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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:  
DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
January 25, 2012

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## Planning Board January 9, 2012

### St John Fisher College, Site Plan, Special Permit 3690 East Ave

The College is moving ahead with plans for a new maintenance facility. The application began in 2009 but its progress was slowed by the purchase of land that is adjacent to Rt. 490 from New York State which is now nearing completion. The land that is being purchased from the State was also re-zoned by the Town Board to SRAA to allow College use.

Revised plans include additional clearing of large trees near Rt. 490, which is a result of a practice field expansion that was done to accommodate the Buffalo Bills training camp.

**The Planning Board meeting scheduled for January 23<sup>rd</sup> was canceled.**

**The Development Review Committee (DRC) Meeting scheduled for January 31<sup>st</sup> is canceled**

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### Tentative Planning Board Agenda February 13, 2012

### St. John Fisher College, Site Plan & Special Permit 3690 East Ave

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#### Anticipated Planning Board applications

**Kensington Woods North**, Pre/Final, Subdivision  
**Spall lands**, North of Isaac Gordon Park, revised Concept Subdivision  
**Kilbourn Place**, Final Subdivision

Additional information is available for all Planning Board applications.

Questions: Doug DeRue: 248-6260  
[dderue@townofpittsford.org](mailto:dderue@townofpittsford.org)

## Town Board

### Residential Zoning District (RN)

The Pittsford Town Board approved the new Residential Neighborhood (RN) Zoning District on December 7<sup>th</sup>. The legislation creates a new Residential Zoning District, Residential Design Standards and Guidelines, and a new combined Design Review and Historic Preservation Board.

In general terms the new RN Zoning District replaces most of the existing residentially zoned developed areas of town, the replaced zones include A, AA, and A-1 all of which were single family residential districts. The new RN zoning maintains the single family use in the new zoning district, but new development standards will apply which reflect the context of the existing neighborhood.

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

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

<http://www.townofpittsford.org>

### Zoning Board of Appeals December 19, 2011 & January 16, 2012 Meetings were canceled.

- 3690 East Avenue, St. John Fisher College, the applicant is proposing to construct a maintenance building over the required maximum height of 30’.

**Next submission deadline is Friday, February 17, 2012 for the Monday, March 19, 2012 meeting.**

Questions: Dave Rowe: 248-6265  
[drowe@townofpittsford.org](mailto:drowe@townofpittsford.org)

## Design Review & Historic Preservation Board

January 12, 2012  
The Boards first meeting.

Bill Carpenter, Town Supervisor, reviewed the Boards' responsibilities and how the new code will affect the permit applications.

The Board member decided to hold their meetings on the 2<sup>nd</sup> & 4<sup>th</sup> Thursdays of each month at 7:00 pm in the lower level meeting room in the Town Hall.

### APPLICATIONS FOR REVIEW / DISCUSSION

- **107 Sunset Blvd**, the applicant is requesting to enclose a breezeway and an open rear porch. This application was approved.
- **3400 Monroe Avenue, Rookies** replacement signage. This application will be tabled until the January 26<sup>th</sup> meeting, requested additional information from the applicant.
- **Kensington Park Subdivision**, 3 new homes, Lots 801, 804 & 810. The board members reviewed the applications for the new homes and compared them to existing homes in the immediate vicinity. The Board determined that the 3 proposed homes were similar in design to each other and some of the existing nearby homes, no decision was rendered.  
The Board has requested that the developer meet with Town staff and provide additional information to the Board regarding the architecture of the remaining lots in the subdivision. The developer plans to attend the Board's next meeting on January 26<sup>th</sup> to discuss the applications.

**JANUARY 26, 2012**

### NEW APPLICATIONS

- 23 Shelwood Drive, addition infilling a 9' x 13' area between the kitchen and garage on the rear of the house.
- 77 Knickerbocker Road, a 3<sup>rd</sup> bay addition on the existing garage.
- 43 Hilltop Drive, a bump out on the side of the house to install a gas fireplace

## Historic Preservation Commission December 15, 2011 PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS

### The C of A Applications were approved.

- 2 Walnut Grove, the applicant is requesting to replace the existing wooden garage door with an insulated aluminum garage door of the same design and color.
- 5 Sunset Blvd. the application is requesting to construct a mudroom off the rear of the house.
- Review and approval of the October 20, 2011 and the electronic approval of the December 15, 2011 minutes was approved and accepted to be electronically voted upon by 12/21/11. The December 15, 2011 minutes were electronically approved with some minor corrections by the Commission members.

This is the last meeting for this board; all applications pertaining to Designated Landmarks, Certificates of Appropriateness and Inventoried properties will be reviewed by the Design Review & Historic Preservation Board, beginning of January 1, 2012.

## Architectural Review Board December 12, 2011 Applications Approved

- 2 new houses – 1 in Kensington Park; 1 in Coventry Ridge Subdivision
- 2 residential additions, a covered front porch, and a resubmission for elevation appearance changes.
- 100 Golden Flyer Drive, Trinity Montessori School signage

This is the last meeting for this board; all proposed construction applications pertaining to properties within the Town will be reviewed by the Design Review & Historic Preservation Board as of January 1, 2012.