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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

May 28, 2004

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## Planning Board

5/24/04

### CONTINUED PUBLIC HEARINGS DECISION

#### Mini Storage - Preliminary Site Plan

870 Linden Avenue

There was no action taken by the Planning Board at the May 24<sup>th</sup> meeting, BME Associates will be responding to the DRC report and their response will be forwarded to DRC members thereafter. A full overview of the application is in the May 14<sup>th</sup> newsletter.

A meeting was held with the applicant and the New York State DEC in which the plans were reviewed by the DEC and drainage modifications will be made. The changes will not effect the number or layout of the buildings. The Town expects to receive a letter from the NYS DEC verifying the conclusions of the meeting and detailing modifications to the plans.

The Architectural Review Board will need to carefully review the first building's appearance as it will be the most visible to the general public.

David Jefferson is the Planning Board Point Person and Lisa Cohen is the EB Point Person.

#### United Church of Pittsford - Special Permit Modification, Preliminary/Final Site Plan

123 South Main Street

LaBella Associates responded to the DRC report on May 10<sup>th</sup>. The Planning Board granted Special Permit Modification and Preliminary/Final Site Plan approval for the addition at the May 24<sup>th</sup> PB meeting. The Planning Board Point Person is Cary Smith and Steve Heinzelman is the EB Point Person.

#### St. John Fisher C. Dorm & Student Activity Center Special Permit Modification and Site Plan

3690 East Avenue

The College has responded to the technical review comments for the revised Site Plans. The Planning Board is reviewing the materials and may reach a final decision at the June 14<sup>th</sup> Planning Board meeting.

DRC members will receive the response on Friday the 28<sup>th</sup>. Any concerns or comments should be forwarded to the DPW as soon as possible.

The Planning Board hearing remains open. The Planning Board point person is Bill Brizee and Bob Sherwood is EB point person.

#### "Aldridge Property" 32 lot Concept Subdivision

North Side of Calkins Road at the Henrietta Town line

The Planning Board is identifying what additional information will be needed for the Board to make a SEQRA determination. DRC members should review the DRC response and contact the DPW with concerns.

A meeting with the Town of Henrietta, Pittsford Staff and the applicant's engineer was held on May 18<sup>th</sup>. Drainage impacts to the Tinker Nature Park were identified as being minimal. Discussion also included visual and agricultural impacts.

The Planning Board and staff are investigating the 94 parcels originally identified in the resource inventory of Town properties. The Planning Board and staff are looking to determine if any of the remaining undeveloped parcels may be suitable locations for the transfer of additional units. Information gathered as part of this application will be valuable for future subdivision applications.

Mr. Spall stated for the record at the May 24<sup>th</sup> Planning Board meeting that the Aldridge property is not for sale. The Planning Board public hearing remains open.

A second site walk will be scheduled in the near future. **DRC and Board members that wish to attend should contact Doug DeRue as soon as possible.**

The Planning Board Point Person is Nancy Sprenkle and the Environmental Board Point Person is Bob Gruber.

#### DRC members

Next DRC meeting 6/29 at 3:00

DRC members that have not submitted comments for Harvest Glen Preliminary subdivision should send comments to Doug DeRue. Our next Planning Board submission deadline is June 2<sup>nd</sup>. Applications will be distributed to DRC members on June 11<sup>th</sup>.

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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 or Linda Planning & David or Sandie Zoning

## Tentative PB Agenda for 6/14/04

### DECISIONS PENDING

- **870 Linden Avenue**- Mini Storage facility, Preliminary Site Plan

### HEARINGS CONTINUED

- **St. John Fisher College** - Preliminary Site Plan Special Permit modification
- **Aldridge** - Concept Subdivision 32 lots

### NEW PUBLIC HEARINGS

- **Harvest Glen** – Preliminary Subdivision 14-lots

Questions: Doug DeRue:

[dderue@townofpittsford.com](mailto:dderue@townofpittsford.com)

## Zoning Board of Appeals

May 17, 2004

### Public Hearing Continued: Approved

- 20 Silco Hill, Area Variance: relief from code to construct an inground pool forward of the rear wall of the main structure. Additional information was submitted the night of the meeting.

