

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
AGENDA  
September 21, 2020**

**PUBLIC HEARING FOR AN AREA VARIANCE – NEW**

- 12 Locke Drive, Tax # 192.08-2-67, Applicant is requesting relief from Town Code §185 – 17 (L) (1) & 185 – 113 (B) (1) (2) & (6) to locate an oversized and over height accessory structure (storage shed) in the rear yard of the home encroaching on the side setback of the property. This property is a flag lot and is zoned RN – Residential Neighborhood District
- 345 Kilbourn Road, Tax # 138.18-3-1, Applicant is requesting relief from Town Code §185 – 17 (H); 185 -17 (E) & 185 113 (B) (6) to allow the placement of an air conditioning compressor, grill structure and deck encroaching into the side setback. Also, the lot coverage of the lot exceeds the maximum allowed by code. Property is zoned RN – Residential Neighborhood District.
- 166 Mill Road, Tax # 178.04-1-72, Applicant is requesting relief from Town Code §185 – 113 (B) (3) to locate an accessory structure (garden shed) on the side of the home forward of the rear wall of the structure. This property is a flag lot and is zoned RN – Residential Neighborhood District
- 10 Poinciana Drive, Tax # 177.01-2-6.31, Applicant is requesting relief from Town Code §185 – 113 (B) (1) (2) (3) & (6) and 185 -17 (E) to locate an oversized and over height accessory structure (detached garage) located forward of the rear wall of the home encroaching on the side setback of the property. This property is a flag lot and is zoned RN – Residential Neighborhood District

**REVIEW OF MEETING MINUTES OF AUGUST 17, 2020**

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/86156430950?pwd=VjAvNHlpbXhvYm4rdkZoUEJHY1RIUT09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is 861 5643 0950. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

*draft*  
**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
August 17, 2020**

**PRESENT**

Mary Ellen Spennacchio-Wagner, Phil Castleberry, James Pergolizzi, David Rowe

**ALSO PRESENT**

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

**ABSENT**

George Dounce, Chairperson; Mike Rose, Barbara Servé

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, August 17 at 7:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom virtual meeting software.

David Rowe, Acting Chairperson, called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

The applications before the Board this evening are Type II Actions 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 – RETURNING**

- 25 Parker Drive, Tax # 164.10-2-67, Applicant is requesting relief from Town Code § 185 -113 B (1) & (2) and § 185 -17 E to construct an addition encroaching into the side setback. This property is zoned RN – Residential Neighborhood District.

This application for an area variance for a garage addition was held over from the July 20, 2020 meeting .

This application has been withdrawn by the Applicant.

Phil Castleberry made a motion to close the Public Hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

**PUBLIC HEARING FOR AN AREA VARIANCE – NEW**

- 31 Merryhill Lane, Tax # 163.16-2-23, Applicant is requesting relief from Town Code §185-17 (B) (1) & §185 – 119 (A) (1) to allow the placement of a pool filter and heater forward of the building line and forward of the rear wall of the home. Property is zoned RN – Residential Neighborhood District.

David Rowe opened the Public Hearing.

The homeowners, Mark and Megan Williams, were present to discuss the application with the Board.

There was no public comment.

Mary Ellen Spennacchio- Wagner moved to close the Public Hearing.

Phil Castleberry seconded.

All Ayes.

### **DECISION FOR 31 MERRYHILL LANE – AREA VARIANCE**

A written Resolution to grant the area variance for 31 Merryhill Lane was moved by Jim Pergolizzi and seconded by Phil Castleberry.

David Rowe called for a roll call vote.

Dounce	absent
Servé	absent
Pergolizzi voted	aye
Spennacchio-Wagner voted	aye
Castleberry voted	aye
Rowe voted	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated June 18, 2020.
  2. All construction is to be completed by December 31, 2021.
- 55 N Country Club Drive, Tax # 151.05-1-25, Applicant is requesting relief from Town Code §185 – 17 (B) (1) to allow construction of an addition forward of the building line. Property is zoned RN – Residential Neighborhood District.

David Rowe moved to open the Public Hearing.

The contractor, Aaron Wolfe was present to discuss the project with the Board.

There were no further questions from the Board.

There was no public comment.

Mary Ellen Spennacchio-Wagner moved to close the Public Hearing.

Jim Pergolizzi seconded.

All Ayes.

### **DECISION FOR 55 N. COUNTRY CLUB ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 55 N. Country Club Road was moved by Mary Ellen Spennacchio-Wagner and seconded by Phil Castleberry.

David Rowe called for a roll call vote.

Dounce	absent
Servé	absent

Pergolizzi voted aye  
Spennacchio-Wagner voted aye  
Castleberry voted aye  
Rowe voted aye  
Rose absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated June 12, 2020.
  2. All construction is to be completed by December 31, 2022.
  3. The application does need the approval of the Design Review and Historic Preservation Board
- 21 Wind Mill Road, Tax # 178.07-1-48, Applicant is requesting relief from Town Codes §185 – 17 (B) (1) & §185 – 17 (K) (2) for the construction of an addition encroaching into the side setback and extending forward of the building line. This property is a corner lot and is zoned RN-Residential Neighborhood.

David Rowe moved to open the Public Hearing.

The homeowner, Steve Johnson, and architect, Jack Sigrist, were present to discuss the project with the Board.

The lot is a corner lot with a 50 ft. setback on two sides and the proposed location is the only option available to the homeowner.

There was no public comment.

David Rowe moved to close the public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

#### **DECISION FOR 21 WIND MILL ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 21 Wind Mill Road was moved by Mary Ellen Spennacchio-Wagner and seconded by Phil Castleberry.

David Rowe called for a roll call vote.

Dounce absent  
Servé absent  
Pergolizzi voted aye  
Spennacchio-Wagner voted aye  
Castleberry voted aye  
Rowe voted aye  
Rose absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated June 30, 2020.
2. All construction is to be completed by December 31, 2022.
3. The application does need the approval of the Design Review and Historic Preservation Board.

- 76 Knollwood Drive, Tax # 138.17-1-8, Applicant is requesting relief from Town Codes §185 – 17 (B) (1) for the construction of an addition extending forward of the building line. This property is zoned RN-Residential Neighborhood.

David Rowe moved to open the Public Hearing.

The homeowner, Sara Odenbach, was present.

The Board had no questions for the Applicant.

There was no public comment.

Phil Castleberry moved to close the Public Hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

**DECISION FOR 76 KNOLLWOOD DRIVE – AREA VARIANCE**

A written Resolution to grant the area variance for 76 Knollwood Drive was moved by Jim Pergolizzi and seconded by Phil Castleberry

David Rowe called for a roll call vote.

