

Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
CA19-000005

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 255 East Brook Road PITTSFORD, NY 14534

Tax ID Number: 151.17-1-6.1

Zoning District: RN Residential Neighborhood

Owner: Bacon, Thomas

Applicant: McKinnon Construction Building Contractors Inc.

Application Type:

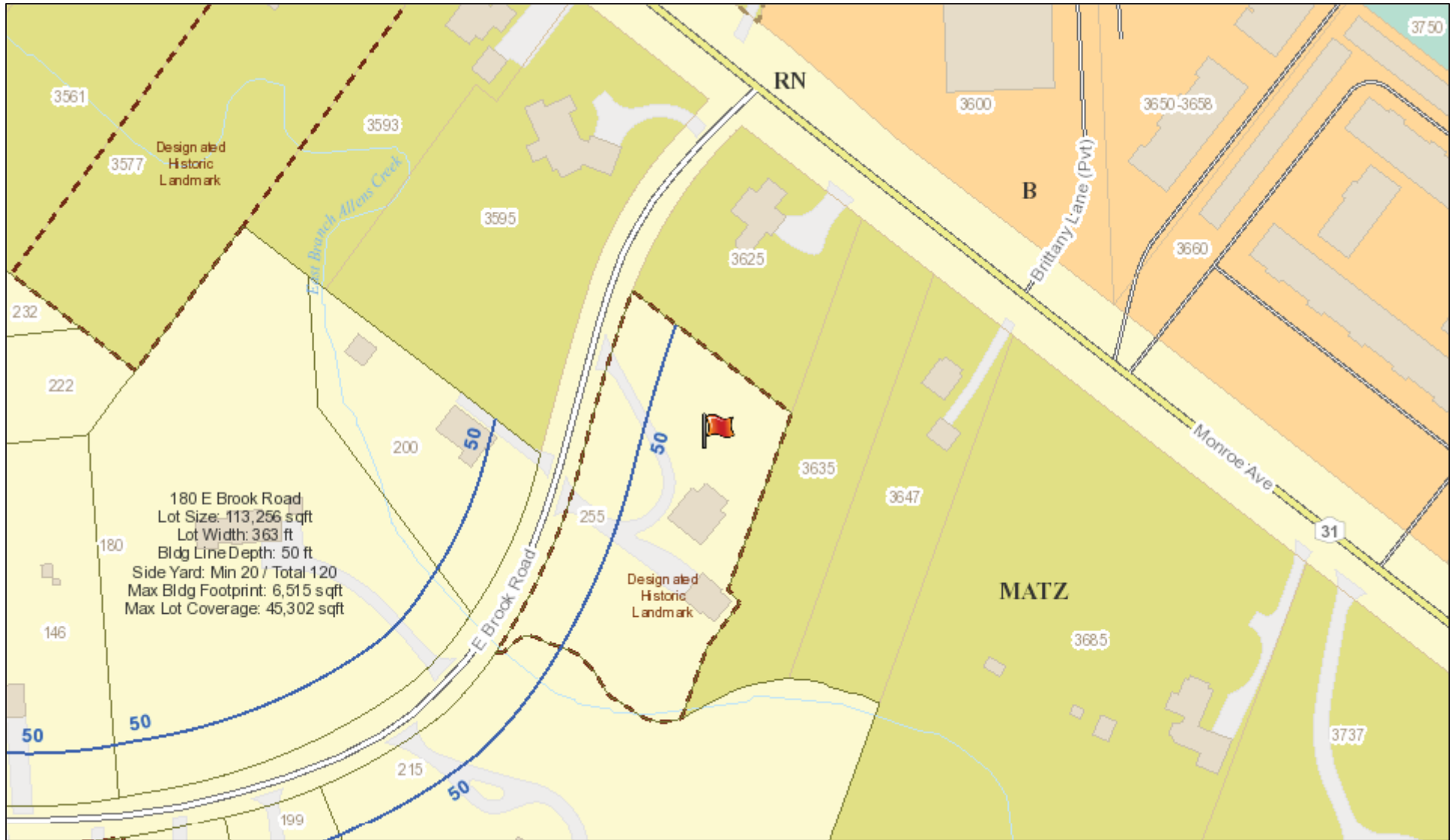
- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input checked="" type="checkbox"/> Certificate of Appropriateness
§185-197 | <input type="checkbox"/> Flag Lot Building Line Location
§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation
§185-195 (2) | <input type="checkbox"/> Undeveloped Flag Lot Requirements
§185-17 (L) (2) |
| <input type="checkbox"/> Informal Review | |