### New Public Hearing: Approved

- 83 Mitchell Road, Area Variance – requesting relief to construct an inground pool within the 20' side setback.

### Applications for Area Variances:

- 2 Ingridshire Drive, requesting relief from code, requiring a 70' front setback. Proposed to construct a new garage addition within the front setback.
- 840 Allen's Creek Road, requesting relief from code, requiring 20' side setback. Propose to construct a new addition within the 20' side setback.
- 100 Stoneleigh Court, requesting relief from code, requiring that no accessory structure shall exceed 180 sq. ft., nor exceed 12' in height & required to adhere to the setbacks in the applicable zoning district. Required side setback 20' & rear setback 10'. Propose to construct a new garage over 180-sq. ft., over 12' in height & within the side/rear setbacks.
- 17 Wind Tree Circle, requesting relief from code, requiring that no accessory structure shall exceed 12' in height. Proposed to construct a gazebo over 12' in height. Zoned
- 22 Greylock Ridge, requesting relief from code, requiring a 50' front setback. Proposed to construct a new front porch within the front setback.

- 1 Park Square, requesting relief from code, no fence shall exceed over 3' in height within a front setback. Proposed to construct a 5' high fence within the front setbacks.
- 2 Canal Park Place, requesting relief from code, requiring that no fence over 3' to be installed in a front setback. Proposed to construct a 4' fence within the front setback.
- 9 Candlewood Drive, requesting relief from code, requiring that no accessory structure shall be located forward of the rear wall of the main structure, and adhere to setbacks in the applicable zoning district. Required front setback 50'. Proposed to construct an above ground pool within the front setback and forward of the rear wall of the main structure.

Submission deadline for the July 19<sup>th</sup> meeting is June 18<sup>th</sup>.

Questions: Dave Rowe:

[drowe@townofpittsford.com](mailto:drowe@townofpittsford.com)

## Architectural Review Board

May 24, 2004

New Homes 4, in Kensington Park, Settlers Green, Silco Farms and Wren Field Subdivisions

Residential Additions: 7

Commercial Signage: 5

Questions: Dave Rowe:

[drowe@townofpittsford.com](mailto:drowe@townofpittsford.com)

## Historic Preservation

### Commission

April 15, 2004

### Meeting

Properties under review for designation as Pittsford Landmarks

- 600 Allen's Creek Road

- 71 Mill Road

Topics of Discussion:

- 156 Mendon Road, owner has applied for a demolition permit to remove the large barn and chicken coop.
- 60 Mitchell Road, HPC has asked for a window box to cover a fireplace vent, which was installed on the front doors of this designated structure. The board members will do a site visit to see if they will require the window box to be installed.
- 449 Thornell Road, There was an informal discussion regarding the barns and the how MCWA plans for a pumping station may affect

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these structures. This property is not a designated structure but is adjacent to the designated property of 451 Thornell Road.

- 18 Golf Avenue the owner is looking to move forward for the construction of a 2-car garage and a new driveway to be installed to the west side of the property. The applicant is working with the Town Board regarding construction and the conservation easements on this property. This is a designated property.

**PLEASE TAKE NOTE:**

165 West Jefferson Road “Save the Barns”, Our on going project continues. Please contact Rich Williams at 381-9805 if you wish to contribute.

Also, there are envelopes available at the Town Hall, 2<sup>nd</sup> floor. The contractor and Rich Williams are working the start date, spec. and estimates for the stages of construction. At the present time there is over \$22,000 received in donations.

Questions: Sandie Freitag:

[sfreitag@townofpittsford.com](mailto:sfreitag@townofpittsford.com)