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# PLANNING & ZONING NEWS

July 23, 2001

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## Planning Board

DECISIONS PENDING

### ***St. Bernard's Institute Subdivision, Preliminary Site Plan***

110 French Road

The applicant was not present and there was no activity on this application.

### ***Mason Property Concept Subdivision***

*Clover Street*

The Board granted a SEQRA resolution and a conditioned resolution for the concept of a private drive to serve the 4 home subdivision. Average lot size is 2 acres on septic.

### ***Nazareth College Special Permit Modification***

4375 East Avenue

A representative for Nazareth was present and the Board voted to approve the resolution for Special Permit Modification. There will be no substantial change made to the exterior of the building intended as a residential facility for faculty, staff and guests.

### ***3830 Monroe Ave. Change in Antenna***

The Planning Board granted the resolution for the Verizon change in antennas. This change of antennas will eliminate excess overlap in coverage from the existing facilities and provide an improvement to the existing network and as a side benefit the change will reduce the mass of the antennas and hardware.

HEARINGS CONTINUED DECISIONS PENDING

### ***SBA Cell Tower***

#### ***Special Permit Preliminary/Final Site Plan***

5692 Palmyra Road

There was no activity on this issue and it was tabled until the August 13<sup>th</sup> Board meeting.

### ***Country Pointe Subdivision Phase I***

(Formerly Kunisch-Hanson)

West Bloomfield Road

The Board acknowledged receiving a letter from the applicant with response to the DRC comments.

The applicant's agent indicated a discussion was held following the July 9<sup>th</sup> meeting with concerned neighbors.

Board members expressed concerns regarding possible lot realignment and wetland issues.

DRC response will be distributed soon; a decision is possible for the August 13<sup>th</sup> meeting, therefore DRC members should contact the DPW with any concerns ASAP. The public hearing remains open.

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Irondequoit Country Club golf enhancement. DRC meeting scheduled for 7/31/01 is cancelled send comments to Doug DeRue.

## PLANNING BOARD EXECUTIVE SESSION

Discussion of Planning Board issues related to future cell tower applications.

## POSSIBLE UPCOMING APPLICATIONS

Marjean Subdivision revisions

Pellegrinos Restaurant

Cloverwood revised

Silco Farms revision

Cell Towers

*Tentative Planning Agenda*

For 8/13/01

# Zoning Board of Appeals

**July 16, 2001**

## *Area Variances – Approved*

St. Bernard’s – Subdivision, Preliminary Site Plan

### HEARINGS CONTINUED DECISIONS PENDING

Country Pointe Subdivision – Phase I (formerly Kunisch-Hanson)

SBA Site Plan Special Permit

### PUBLIC HEARINGS OPENING

Irondequoit Country Club – Special Permit Modification (multiple improvements)

- 3810 East Avenue – proposed construction of additions to both sides of the house within the side 20’ setbacks
- 8 Silco Hill – proposed construction of a fence within the front setback
- 345 Tobin Road – Area Variance – proposed construction of an oversized accessory structure, the approved structure was downsized by the board to be: 30’ wide x 40’ long & 17’ high.
- 3195 Monroe Avenue, Wegmans Food Market - Area Variance and Modifications to Special Permit to construct and operate an expansion for a restaurant.

## *Variance Denied*

- 14 French Road – proposed construction of new home-variances needed are for average lot width & front setback.

**August 20, 2001**

## *Hearings Continued:*

- 700 Allen’s Creek Road – Use Variance to operate a Bed & Breakfast – Applicant has requested a postponement until the August meeting.

## *New Public Hearings: Area Variances*

- 2196 West Jefferson Road – Area Variance to construct an oversized garage on the pre-existing foundation
- 500 East Street – to construct a new addition within the 70’ front setback
- 186 Alpine Drive – to construct a new addition within the 20’ side setback
- 3656 Clover Street – to construct a new garage over the required 180 sq. ft. and over 12 ft. in height
- 296 Mendon Road – to construct an addition within the 70’ front setback
- 3250 Monroe Avenue – Pittsford Square, proposed to install a directory sign for the plaza

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### INFORMAL DISCUSSION

Marjean Subdivision revised plan would create 1± acre lots.

Pellegrino’s: Discussion regarding the application from the owners of the Distillery for an upscale sandwich shop at the corner of Linden Avenue and Washington Street.

Silco Farms Subdivision revisions

### **Other Matters**

Approval of Minutes

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**NOTE:** This newsletter is intended for general information purposes only and it does not represent any form of official public notice. As always, if you need additional information regarding any current application, please call the Department of Public Works at 248-6260. Ask for Doug and Linda Planning & David or Sandie Zoning Applications