Dounce	absent
Servé	absent
Pergolizzi voted	aye
Spennacchio-Wagner voted	aye
Castleberry voted	aye
Rowe voted	aye
Rose was	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the existing garage as shown and described by the Applicant dated July 13, 2020.
2. All construction will be completed by December 31, 2022.
3. This application is subject to approval of the Design Review and Historic Preservation Board.

- 16 Cedarwood Circle, Tax # 178.11-2-26, Applicant is requesting relief from Town Code §185 – 17 (L) (1) & 185 – 113 (B) (6) to locate an accessory structure (standby generator) on the side of the home encroaching on the side setback of the property. This property is a flag lot and is zoned RN – Residential Neighborhood District

David Rowe opened the Public Hearing.

The homeowner, Brian Williamson, was present.

The proposed generator will have minimal effect on the neighboring properties. The generator will be facing the garage of the closest neighbor. The gas and electric meters will be on the same side of the home as the generator.

There was no public comment.

David Rowe moved to close the Public Hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

**DECISION FOR 16 CEDARWOOD CIRCLE – AREA VARIANCE**

A written Resolution to grant the area variance for 16 Cedarwood Circle was moved by Phil Castleberry and seconded by Mary Ellen Spennacchio-Wagner.

David Rowe called for a roll call vote.

Dounce	absent
Servé	absent
Pergolizzi voted	aye
Spennacchio-Wagner voted	aye
Castleberry voted	aye
Rowe voted	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated July 17, 2020.
  2. All construction is to be completed by December 31, 2021.
- 3765 East Avenue. Tax # 138.18-2-15, Applicant is requesting relief from Town Code § 185 - 17 (E) to construct an addition encroaching into the side setback. This property is zoned RN – Residential Neighborhood District.

David Rowe opened the Public Hearing.

The homeowner Glenn Paynter and architect Joe O' Donnell were present.

The application was discussed and the applicant explained that additional space for storage is needed by the family and a bigger garage is needed to provide space for larger vehicles and lawn equipment.

There is no neighborhood opposition to this application.

There was no public comment.

David Rowe moved to close the Public Hearing.

Phil Castleberry seconded.

All Ayes.

**DECISION FOR 3765 EAST AVENUE – AREA VARIANCE**

A written Resolution to grant the area variance for 3765 East Avenue was moved by Phil Castleberry and seconded by David Rowe.

David Rowe called for a roll call vote.

Dounce	absent
Servé	absent

Pergolizzi voted aye  
Spennacchio-Wagner voted aye  
Castleberry voted aye  
Rowe voted aye  
Rose absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated July 17, 2020.
2. All construction is to be completed by December 31, 2023.
3. This application is subject to the approval of the Design Review and Historic Preservation Board.

**REVIEW OF MEETING MINUTES OF JULY 20, 2020**

Acting Chairman David Rowe moved to accept the meeting minutes of July 20, 2020 as written.  
Jim Pergolizzi seconded.

A poll was taken of the Board.

Mary Ellen Spennacchio-Wagner voted aye  
Phil Castleberry voted aye  
Jim Pergolizzi voted aye  
David Rowe voted aye

**OTHER**

**POINT PERSONS FOR September 21, 2020 MEETING**

**166 Mill Road – Barb Serve**

**12 Locke Drive – Mary Ellen Spennacchio-Wagner**

**10 Poinciana Drive - Jim Pergolizzo**

**345 Kilbourn Road – David Rowe**

**MEETING ADJOURNMENT**

David Rowe moved to adjourn the meeting at 8:15 pm.

David Rowe called for a roll call vote.

Phil Castleberry voted aye  
Mary Ellen Spennacchio-Wagner voted aye  
James Pergolizzi voted aye  
David Rowe voted aye

Respectfully submitted,

Susan K. Donnelly  
Secretary to the Zoning Board of Appeals

# Zoning Board of Appeals Referral Form Information

**Property Address:**

12 Locke Drive PITTSFORD, NY 14534

**Property Owner:**

Colin Hogarth  
12 Locke Dr  
Pittsford, NY 14534-1827

**Applicant or Agent:**

Colin Hogarth  
12 Locke Dr  
Pittsford, NY 14534-1827

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	60	Left Lot Line:	10	Left Lot Line:	50.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	14	Height:	-2.0
Size:	180	Size:	320	Size:	-140.0

**Code Section(s):**

Description: Applicant is requesting relief from Town Code §185 – 17 (L) (1) & 185 – 113 (B) (1) (2) & (6) to locate an oversized and over height accessory structure (storage shed) in the rear yard of the home encroaching on the side setback of the property. This property is a flag lot with 60 foot side and rear setbacks. The shed is proposed to be approximately 14' high, 10' from the property line and 320 Sq. Ft.

September 10, 2020



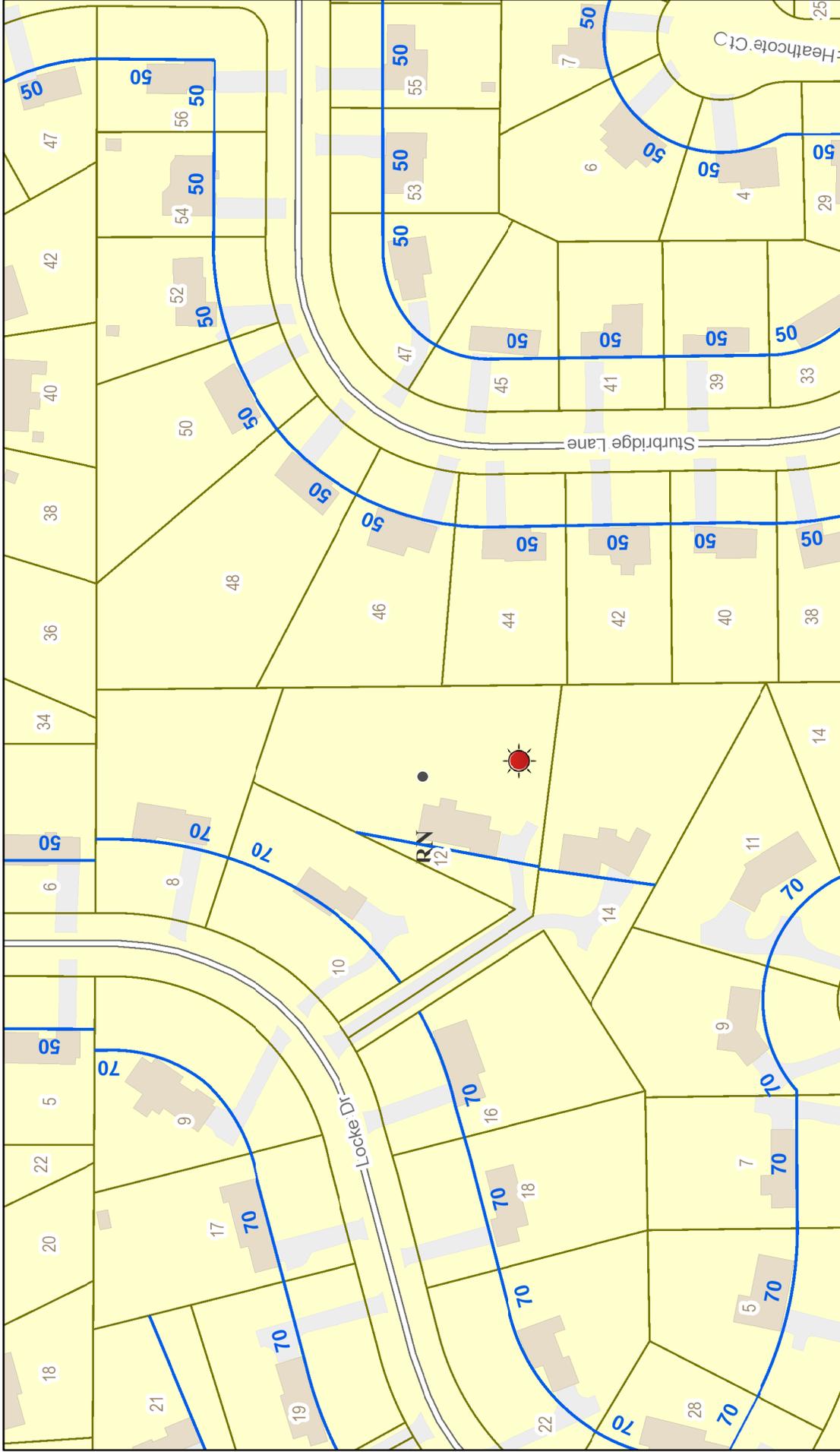
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Date

