

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
March 15, 2021**

PRESENT

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

ALSO PRESENT

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

ABSENT

Mike Rose

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, March 15, 2021 at 7:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom virtual meeting software.

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

The application 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

- 17 Black Wood Circle, Tax # 178.03-5-36, Applicant is requesting relief from Town Code §185-119 (A) (1) & §185-30 (G) to construct an in-ground swimming pool encroaching into the rear setback, to place the pool heater and filter equipment on the side of the home and to exceed the maximum impervious lot coverage of the lot. This property is zoned IZ - Incentive Zoning.

George Dounce opened the Public Hearing.

Jill Lennox and Scott Harter were present to discuss the application with the Board.

The application is requesting relief from Town Code in order to place a pool on their small lot which will encroach into the rear setback and place the pool equipment on the side of the home so the noise does not interfere with their backyard space. They are creating patio and walkway space which exceeds the maximum impervious lot coverage for that property.

This street is sparsely populated at the present time but the owner has shared their plan with Morrell Builders who are developing the area and the homeowner at #15 Black Wood Circle. Ms. Lennox indicated that the other houses do not line up with hers so they will be not looking directly into each other's backyards and they intend to place privacy plantings on both sides of the patio and pool area.

Public comment was heard from a participant identified by Mel. Questions were taken and answered by Town staff regarding the need for the placement of the pool at the requested location.

Barbara Servé moved to close the public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

DECISION FOR 15 BLACK WOOD CIRCLE – AREA VARIANCE

A resolution to grant an area variance to 15 Black Wood Circle was moved by Zoning Board of Appeals member Phil Castleberry, seconded by Board member James Pergolizzi, and voted upon by the Board members, as follows:

Michael Rose was	absent
Barbara Servé voted	aye
James Pergolizzi voted	aye
David Rowe voted	nay
Mary Ellen Spennacchio-Wagner voted	aye
George Dounce voted	aye
Phil Castleberry voted	aye

The Board, in granting the application, imposed the following specific conditions:

1. This variance is granted only for the Site map submitted to the Zoning Board of Appeals dated February 26, 2021.
2. All construction is to be completed by December 31, 2022.

REVIEW OF MEETING MINUTES OF FEBRUARY 15, 2021

Phil Castleberry moved to approve the minutes of February 15, 2021 as written.

Barbara Servé seconded.

All Ayes.

POINT PERSONS FOR APRIL 19, 2021 MEETING

723 Linden Avenue – Barb Servé

53 Sutton Point – Barb Servé

145 Long Meadow Circle – Phil Castleberry

110 Canfield Road – David Rowe

85 Coventry Ridge – Mary Ellen Spennacchio- Wagner

7 Rosewood Drive – George Dounce

38 Coddington Grove – Jim Pergolizzi

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 7:37 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals