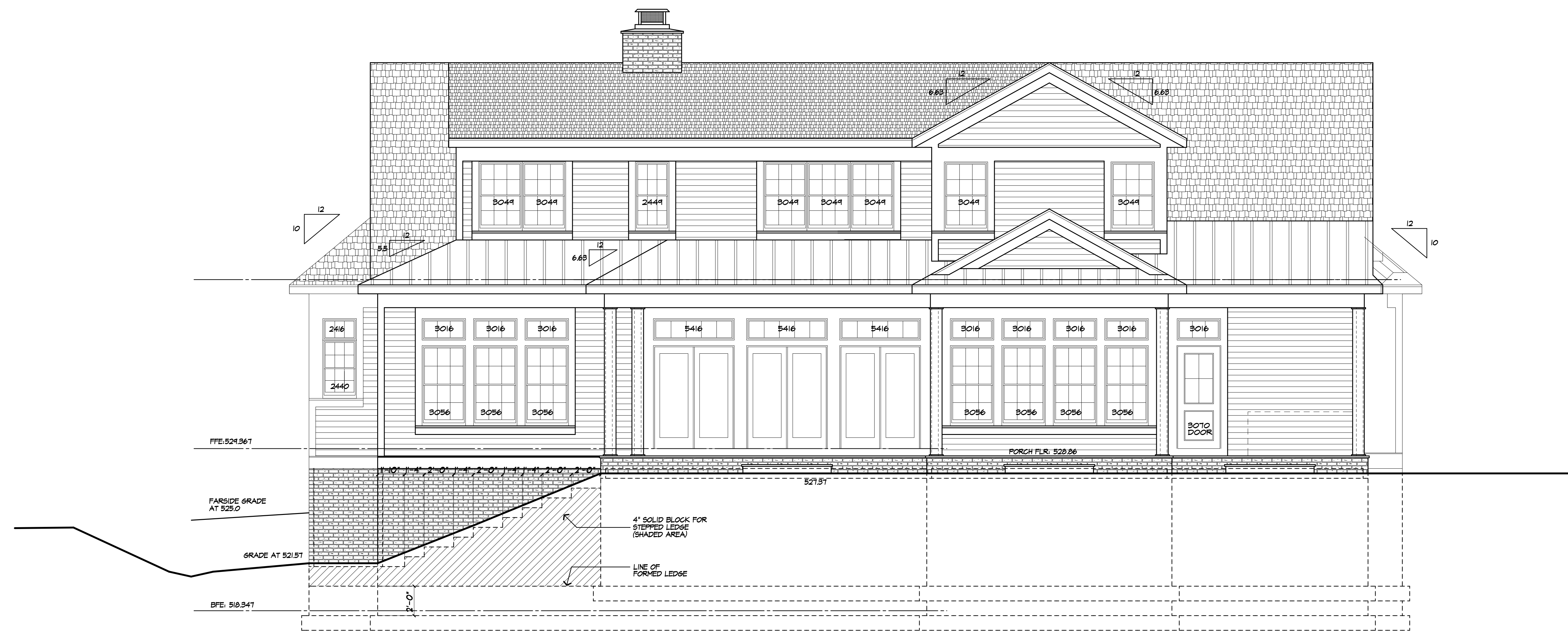
121 Sully's Trail
Pittsford, NY 14534

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

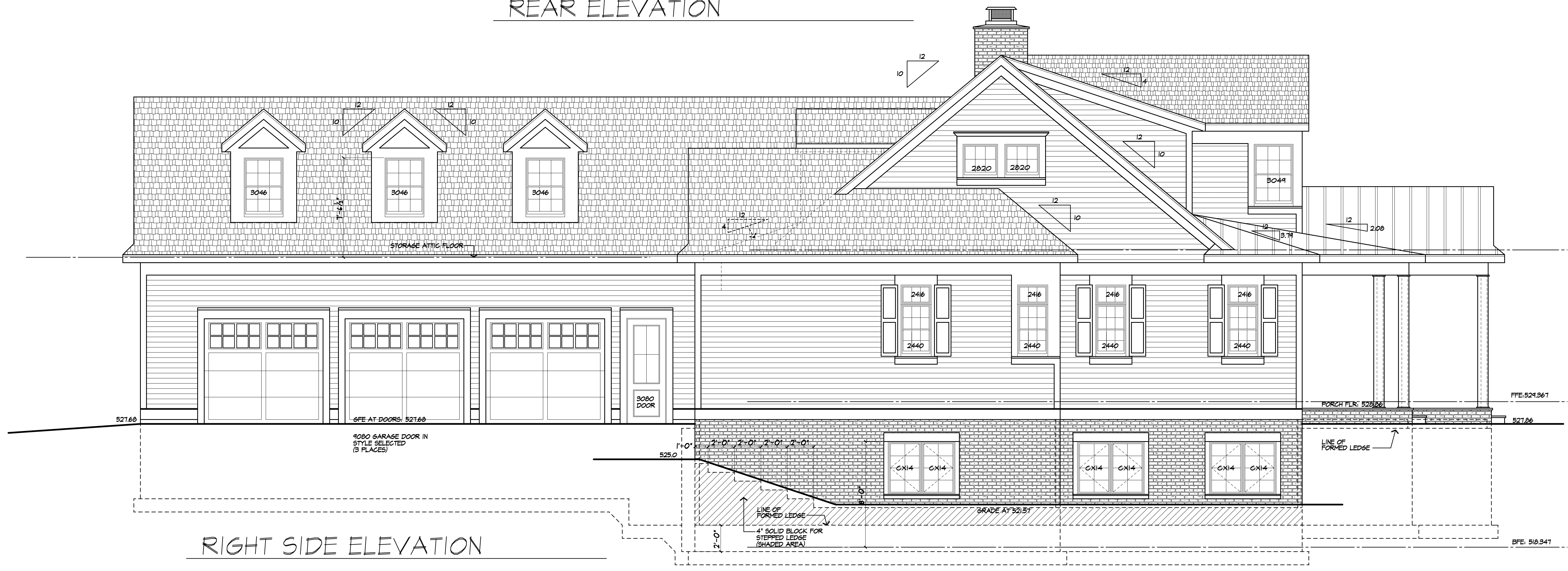
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REAR ELEVATION



RIGHT SIDE ELEVATION

REVISED 12/11/23 P.J.M/AIA
REVISED 1/17/23 P.J.M/AIA

PROJECT:
PROPOSED RESIDENCE
717 STONE ROAD
TOWN OF PITTSFORD NY

CLIENT:
KEVIN AND CATHERINE GANNAN

DRAWING:
REAR / RIGHT SIDE ELEVATIONS

DRAWN: P.J.M/AIA
CHECKED: V

DATE: 7/12/23

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

JOB NO.: 23M497I

SHEET:

3

OF 11 SHEETS



**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
NOVEMBER 20, 2023**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on November 20, 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, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci, Jim Pergolizzi, Tom Kidera, Barbara Servé

ABSENT: Phil Castleberry

ALSO PRESENT: April Zurowski, Planning Assistant; Robert Koegel, Town Attorney

ATTENDANCE: There were 16 members of the public present.

Chairman George Dounce called the meeting to order at 7:00PM.

RETURNING PUBLIC HEARINGS:

20 Bromley Road – Tax ID 178.06-2-30

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce stated that this is an open public hearing.

Josh Consler, of 20 Bromley Road, reintroduced the application. He stated that he met with the most affected neighbors, the Bradley's, and they were satisfied with the revised variance request of 0.7 feet. Mr. Consler stated that he and the neighbors will work out landscaping details during construction. He anticipates construction in the spring of 2024.

Chairman Dounce asked for public comment. Hearing none, Vice Chairwoman Servé motioned to close the public hearing, seconded by Board Member Spennacchio-Wagner, none opposed.

A written resolution to grant the area variance for 20 Bromley Road was moved by Chairman Dounce, seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

24 Whitestone Lane – Tax ID 137.20-2-33

Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

Chairman Dounce stated that this is an open public hearing.

Dave Crowe, of HB Cornerstone, and Lindsey Loosen, of 24 Whitestone Lane, reintroduced the application. The applicant and Town have determined this project will not exceed the maximum impervious coverage allowed by Town Code.

Chairman Dounce asked for public comment. Hearing none, Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Iacobucci, none opposed.