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace two windows. This property is zoned RN- Residential and is located in a historic district.

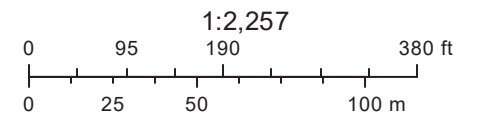
Meeting Date: January 09, 2020



RN Residential Neighborhood Zoning

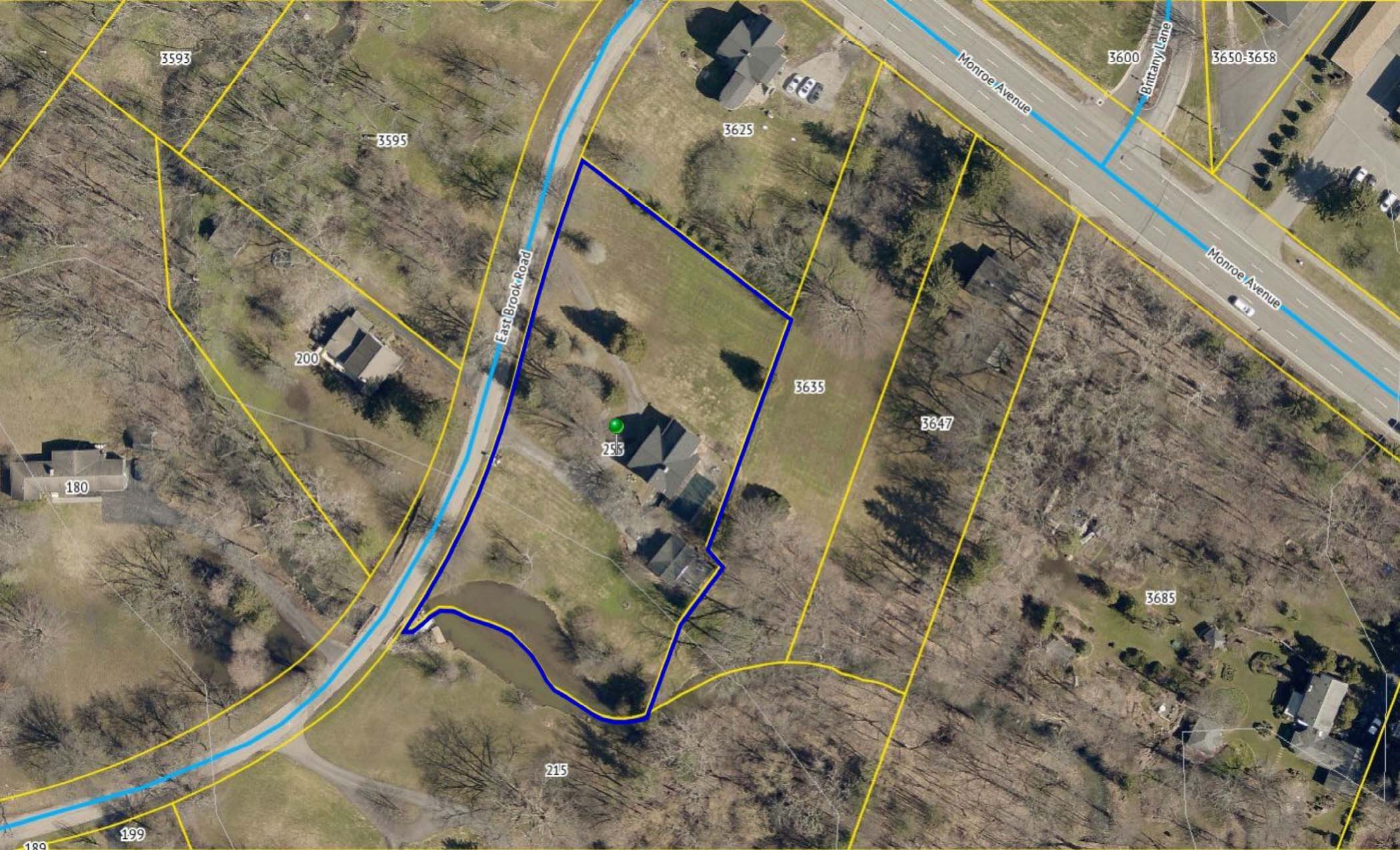


Printed January 2, 2020



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



3593

3595

3625

3600

3650-3658

200

253

3635

3647

180

East Brook Road

Monroe Avenue

Brittany Lane

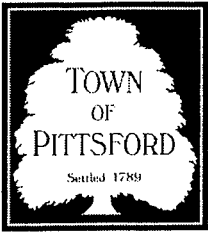
Monroe Avenue

3685

215

199

180



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # CoFA # 2

- Property Address: 255 East Brook
- Tax Account Number: 151.17-1-6.1
- Applicant's Name: John McKinnon
Address: 10 Fords Crossing Phone: (585) 330-8090
Street
Honeoye Falls NY 14472 E-mail: jmckinnon@rochester.rr.com
City State Zip Code
- Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): Contractor
- Owner (if other than above): Thomas B. Bacon and Tammy Swan-Bacon
Address: 644 N McDonald St Phone: (954) 478-3051
Street
Mount Dora Fla 32757 E-mail: swanbacon508@gmail.com
City State Zip Code
Has the Owner been contacted by the Applicant? Yes No
- Application prepared by: John McKinnon
Address: 10 Fords Crossing Phone: (585) 330-8090
Street
Honeoye Falls NY 14472 E-mail: jmckinnon@rochester.rr.com
City State Zip Code
- Project Design Professional (if Available): NA
Address: _____ Phone: _____
Street

City State Zip Code
E-mail: _____

8. Project Contractor (if Available): McKinnon Construction
Address: 10 Fords Crossing Phone: (585) 330-8090
Street
Honeoye Falls NY 14472 E-mail: jmckinnon@rochester.rr.co
City State Zip Code

9. Present use of Property: single family home

10. Zoning District of Property: _____

11. Is the property located in a Town Designated Historic District?

Yes No

12. Is the property listed on the National Registry of Historic Places?

Yes No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes No

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

Install 2 double hung windows, similar to existing. Just need to be 1'6" shorter to accommodate
a countertop below

- B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

NA

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

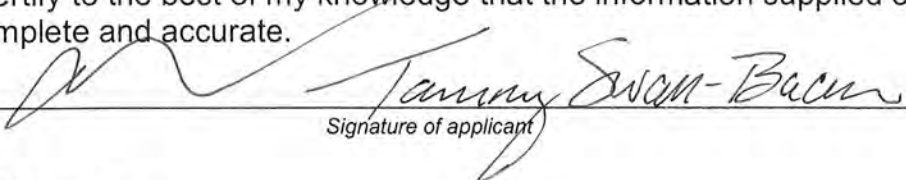
NA

16. Additional materials submitted with this application *(if available)*:

- | | |
|---|--|
| <input type="checkbox"/> Parcel map | <input checked="" type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Architectural plans |
| <input type="checkbox"/> Other materials | |

Applicant Certification:

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.



Signature of applicant

12/13/2019

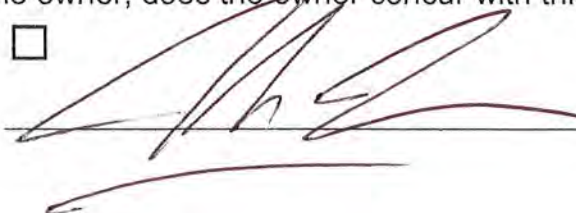
Date

Owner Consent:

If the applicant is other than the owner, does the owner concur with this application?