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Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning



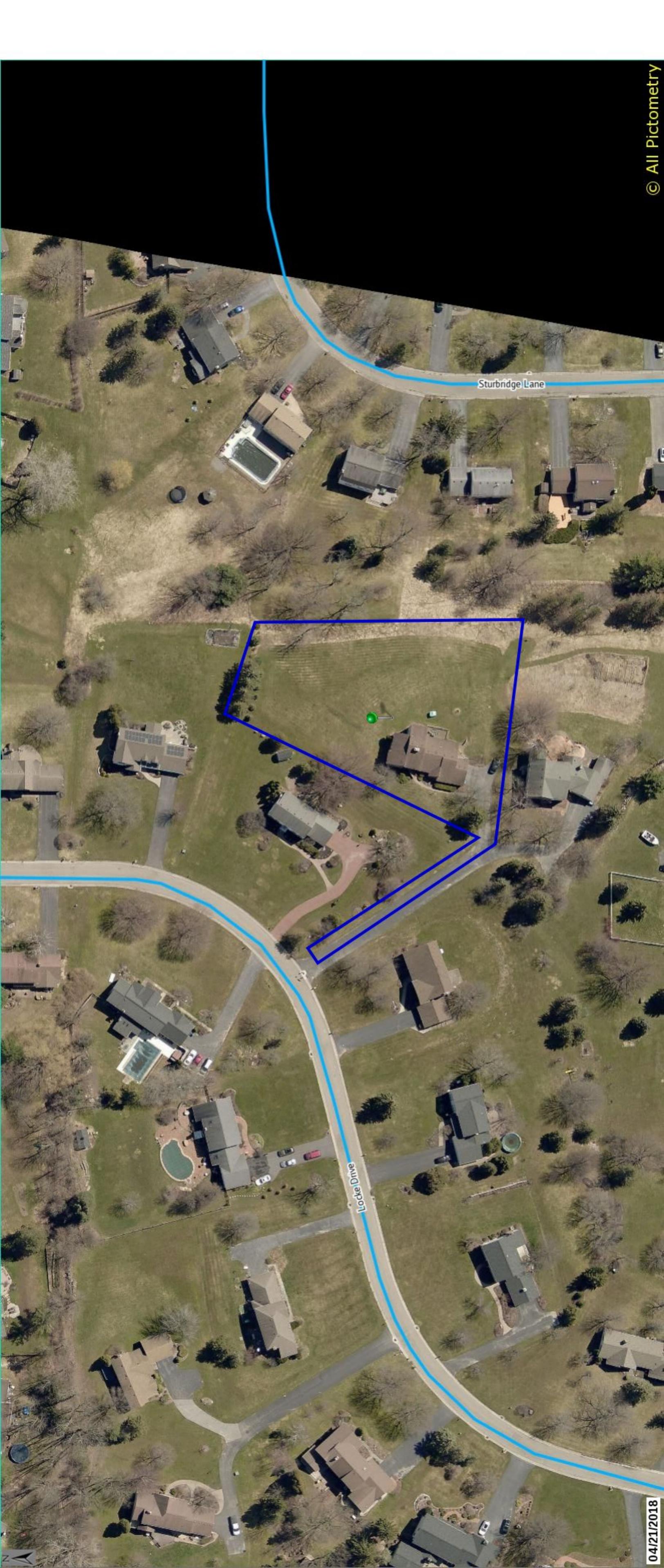
Printed September 10, 2020

1:2,257



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.

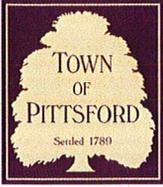


Sturbridge Lane

Locke Drive

04/21/2018

© All Pictometry



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Applicant: Colin Hogarth

Address: 12 Locke Dr

Phone: (585) 613-5212 E-Mail: colinhogarth19@gmail.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Application For:       Residential       Commercial       Other

Please describe, in detail, the proposed project:

I would like to place a shed on my property for storage purposes. I am proposing a 16 x 20 shed as I have a growing family and need the added space. I do however need to apply for a few variances. After speaking with the town, I will need to apply for the oversized, and overheight structure variance, as well as the side set back variance. My property is significantly sloped/graded so the only location I can really put a shed is to the far right of my property. I have already discussed this with my neighbor and the family is comfortable with my idea/proposal.

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

\_\_\_\_\_  
*(Owner or Applicant Signature)*

\_\_\_\_\_  
*(Date)*



# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

My property is very private to begin with - my neighbor to my right has the most exposure to my back yard but I have already discussed this proposal with him and he and his family welcomed my proposal. The backyards of my other neighbors are blocked by uncut wildflowers/wooded areas.

The only other neighbor I have is in the front of my house and this will not be visible to them.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The oversized and overheight go hand-in-hand. A simple 10x12 shed would not be big enough for what I need to use it for.

The side setback variance is necessary due to the slope/grade of my property. Where I would like to put the shed is the only realistic/potential location.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

More on the substantial side but my property does not make any other options feasible.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

My property is offset from anyone other than my neighbor who I share a driveway with and my neighbor in front. The neighbor I discussed this with is OK with the idea and the neighbor in the front cannot see the structure location from their property.

