

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
November 18, 2019**

**PRESENT**

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

**ALSO PRESENT**

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

**ABSENT**

Jaime Waldman

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. 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**

- **4040 East Ave**, Tax # 151.10-1-2. Applicant is requesting relief from Town Code §185-113 (B) (1) (2) (3) & (6) and §185-17 K to construct an addition to an existing detached garage. The Proposed garage will be located to the east of the existing garage. The existing garage has a side setback of roughly 10' and the proposed addition will have a side setback of approximately 18'. The addition of 586 Sq. Ft. will bring the total square footage of the garage to 1123 +- Sq. Ft. The structure is proposed to be approximately 14' in height. Property is zoned RN – Residential Neighborhood District.

The homeowner, Heather Ralph, and contractor, Mark Fresdorf of Dreamworx Construction were present.

There is no neighborhood opposition to the project.

The shed and pine trees will not be removed according to the homeowner.

The timeframe is to build within the year.

There was no public comment.

David Rowe moved to close the Public Hearing.

Barbara Servé seconded.

All Ayes.

- **22 E. Park Road**, Tax # 151.17-3-13. Applicant is requesting relief from Town Code §185 – 17 (E) & 185 -17 (B) (1) for the construction of a master bedroom and garage addition with a front setback of approximately 42' and a left side setback of approximately 9'. Town Code requires a 50' minimum front setback and 10' minimum side setback. Property is zoned RN – Residential Neighborhood District.

The homeowner, Bruno Wolf, and architect, Chris Hennesey were present.

Ms. Hennesey described the project which is a reconfiguration of the home to include a larger master suite and a garage addition.

The Board asked about neighbor opposition and the homeowners stated that there is none.

The homeowner stated that the timeframe is to start around March 2020.

There was no public comment.

Phil Castleberry moved to close the Public Hearing.

Mike Rose seconded.

All Ayes.

## **DECISION FOR 4040 EAST AVENUE – AREA VARIANCE**

A written Resolution to grant the area variance for 4040 East Avenue 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	Absent
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 October 3, 2019.
2. All construction is to be completed by December 31, 2021.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

## **DECISION FOR 22 EAST PARK ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 22 East Park Road was moved by Barbara Servé and seconded by Phil Castleberry.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Aye
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Barbara Servé voted	Aye
Jaime Waldman voted	Absent
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 October 24, 2019.
2. All construction is to be completed by December 31, 2019.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

### **POINT PERSONS FOR DECEMBER 16, 2019 MEETING**

5 Winding Road – Phil Castleberry

257 East Street – Mike Rose

### **REVIEW OF THE OCTOBER 21, 2019 MINUTES**

George Dounce moved to approve the minutes of the October 21, 2019 meeting with corrections.

All Ayes.

### **MEETING ADJOURNMENT**

George Dounce moved to adjourn the meeting at 7:35 pm.

Respectfully submitted,

Susan K. Donnelly  
Secretary to the Zoning Board of Appeals