Yes No

If Yes, owner's signature:

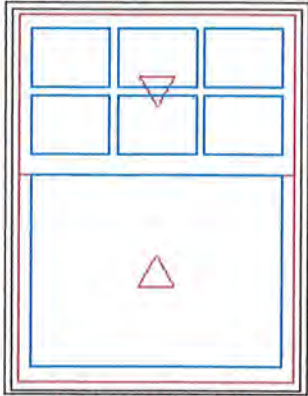


LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit:			
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MARVIN 



As Viewed From The Exterior

CN 3444
 FS 33 1/2" X 43 3/4"
 RO 34 1/2" X 44 1/4"
Egress Information
 No Egress Information available.
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1720 mm (42X67.7 in)
 LC-PG40 DP +40/-40
 FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3444
 Rough Opening 34 1/2" X 44 1/4"
 Cottage
 Top Sash
 Stone White Exterior
 White Interior
 G.S. 28 3/4" X 15 3/32"
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
 Bottom Sash
 Stone White Exterior
 White Interior
 G.S. 28 3/4" X 22 13/32"
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 2	Mark Unit:			
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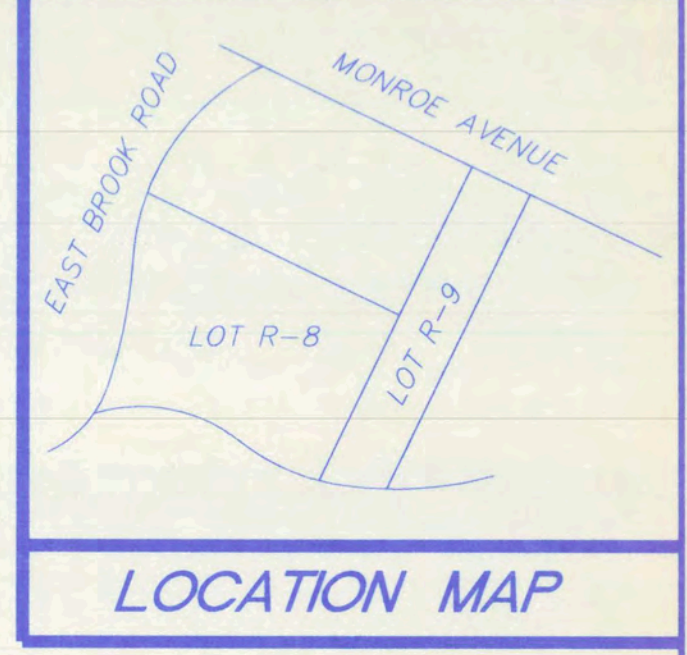
MARVIN 

Primed Pine Exterior
 Primed Pine Interior
 Ultimate Wood Double Hung
 CN 2818
 Rough Opening w/ Sub sill
 34 3/8" X 45 1/2"
 Cottage 2.0:5.0
 Top Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 G.S. 28" X 14 13/32"
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Primed Pine Ext - Primed Pine Int
 Ovolo Exterior Glazing Profile



LEGEND

- 462 — EXISTING CONTOUR LINE
- — EXISTING PROPERTY LINE
- W — EXISTING WATERMAIN
- G — SAN — EXISTING SANITARY PIPE AND MANHOLE
- STM — EXISTING GAS MAIN
- OHW — EXISTING STORM PIPE AND MANHOLE
- OHW — EXISTING UTILITY EASEMENT
- OHW — UTILITY POLE & OVERHEAD WIRES
- EXISTING GAS VALVE
- EXISTING HYDRANT UNIT
- EXISTING WATER VALVE
- FOUND IRON PIN
- EXISTING CATCH BASIN
- EXISTING CLEAN OUTS
- EXISTING TREES