There will be no environmental concerns as there will not be any drainage issues or anything of that nature.

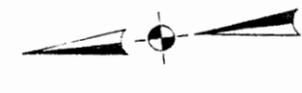
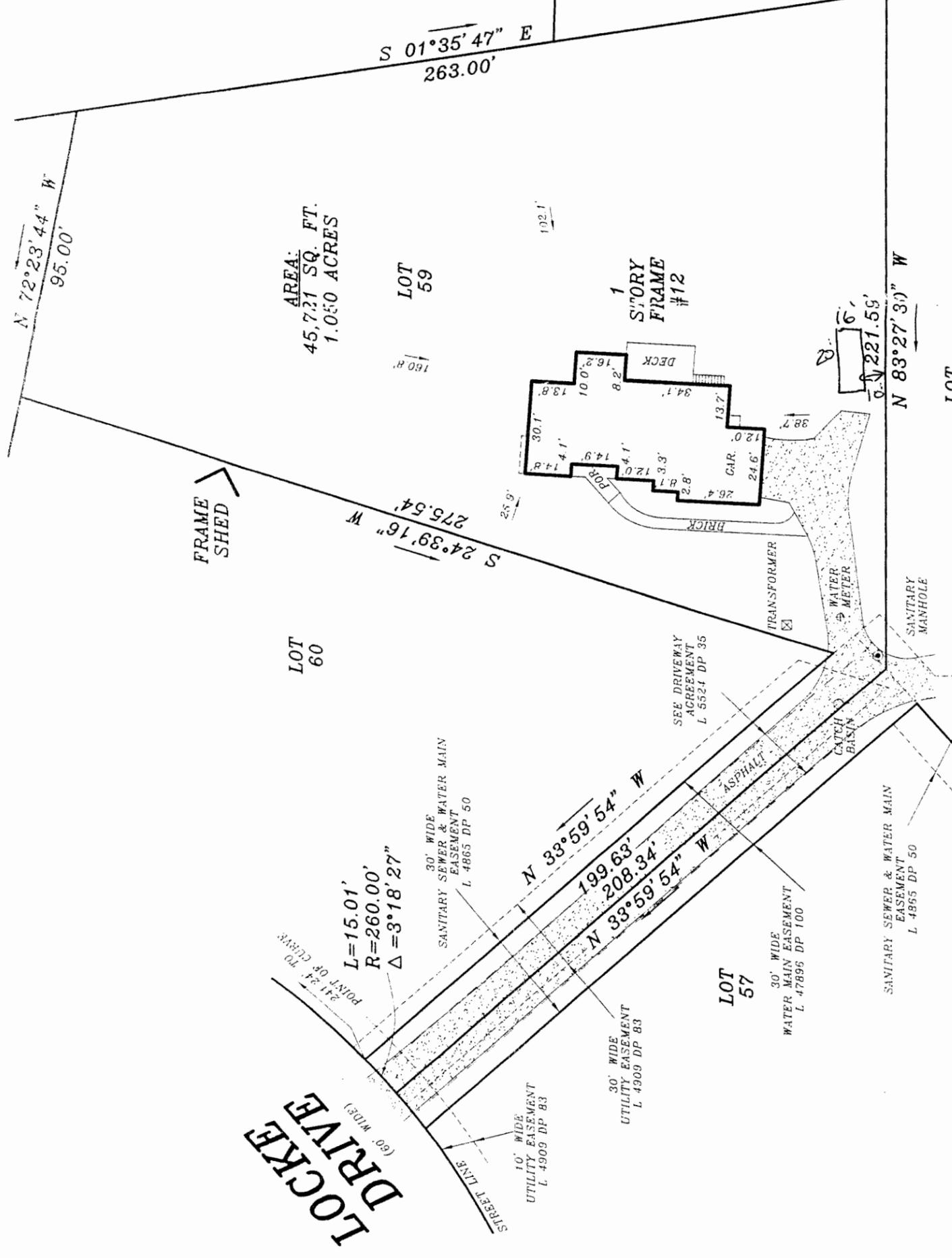
- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

Oversized - yes but necessary for what I would like to do.

Side setback - No. due to the grade of my property.

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law." Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the state, county, city, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certifications are not transferable to the institutions or subsequent owners."



**REFERENCES:**

FIRST AMERICAN TITLE INSURANCE COMPANY #423721 DATED JANUARY 22, 2019  
 LIBER 11564 OF DEEDS, PAGE 222  
 LIBER 196 OF MAPS, PAGE 69

**NOTES:**

PARCEL TAX ID #192.08-2-67

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO COLIN HOGARTH; CARLY HOGARTH; STEWART TITLE INSURANCE COMPANY AND EVANS FOX LLP THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 5, 2019.

*Thomas A. Rodak*  
 THOMAS A. RODAK, P.L.S. #050246

MAP OF A SURVEY

LOT 59  
 PITTSFORD KNOLLS SUBDIVISION, SECTION 3

TOWN OF PITTSFORD  
 MONROE COUNTY, NEW YORK

**O'NEILL-RODAK**  
 LAND SURVEYING ASSOCIATES, P.C.  
 LAND SURVEYORS - PLANNERS  
 BOUNDARY CONSULTANTS  
 FEMA ELEVATION CERTIFICATES  
 ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET  
 ROCHESTER, NY  
 14614  
 PHONE (585) 325-7520 FAX (585) 325-1708  
 e-mail surveyors@oneillrodak.com

CLIENT

UNDERBERG & KESSLER LLP

SCALE

1" = 40'

DATE

02/06/2019

PROJECT NO.

2019-0072













# Zoning Board of Appeals Referral Form Information

**Property Address:**

345 Kilbourn Road ROCHESTER, NY 14618

**Property Owner:**

Stahl Properties  
1 Mendon Center Rd  
Pittsford, NY 14534

**Applicant or Agent:**

Same

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	3	Left Lot Line:	-3.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	6327	Size:	8699	Size:	-2372.0

Description: Applicant is requesting relief from Town Code §185 – 17 (H); 185 -17 (E) & 185 113 (B) (6) to allow the placement of an air conditioning compressor and deck encroaching into the side setback. Also, the lot coverage of the lot exceeds the maximum allowed by code.

Note: The Grill structure shown in the pictures and noted in the application has been removed and is no longer part of this application.

In December of 2017 this applicant was granted a variance to exceed the lot coverage by 1513 sq. ft. which brought them to 7840 sq. ft. of hard surface lot coverage. They are now asking for an additional 859 sq. ft. of hard surface lot coverage.

