
PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

October 18, 2011

Planning Board October 10, 2011

NEW HEARING

Pittsford Plaza, Site Plan, 6,300 square foot addition
3349 Monroe Ave

The addition is proposed on the back side of the plaza adjacent to Bed Bath and Beyond; the addition will essentially fill a “gap” in the rear of the plaza that has existed since the plaza was built. The addition will be one story and is not going to extend beyond the existing rear of the building.

The DRC report did not identify any significant issues and there were no comments from the public. The Planning Board closed the hearing and granted conditional Preliminary and Final Approval for the new addition. A date for the start of construction has not been set.

Town Board

Residential Zoning District (RN)

The Town of Pittsford is proposing a new Residential Neighborhood (RN) Zoning District to replace most of our existing residential districts.

The new zoning district will help assure that properties can be modified in a way that is compatible with and preserves the unique character of individual neighborhoods.

The proposed changes will assure that any improvements made will be in the context of your neighborhood.

The Pittsford Town Board will hold a public hearing on the proposed zoning changes on Tuesday, November 1st at the Pittsford Mendon High School in the Auditorium at 7:00 PM.

The link below will take you to the Town of Pittsford website where you will find information about the proposed new Residential Neighborhood Zoning.

“Residential Neighborhood Zoning” link on the right side of the Pittsford Home Page.

<http://www.townofpittsford.org>

Town Board

Incentive Zoning application

Wilmot Property, 380 Mendon Center Road

The Planning Board is providing the Town Board with non-binding advisory comments regarding an Incentive Zoning application submitted to the Town Board for the Wilmot property located at 380 Mendon Center Road.

The property is about 75 acres and is Zoned RRAA, which is single family residential with a 50% open space requirement. The Incentive Zoning application to the Town Board, is offering a reduction in the number of homes allowed, provides potential for watermain and utility connections for some existing homes as well as providing trail connections through the Monroe County Water Authority property. The preceding list is in exchange for an approximate 7-acre decrease in the amount of required open space provided. The Planning Board is working toward finalizing comments to the Town Board.

**The next DRC Meeting scheduled for
October 25th for 2:00
is canceled**

Anticipated Planning Board applications

St. John Fisher, Site Plan Sp. Permit, for maintenance facility

Spall lands, North of Isaac Gordon Park, revised Concept Subdivision

Kilbourn Place, Final Subdivision

**Planning Board Meeting for October 24, 2011
is canceled**

Additional information is available for all Planning Board applications.

Questions: Doug DeRue: 248-6260

dderue@townofpittsford.org

Zoning Board of Appeals

October 17, 2011

Meeting

Application Approved

The Public Hearing was closed a decision will be rendered on October 17, 2011.

- 4 Sugarbush Lane - the Board granted the variances for the shed/hen house and the (8) hens with the following conditions:
 1. This variance is granted only for the eight (8) hens currently housed at the residence and only for the location shown on the plan submitted by the Applicant.
 2. No roosters will be permitted.
 3. The maximum number of chickens allowed is eight (8) and no replacement chickens will be allowed.
 4. The Board reserves the right to revisit this variance approval, regarding the housing of chickens, should significant neighbor complaints be received in the future.
 5. The within variance for the location of a shed within the 15' side setback shall continue after the shed is no longer used to house chickens.
- **20 Sunrise Hill, the application to the Zoning Board was withdrawn by the applicant.**

NEW PUBLIC HEARINGS

- 40 Old Forge Lane, the applicant is requesting relief from code to allow an existing deck to remain within the 15' side setback.
- 112 South Main Street, the applicant is requesting relief from code to construct a screened porch addition on the rear of the detached garage within the 15' side setback.
- 439 Kilbourn Road, the application is requesting relief from code to construct a covered front porch within the 70' front setback.

Next submission deadline is Friday, November 18, 2011 for the Monday, December 19, 2011 meeting.

Questions: Dave Rowe: 248-6265

drowe@townofpittsford.org

Historic Preservation Commission

October 20, 2011

Meeting

Public Hearings for Certificate of Appropriateness

- 489 Thornell Road, the applicant is requesting relief from code to install a 3-rail style fence within the front setback of a designated property.
- 5 Sunset Blvd, the applicants are requesting to replace the slate roof with a similar design but not of slate material and to construct a mudroom addition on the designated structure.

Other

- Lot #11 Cross Meadow Subdivision elevation review

Architectural Review Board

September 24 & October 10, 2011

Applications Approved

- 1 new house in the Lancaster Rise Subdivision
- 7 residential additions for garage additions, unheated sunroom, covered front porches, rear additions, and a 2nd story addition.
- 3001 Monroe Avenue, Monroe's new signage
- 870 Linden Avenue, new self-storage building
- 2650 Lehigh Station Road – new pump station building
- 100 Hahnemann Trail, Highlands at Pittsford – approval of the new proposed additions and the applicant was requested to return with a landscaping plan for the screening of the 12' stone wall.

Application Held Over:

- 1 residential property was asked to resubmit their application to show the colors of the stucco, cultured stone and siding for the façade of the house. The board granted approval of the cultured stone and façade siding.

Questions: Dave Rowe: 248-6265

drowe@townofpittsford.org

Submission deadline for the Architectural Review Board is on October 20th for the October 24th, 2011 meeting.