SURVEY MONUMENTATION

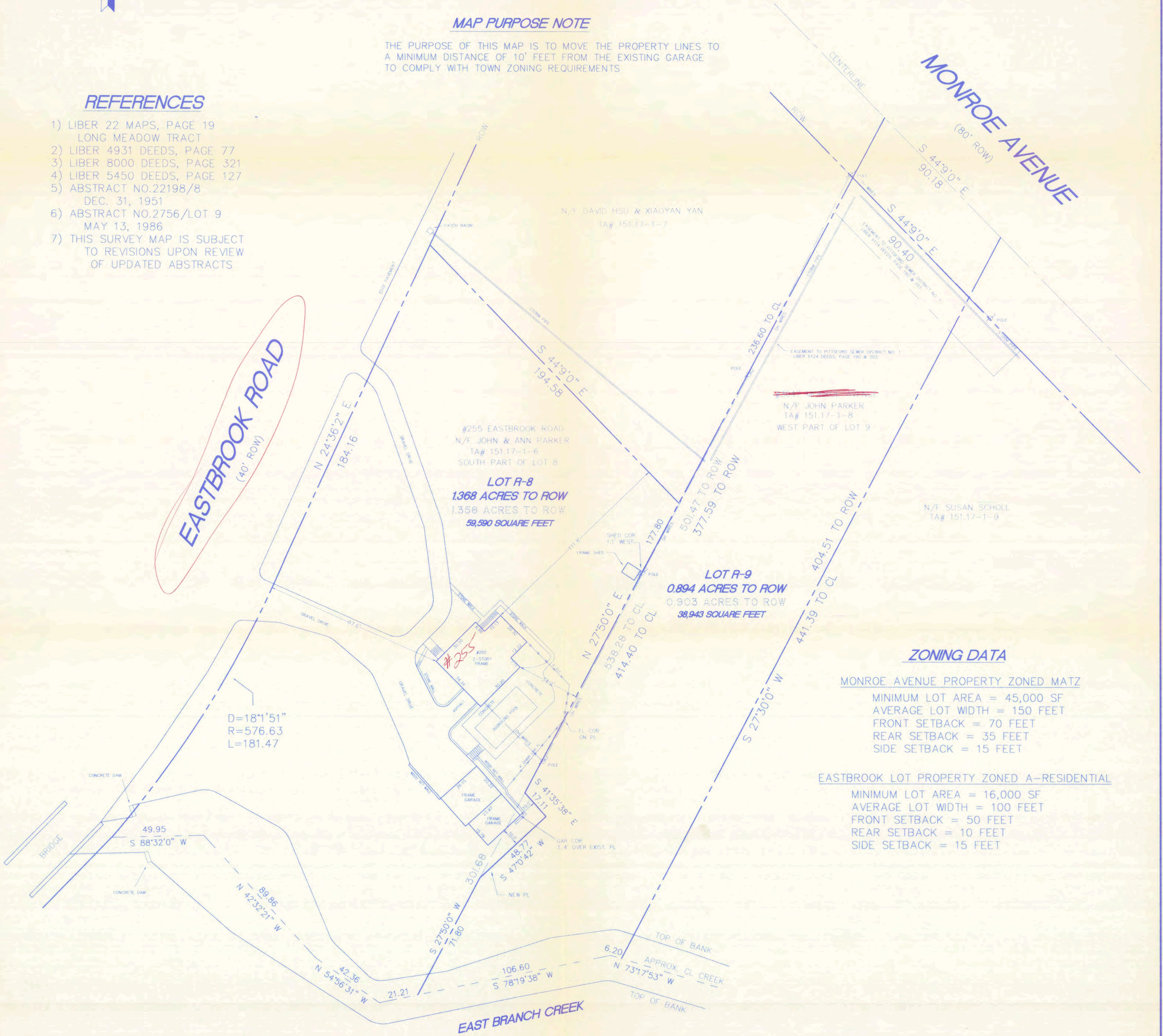
THIS PROJECT IS BEYOND 1200' FEET FROM THE NEAREST GEODETIC MONUMENT AND IS NOT TIED TO THE GRID SYSTEM