September 10, 2020

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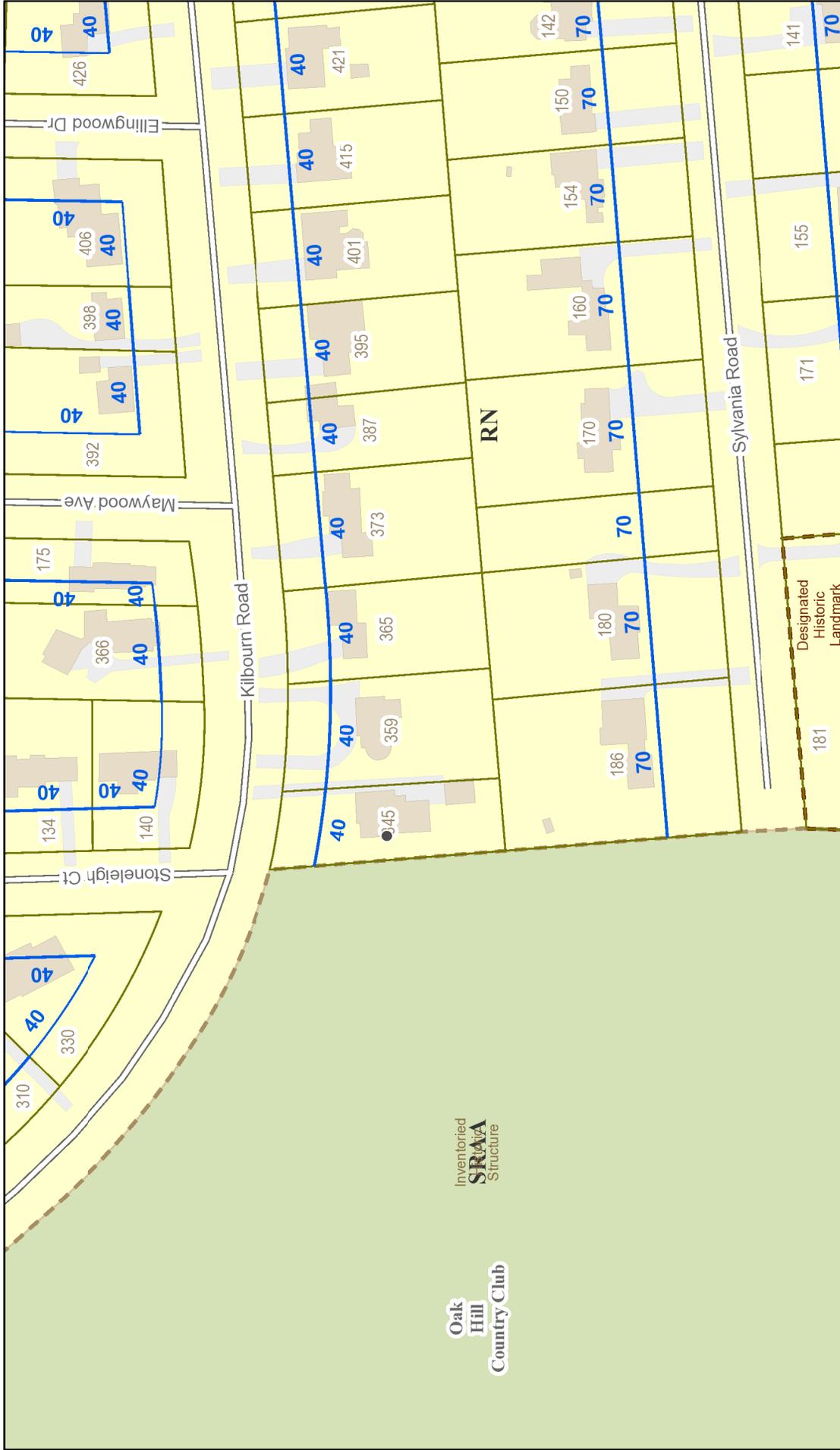
Date



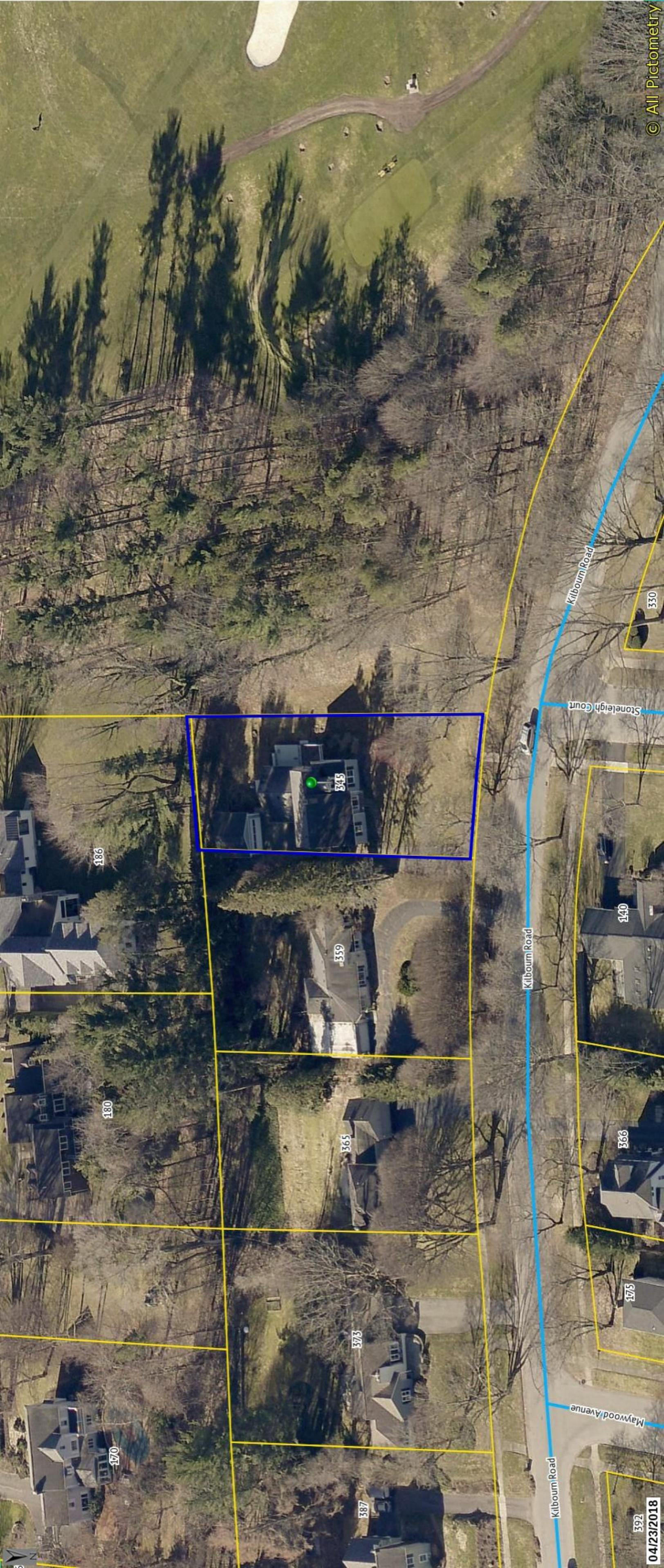
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Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning



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.



