

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
March 16, 2020**

**PRESENT**

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, Barbara Servé, Phil Castleberry, David Rowe

**ALSO PRESENT**

Cathy Koshykar, Town Board Liaison; Mark Lenzi, Building Inspector; Robert Koegel, Town Attorney (teleconference); Susan Donnelly, Secretary to the Board

**ABSENT**

Mike Rose

George Dounce, Chairperson, called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

Mark Lenzi indicated that the applications before the Board this evening is a Type II Action under 6-NYCRR §617.5 (c) (7) or (12) & (13) and, therefore, is not subject to Environmental Review under SEQRA. The applications are exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

**PUBLIC HEARING FOR AN AREA VARIANCE – NEW**

- 48 N Country Club Drive, Tax # 151.05-1-19, Applicant is requesting relief from Town Code §185-17 E to allow the construction of an addition. The addition is proposed to encroach into the side yard setback by approximately 2' where code requires a 10' side yard setback. Property zoned RN – Residential Neighborhood District

Jim Fahy of Fahy Design Associates was present to discuss the application with the Board.

Mr. Fahy described the project as an expansion of the garage with additional renovation to provide storage. He referenced the Board's "measuring stick" for variances as how the benefit of the project will outweigh the detriments. He stated that the new garage will pull parked vehicles out of view and help the drainage on the property.

The owners said they have met with the neighbors on their project. Mary Ellen Spennacchio-Wagner noted that the neighbor indicated that they were in favor of the plans.

Barb Serve noted that this garage is not in character with the neighborhood.

When questioned about the timeframe of construction, Mr. Fahy noted that the applicants are anxious to start the project and will also have to also appear for approval from the Design Review and Historic Preservation Board.

There was no public comment.

Barb Serve moved to close the Public Hearing and David Rowe seconded.

All Ayes.

- 619 Mendon Road, Tax # 178.03-2-8, Applicant is requesting relief from Town Code §185-113 B (1) & (2) for the construction of a Residential Storage Building of approximately 24 x 36 (864 Sq. Ft.) located in the rear yard. The oversized accessory structure will be constructed to a height of approximately 23'. Property is zoned RN – Residential Neighborhood District.

The homeowner, Kevin Ryan, was present.

Mr. Ryan described the project to the Board, an oversized accessory structure which will be constructed in a barn/carriage style. He indicated that the neighbors on the north side of his property are in favor of the project and that no houses on West Bloomfield Road will be able to see the structure.

He showed the Board samples of the material and a color rendering.

There was no public comment.

Mary Ellen Spennacchio-Wagner moved to close the Public Hearing and Phil Castleberry seconded.

All Ayes.

- 900 Linden Avenue, Tax # 138.16-1-11.11 & 138.16-1-11.12, Applicant is requesting relief from Town Code §185- 50 (D) (1) & (2) for the construction of an open Recreational Vehicle Storage area with a front setback of 273' 7" from the road right away and a lot size of 1.53 acres. Town Code requires a 500' front setback from the road right of way and a minimum lot size of 10 acres for outside storage. Property is zoned Light Industrial.

Representatives from Mitchell Design Build were in attendance. The proposal is to utilize an existing asphalt parking lot for recreational vehicle storage. The area is well shielded with large growth trees and the NYS Department of Transportation is one of the bordering neighbors. The area will receive less daily use than before.

When asked about the time frame, it was indicated that the transition will be complete by fall. All vehicles on site will require licensing and registration.

David Rowe inquired about lapsed licensing and registration and it was indicated that this will be addressed in a Special Use permit from the Planning Board.

There was no public comment.

David Rowe moved to close the Public Hearing and Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

## **DECISION FOR 48 N. COUNTRY CLUB ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 48 N. Country Club Road was moved by Mary Ellen Spennacchio-Wagner and seconded by George Dounce.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Absent
Barbara Servé voted	Aye
David Rowe voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated March 5, 2020.
2. All construction is to be completed by December 31, 2022.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

### **DECISION FOR 619 MENDON ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 619 Mendon Road was moved by George Dounce and seconded by Phil Castleberry.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Absent
Barbara Servé voted	Aye
David Rowe voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated March 5, 2020.
2. All construction is to be completed by December 31, 2020.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

### **DECISION FOR 900 LINDEN AVENUE – AREA VARIANCE**

A written Resolution to grant the area variance for 900 Linden Avenue was moved by George Dounce and seconded by Barbara Serve.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Absent
Barbara Servé voted	Aye
David Rowe voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated February 14, 2020.
2. All construction is to be completed by December 31, 2021.

**POINT PERSONS FOR APRIL 20, 2020 MEETING**

**145 Kilbourn Road – Phil Castleberry**

**32 Wexford Glen – Barbara Serve**

**REVIEW OF FEBRUARY 17, 2020 MINUTES**

George Dounce moved to approve the minutes of the February 17, 2020 meeting as written.  
All Ayes.

**MEETING ADJOURNMENT**

George Dounce moved to adjourn the meeting at 7:50 pm. All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Zoning Board of Appeals