MAP PURPOSE NOTE

THE PURPOSE OF THIS MAP IS TO MOVE THE PROPERTY LINES TO A MINIMUM DISTANCE OF 10' FEET FROM THE EXISTING GARAGE TO COMPLY WITH TOWN ZONING REQUIREMENTS

REFERENCES

- 1) LIBER 22 MAPS, PAGE 19 LONG MEADOW TRACT
- 2) LIBER 4931 DEEDS, PAGE 77
- 3) LIBER 8000 DEEDS, PAGE 321
- 4) LIBER 5450 DEEDS, PAGE 127
- 5) ABSTRACT NO.22198/8 DEC. 31, 1951
- 6) ABSTRACT NO.2756/LOT 9 MAY 13, 1986
- 7) THIS SURVEY MAP IS SUBJECT TO REVISIONS UPON REVIEW OF UPDATED ABSTRACTS



ZONING DATA

MONROE AVENUE PROPERTY ZONED MATZ
 MINIMUM LOT AREA = 45,000 SF
 AVERAGE LOT WIDTH = 150 FEET
 FRONT SETBACK = 70 FEET
 REAR SETBACK = 35 FEET
 SIDE SETBACK = 15 FEET

EASTBROOK LOT PROPERTY ZONED A-RESIDENTIAL
 MINIMUM LOT AREA = 16,000 SF
 AVERAGE LOT WIDTH = 100 FEET
 FRONT SETBACK = 50 FEET
 REAR SETBACK = 10 FEET
 SIDE SETBACK = 15 FEET

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

DATED: _____
 STEPHEN W. GLEASON
 MONROE COUNTY TREASURER

By: _____

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DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209, AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM, HIS SEAL AND THE NOTATION 'ALTERED BY', FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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This plat is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

For the General Municipal Law: _____ Date: _____
 County Highway Superintendent
 For the Monroe County Monumentation Law: _____ Date: _____
 Monroe County Surveyors Office

MONROE COUNTY DEPARTMENT OF HEALTH REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP WITH THE MONROE COUNTY CLERK.

DATE: _____

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED - FOR ADDITIONAL INFORMATION CALL 274-6058 OR 274-6856

Jeffery D'Amico
 PLANNING BOARD CHAIRPERSON

1-14-08
 DATE

255 E. Brook Rd

FINAL PLAT MAP

REVISIONS			LONG MEADOW RESUBDIVISION			
DATE:	BY:	REVISION:	BEING A RESUBDIVISION OF THE SOUTH PART OF LOT 8 AND THE WEST PART OF LOT 9 OF THE LONG MEADOW SUBDIVISION, BEING PART OF TOWN LOTS 61 & 62, TOWN-SHIP 12, RANGE 5, SITUATED IN THE TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK			
1/10/08	JM	ZONING DATA, FINAL, LOT SQ. FT.				
			JAMES H. MISSELL AND ASSOCIATES		CLIENT:	
			900 JEFFERSON ROAD, ADMIN. BLDG. #104		JOHN PARKER	
			ROCHESTER, NEW YORK 14623		255 EASTBROOK ROAD	
			TEL. 585-340-2315 FAX. 585-340-2316		PITTSFORD, NY	
			DATE: DEC. 7, 2007		TAX ACCOUNT NUMBER	
			DRAWN BY: J.H.M.		151.17-1-6 & 8	
			SURVEYOR: J.H.M.		SHEET NO.: 1 OF 1	
			SCALE: 1" = 30'		DRAWING NO.: 255EAST	



SURVEY CERTIFICATION

WE, JAMES H. MISSELL AND ASSOCIATES CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS JOINTLY ADOPTED BY GENESSEE VALLEY LAND SURVEYORS ASSOCIATION AND THE MONROE COUNTY BAR ASSOCIATION AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED ON NOVEMBER 2, 2007.

property file #255 Eastbrook Rd







300