Kilbourn Road

Stoneleigh Court

Kilbourn Road

Kilbourn Road

Maywood Avenue

186

180

170

345

359

365

373

387

140

366

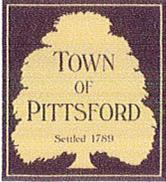
175

392

330

Print Form

Reset Form



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE



Submission Date: 8-13-20 Hearing Date: \_\_\_\_\_

Applicant: Stahl Property Associates, LLC

Address: 345 Kilboorn Rochester NY 14618

Phone: 585-615-9901 E-Mail: pat@thestorage mall.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

*We are Requesting a variance for lot coverage and a setback variance for a grill unit, a/c compressor, and deck.*

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

*(Owner or Applicant Signature)*

8-13-20  
*(Date)*

Print Form

Reset Form

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

345 Killbourn

(Project Name)

The undersigned, being the applicant(s) to the...

- Town Board
- Zoning Board of Appeals
- Planning Board
- Architectural Review Board

...of the Town of Pittsford, for a...

- change of zoning
- special permit
- building permit
- permit
- amendment
- variance
- approval of a plat
- exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

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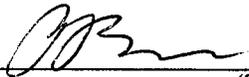
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(Signature of Applicant)

8-13-20

(Dated)

3737 Monroe Ave

(Street Address)

PITTSFORD NY 14534

(City/Town, State, Zip Code)



# NEW YORK STATE

## STANDARDS FOR THE GRANTING OF AREA VARIANCES

### TOWN LAW SECTION § 267-b-3(b).

#### TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The request for a grill is not a detriment as it is not visible to neighborhood or neighboring properties. The setback issue is along the golf course side of the property and does not impact the golf course or the neighborhood and

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

In order to meet lot coverage ratio we need the variance to allow for a small patio and the setback is needed for a few inches on a small portion of the house.

**TESTS FOR GRANTING AREA VARIANCES (Continued)**

3. Please explain whether the requested area variance is minimal or substantial:

Minimal due to the amount of coverage requested and small margin on setbacks. Also, the property is adjacent to the golfcourse and is not impacting neighboring site.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

Due to the location of the grill, it is not visible to neighbors and has been built in line with the character of the neighborhood. The setback will not have adverse effect as it is on the golf course side and won't impact the neighborhood.

- **NOTE:** Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;

5. Is the alleged difficulty self-created?

The difficulty was created due to a very narrow lot size and achieving the desired look and character of the house we will exceed lot coverage ratios.

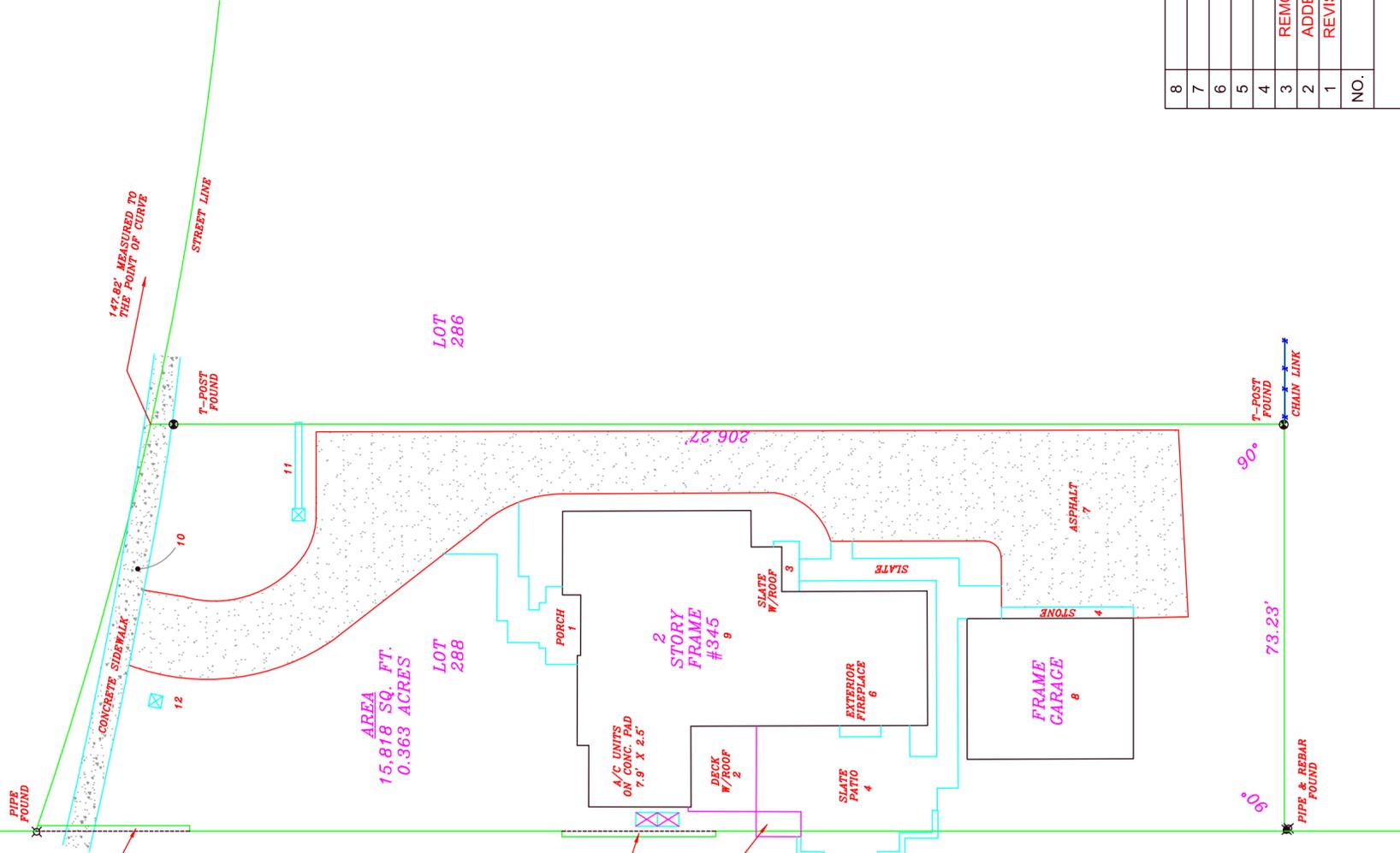
# KILBOURN ROAD

(80' WIDE)

