

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
December 16, 2019**

**PRESENT**

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

**ALSO PRESENT**

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

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**

- 257 East Street, Tax # 178.12-1-30. Applicant is requesting relief from Town Code §185-113 (B) (3) & (6) and §185-17 L to place a storage shed on the side of the garage and encroaching into the side setback. The storage shed is proposed to be located approximately 8 feet from the right property line and located forward of the rear wall of the home. Property is zoned RN – Residential Neighborhood District.

The homeowner, Andrew Spencer, was present.

Mr. Spencer explained that the side of the garage was the best location for the shed. There is a steep drop off in the back yard area. He indicated that his most affected neighbor does not have a problem with the proposed construction.

The time frame is to install as soon as all approvals are granted.

There was no public comment.

Phil Castleberry moved to close the Public Hearing.

Jaime Waldman seconded.

All Ayes.

- 5 Winding Road, Tax # 151.14-1-81. Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of an addition extending beyond the building lines for a corner lot. The addition is proposed to be constructed with a 35 foot +/- setback from Winding Road and a front setback of approximately 46 feet +/- from French Road where code requires 50 feet. Property is zoned RN – Residential Neighborhood District.

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

The project is a small 14' x 24' addition which is as wide as the existing house.

The Board inquired whether the air conditioning unit that is presently on the side of the home where the addition will be will be maintained. The homeowner, Donna Trost, was present and stated that the air conditioning unit will be placed behind the home.

The neighbor at 46 French Road, Edward Mead was present, and indicated that he supported the project.

Barbara Servé moved to close the public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

**DECISION FOR 257 EAST AVENUE – AREA VARIANCE**

A written Resolution to grant the area variance for 257 East Avenue was moved by Mike Rose 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	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 November 13, 2019.
2. All construction is to be completed by December 31, 2020.

**DECISION FOR 5 WINDING ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 5 Winding Road was moved by Phil Castleberry 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	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 November 19, 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.

### **POINT PERSONS FOR JANUARY 20, 2019 MEETING**

Due to the lack of applications to review, the January meeting of the Zoning Board of Appeals is cancelled.

### **REVIEW OF NOVEMBER 18, 2019 MINUTES**

Phil Castleberry moved to approve the minutes of the November 18, 2019 meeting as written.

Jaime Waldman seconded.

All Ayes.

### **OTHER**

Phil Castleberry and David Rowe indicated they would not attend the February meeting.

### **MEETING ADJOURNMENT**

George Dounce moved to adjourn the meeting at 7:20 pm.

Respectfully submitted,

Susan K. Donnelly  
Secretary to the Zoning Board of Appeals