A written resolution to grant the area variance for 24 Whitestone Lane was moved by Board Member Pergolizzi, seconded by Chairman Dounce. The resolution was unanimously approved.

NEW PUBLIC HEARINGS:

800 Allens Creek Road – Tax ID 138.13-1-41

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an attached shed within the side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Brandon DiCesare, of 800 Allens Creek Road, introduced the application. He stated that he began construction and was stopped by a Town Building Inspector. He has not discussed with neighbors but has heard no concerns. Chairman Dounce asked for an estimated timeline for construction. Mr. DiCesare plans to complete construction as soon as possible.

Chairman Dounce asked for public comment. Hearing none, Board Member Spennacchio-Wagner motioned to close the public hearing, seconded by Board Member Kidera, none opposed.

A written resolution to grant the area variance for 800 Allens Creek Road was moved by Board Member Spennacchio-Wagner, seconded by Board Member Kidera. The resolution was unanimously approved.

9 Vincent Drive – Tax ID 164.16-1-54

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition and covered porch past the building line. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Kip Finley, of Victory Hill Land Company, introduced the application. Due to the location of the septic system and leach lines, there is no other feasible location for a bedroom addition. Chairman Dounce asked if neighbors were contacted. Mr. Finley stated that the applicants have not moved into the home yet, so they have not contacted neighbors. Board Member Spennacchio-Wagner contacted a neighbor, and they were not opposed. Chairman Dounce asked for an estimated timeline for construction. Mr. Finley anticipated construction in the spring of 2024.

Chairman Dounce asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Pergolizzi, none opposed.

A written resolution to grant the area variance for 9 Vincent Drive was moved by Board Member Kidera, seconded by Board Member Pergolizzi. The resolution was unanimously approved.

65 Alpine Drive – Tax ID 138.18-2-61

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition within the side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Paul Morabito, of Morabito Architects, and Adam Smith, of 65 Alpine Drive, introduced the application. Chairman Dounce asked for an estimated timeline for construction. Mr. Smith plans to complete construction as soon as possible. Chairman Dounce stated that the Board received a letter from the most affected neighbor regarding a tree. Board Member Pergolizzi asked if the tree would be removed. Mr. Smith stated that it is not guaranteed.

Mitch Bessette, of 75 Alpine Drive, asked if the applicant considered an 11-foot garage bay addition to avoid the variance request. Vice Chairwoman Servé stated that a 12-foot bay is requested to aesthetically match the other two existing garage bays. Mr. Smith confirmed. Michelle Bessette, of 75 Alpine Drive, stated she has no opposition to a three-car garage. She is concerned about the tree and its removal. Ms. Zurowski stated that the application and hearing is for the addition, not the tree. Tree concerns should be discussed between neighbors but are not connected to this variance request. Mr. Smith stated that the tree will be assessed during construction.

Chairman Dounce asked for public comment. Hearing none, Board Member Spennacchio-Wagner motioned to close the public hearing, seconded by Board Member Kidera, none opposed.

A written resolution to grant the area variance for 65 Alpine Drive was moved by Vice Chairwoman Servé, seconded by Chairman Dounce. The resolution was unanimously approved.

25 Greylock Ridge – Tax ID 164.15-2-12

Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of an oversized pergola. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Frank Sudore, contractor for the project, introduced the application. He stated that the original submission included a total of three variance requests, two for a deck in the side and rear setbacks and one for an oversized pergola. Since submission, neighbor opposition has been discussed and the two variances to accommodate the deck have been withdrawn. The applicant is now requesting one variance for an oversized pergola. Chairman Dounce asked for an estimated timeline for construction. Mr. Sudore plans for construction in spring 2024. Vice Chairwoman Servé thanked the applicant for working out concerns with their neighbor. Board Member Iacobucci thanked the applicant and neighbors for their efforts.

Chairman Dounce asked for public comment. Hearing none, Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Iacobucci, none opposed.

A written resolution to grant the area variance for 25 Greylock Ridge was moved by Board Member Iacobucci, seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

OTHER DISCUSSION:

DRAFT MINUTES 112023

Chairman Dounce motioned to approve the minutes of October 16, 2023, as submitted. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 8:11PM.

Respectfully submitted,

April Zurowski
Planning Assistant

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

DRAFT