

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
January 21, 2019**

PRESENT

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

ALSO PRESENT

Stephanie Townsend, Town Board Liaison; Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

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 are Type II Actions under 6-NYCRR §617.5(c) (7) or (12) & (13) and, therefore, are not subject to Environmental Review under SEQRA. These 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

- 648 Mendon Road. Tax # 178.03-2-29.21, Applicant is requesting relief from Town Code(s) §185-113 (B) (1) & (2) to construct an oversized and over height accessory structure (Detached Garage) in the rear yard. The accessory structure is proposed to be approximately 15' in height and approximately 572 Sq. Ft. in size. Property is zoned RN – Residential Neighborhood District.

The homeowner, Stephen Smeulders, was present.

The Board had questions about how the neighbors felt about the project and the timing of the proposed project. Mr. Smeulders responded that there has been no comment from the neighbors and that he would like to start the project around the first week of June.

There was no public comment.

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

All Ayes.

- 4 Sassafras Lane. Tax # 179.09-1-4. Applicant is requesting relief from Town Code(s) §185-17 (L) to construct a 1st and 2nd floor addition encroaching into the side setback. The additions are proposed to be located at approximately 50' from the west property line where code requires 60'. Property is zoned RN – Residential Neighborhood District

The architect for the project, David Waldarek, spoke on behalf of the homeowner.

The Board questioned if there was another option for placement considered. Mr. Waldarek responded that due to the configuration of the flag lot of the property this is not possible. The Board asked about the timing and the applicant responded as soon as possible weather permitting.

There was no public comment.

Mike Rose moved to close the Public Hearing and Jaime Waldman seconded.

All Ayes.

- 255 Woodland Road. Tax # 150.20-2-21. Applicant is requesting relief from Town Code(s) §185-17 (E) to construct a garage addition encroaching approximately 5 feet into the side setback. The required minimum side setback for this property is 10'. Property is zoned RN – Residential Neighborhood District

The homeowner, Taylor Wold, was present to discuss the application with the Board. He stated he would be doing his own work on the project. The original garage is on a slab and will be turned into a mudroom.

There was no public comment.

Phil Castleberry moved to close the Public Hearing and Barbara Servé seconded.

All Ayes.

DECISION FOR 648 MENDON ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 648 Mendon Road was moved by Phil Castleberry and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	aye
Barbara Servé voted	aye
Jaime Waldman voted	aye
David Rowe voted	absent
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 November 17, 2018.
2. The construction is to be completed by December 31, 2020.
3. This application is subject to the approval of the Design Review & Historic Preservation Board.

DECISION FOR 4 SASSAFRAS LANE – AREA VARIANCE

A written Resolution to grant the area variance for 4 Sassafras Lane was moved by Mary Ellen Spennacchio-Wagner and seconded by David Rowe.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	aye
Barbara Servé voted	aye
Jaime Waldman voted	aye
David Rowe voted	absent
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 December 7, 2018.
2. All construction is to be completed by December 31, 2021.
3. This application is subject to the approval of the Design Review & Historic Preservation Board.

DECISION FOR 255 WOODLAND ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 255 Woodland Road was moved by David Rowe and seconded by Phil Castleberry.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	aye
Barbara Servé voted	aye
Jaime Waldman voted	aye
David Rowe voted	absent
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 and application submitted by the Applicant and dated 12/12/2018.
2. All construction is to be completed by 12/31/22.
3. This application is subject to the approval of the Design Review & Historic Preservation Board.

APPROVAL OF THE MEETING MINUTES OF NOVEMBER 19, 2018

George Dounce moved to accept the minutes of November 19, 2018 with a change.

VOICE VOTE: Ayes – All

OTHER

There will be no February meeting due to lack of applications to review.

MEETING ADJOURNMENT

The meeting adjourned at 7:30 pm.

VOICE VOTE: Ayes – All

Respectfully submitted,

Susan Donnelly
Secretary to the Zoning Board of Appeals