PARCEL CONVERTED TO  
OAK HILL COUNTRY CLUB INC.  
L 12363 DP 677

PARCEL CONVERTED TO  
STAHL PROPERTY ASSOCIATION LLC  
L 12363 DP 681

REPUTED OWNER  
OAK HILL COUNTRY CLUB



### IMPROVED AREAS

- 1) 251 SQ. FT. = PORCH/SIDEWALK
  - 2) 183 SQ. FT. = DECK
  - 3) 30 SQ. FT.
  - 4) 874 SQ. FT. = SLATE PATIO
  - 6) 15 SQ. FT. FIREPLACE
  - 7) 3,803 SQ. FT. = DRIVEWAY
  - 8) 767 SQ. FT. = GARAGE
  - 9) 2,359 SQ. FT. = HOUSE
  - 10) 360 SQ. FT. = SIDEWALK
  - 11) 23 SQ. FT. = STONE WALL
  - 12) 5 SQ. FT. = COLUMN
  - 13) 29 SQ. FT. = PATIO
- EXISTING LOT COVERAGE 8,699 SQ. FT.  
LOT AREA = 15,818 SQ. FT.
- TOTAL IMPROVED AREA 8,699 SQ. FT.  
LOT AREA = 15,818 SQ. FT.  
54.99% LOT COVERAGE



### REFERENCES:

LIBER 11924 OF DEEDS, PAGE 86  
LIBER 54 OF MAPS, PAGE 13

### NOTES:

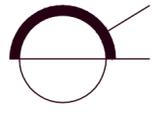
SURVEY IS SUBJECT TO THE REVIEW OF AN UPDATED ABSTRACT OF TITLE.

PARCEL TAX ID #138.18-3-1

THOMAS A. RODAK, P.L.S. #050246

WE, ONEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO STAHL PROPERTY ASSOCIATES LLC THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED NOVEMBER 8, 2019.

8							SCALE	1" = 20'
7							DATE	11/25/2019
6							REDATED	
5							PROJECT NO.	2019-1766
4							SHEET	1 OF 1
3	REMOVED GRILL NOTATION	9/9/20	TAR					
2	ADDED NEW IMPROVEMENTS	8/14/20	TAR					
1	REVISED TO SHOW NEW BNDY. LINES	7/28/20	TAR					
NO.	REVISION	DATE	BY					



**O'NEILL-RODAK**  
LAND SURVEYING ASSOCIATES, P.C.  
LAND SURVEYORS - PLANNERS  
BOUNDARY CONSULTANTS  
FEMA ELEVATION CERTIFICATES  
ALTAIRSPS SURVEYS  
5 SOUTH FITZHUGH STREET  
ROCHESTER, NY  
14614  
PHONE (585) 325-7520 FAX (585) 325-1708  
e-mail [surveyors@oneillrodak.com](mailto:surveyors@oneillrodak.com)

MAP OF A SURVEY  
LOT 288  
EAST AVENUE ESTATES  
TOWN OF PITTSFORD  
MONROE COUNTY, NEW YORK

LOCATION  
345 KILBOURN ROAD  
PREPARED FOR  
STAHL PROPERTY ASSOCIATES LLC

\*GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE PERSON TO WHOM THE SURVEY IS TRANSFERRED BY INSTRUMENT HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.  
\*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.



CEMENT BOARD  
4"  
BACKER

VE

4



# Zoning Board of Appeals Referral Form Information

**Property Address:**

166 Mill Road PITTSFORD, NY 14534

**Property Owner:**

Paul Zachmann  
166 Mill Rd  
Pittsford, NY 14534

**Applicant or Agent:**

Paul Zachmann  
166 Mill Rd  
Pittsford, NY 14534

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** 185-113 B(3)

Description: Applicant is requesting relief from Town Code §185 – 113 (B) (3) to locate an accessory structure (garden shed) on the side of the home forward of the rear wall of the structure.

September 10, 2020



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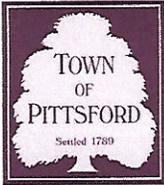
Date

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Mark Lenzi - Building Inspector CEO







# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: August 11, 2020 Hearing Date: September 21, 2020

Applicant: Paul Zachman

Address: 166 Mill Road Pittsford, NY 14534

Phone: (585) 732-2961 E-Mail: p.zachman@frontiernet.net

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: See Applicant  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 166 Mill Road Pittsford 14534 Current Zoning: Residential

Tax Map Number: 178.04-1-72

Application For:  Residential  Commercial  Other

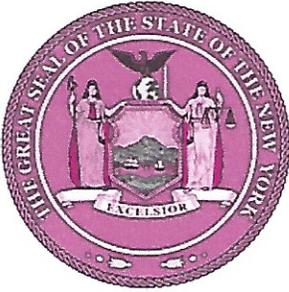
Please describe, in detail, the proposed project:

Placing a garden shed forward of the main rear wall of the house

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

  
*(Owner or Applicant Signature)* OWNER  
PAUL ZACHMAN

8/11/2020  
*(Date)*



# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The property is a non-typical heavily wooded 1.414 acre lot, and the house is situated at an angle to the street. In addition there is a 60' wooded right of way between the subject property and the street. The proposed placement of the garden shed behind the garage on level ground, forward of the rear wall of the house, is a logical and functional location given the the property features as described above. The location of the shed will not create an undesirable change in character of the neighborhood.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The topography of the property behind the main rear wall of the house is steeply sloped, and the only flat area behind the house is occupied by a patio that is entered onto through the rear walk-out basement. This area is far away from the area behind the garage, which would be the common sense location for a garden shed. Most of the items that would be stored in the shed would be tools, lawn mower, leaf blower etc .. Items that will be relocated from the garage.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

Because of the angled position of the house, and the fact that the long garage rear wall is perpendicular to the main rear wall of the house, the area behind the garage is somewhat analogous to being "behind" the house, and it would not appear from the street that the shed location is in a side yard. So the area variance request is not substantial.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

The garden shed will be placed in an area that will not require any grade changes or removal of trees, and will not negatively impact any drainage or other environmental conditions of the neighborhood. It will not effect views or sight lines of the open woods.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

The alleged difficulty is due to preexisting conditions of the topography and placement of the house, and is not self-created

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

166 Mill Road Garden Shed

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board     Zoning Board of Appeals     Planning Board     Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning     special permit     building permit     permit     amendment  
 variance     approval of a plat     exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

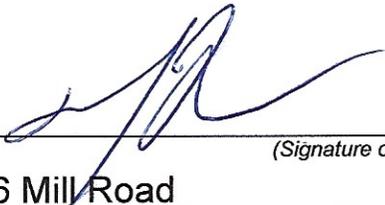
Address(es)

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(Signature of Applicant)

OWNER  
PAUL LACIMARA

August 11, 2020

(Dated)

166 Mill Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

**LEGEND:**

- DENOTES EXISTING P-K NAIL
- DENOTES EXISTING RR SPIKE
- DENOTES EXISTING IRON PIN
- DENOTES EXISTING IRON PIPE
- DENOTES IRON PIN SET
- DENOTES UTILITY POLE
- ⊙ DENOTES SANITARY MANHOLE



**REFERENCES:**

- DEED: KAY U. BRUGLER TO MERCER L. BRUGLER, AS TRUSTEE OF THE KAY UTZ BRUGLER TRUST U/A DATED NOVEMBER 16, 2010 RECORDED ON JANUARY 28, 2011 IN THE M.C.C.O. IN LIBER 10965 OF DEEDS AT PAGE 28
- ABSTRACT: STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 187115 LAST DATED FEBRUARY 6, 2019
- MAP: "RIGHT OF WAY AND TRACK MAPS, NEW YORK CENTRAL RAILROAD" DATED JUNE 30, 1917 REVISED DECEMBER 31, 1955 V88/89 & V88/90
- MAP: "ROCHESTER GAS AND ELECTRIC CORP. PROPERTY NO. 1106-FORMER NEW YORK CENTRAL RAILROAD- AUBURN BRANCH" V88/89L & V88/90
- MAP: "BROOKSIDE MEADOWS, SECTION 2" PREPARED BY SEAR BROWN ASSOCIATES, P.C. DATED JANUARY 1978 PROJECT NO. 1308.02-03 FILED IN THE M.C.C.O. IN LIBER 207 OF MAPS AT PAGE 55
- MAP: "AUBURDALE-PLAT MAP" PREPARED BY SEAR BROWN ASSOCIATES, P.C. DATED NOVEMBER 1978 PROJECT NO. 2262.-01 FILED IN THE M.C.C.O. IN LIBER 211 OF MAPS AT PAGE 50
- MAP: SURVEY PREPARED BY ROBERT L. OWEN AND EDWARD H. BARG, L.S. DATED JUNE 13, 1978
- MAP: "BRUGLER SUBDIVISION" PREPARED BY KOCHER SURVEYING, P.C. DATED APRIL 30, 2017 (REVISED DECEMBER 5, 2018) PROJECT NO. N17-008 FILED IN THE M.C.C.O. IN LIBER 357 OF MAPS AT PAGE 97

**CERTIFICATE:**

WE, KOCHER SURVEYING, P.C. HEREBY CERTIFY THAT THIS PLAN WAS PREPARED ON JANUARY 17, 2019 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 27, 2017 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED HEREON.

SIGNED:

*Paul E. Kocher*

PAUL E. KOCHER - LS - LICENSE NO. 49686

CERTIFIED TO:

1. WELLS FARGO BANK, N.A.
2. KAREN M. ZACHMAN AND PAUL J. ZACHMAN
3. LACY KATZEN LLP
4. THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE

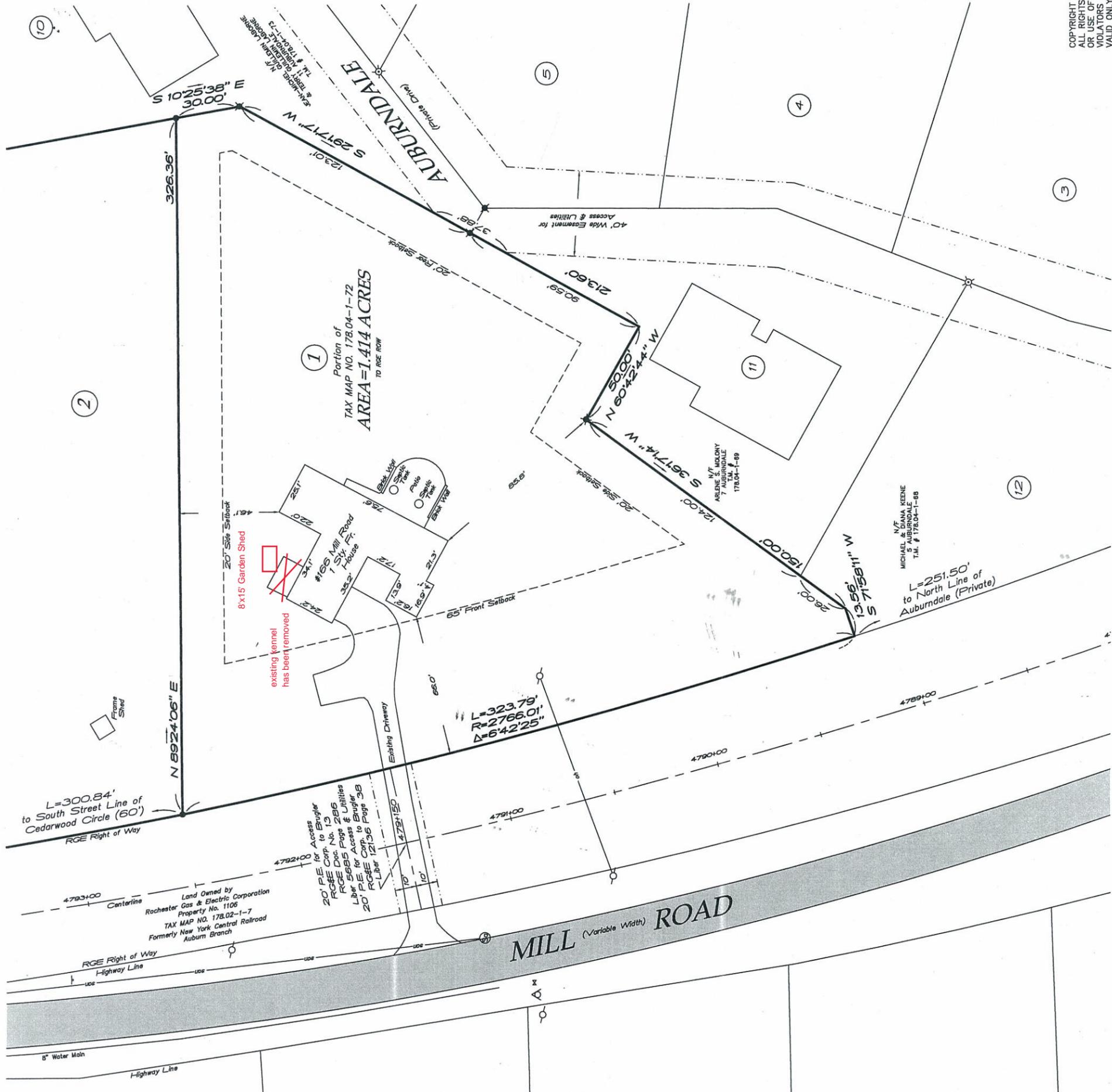
Revised February 15, 2019 Add Certs./ Ref. Abstract/ Ref. Filed Map

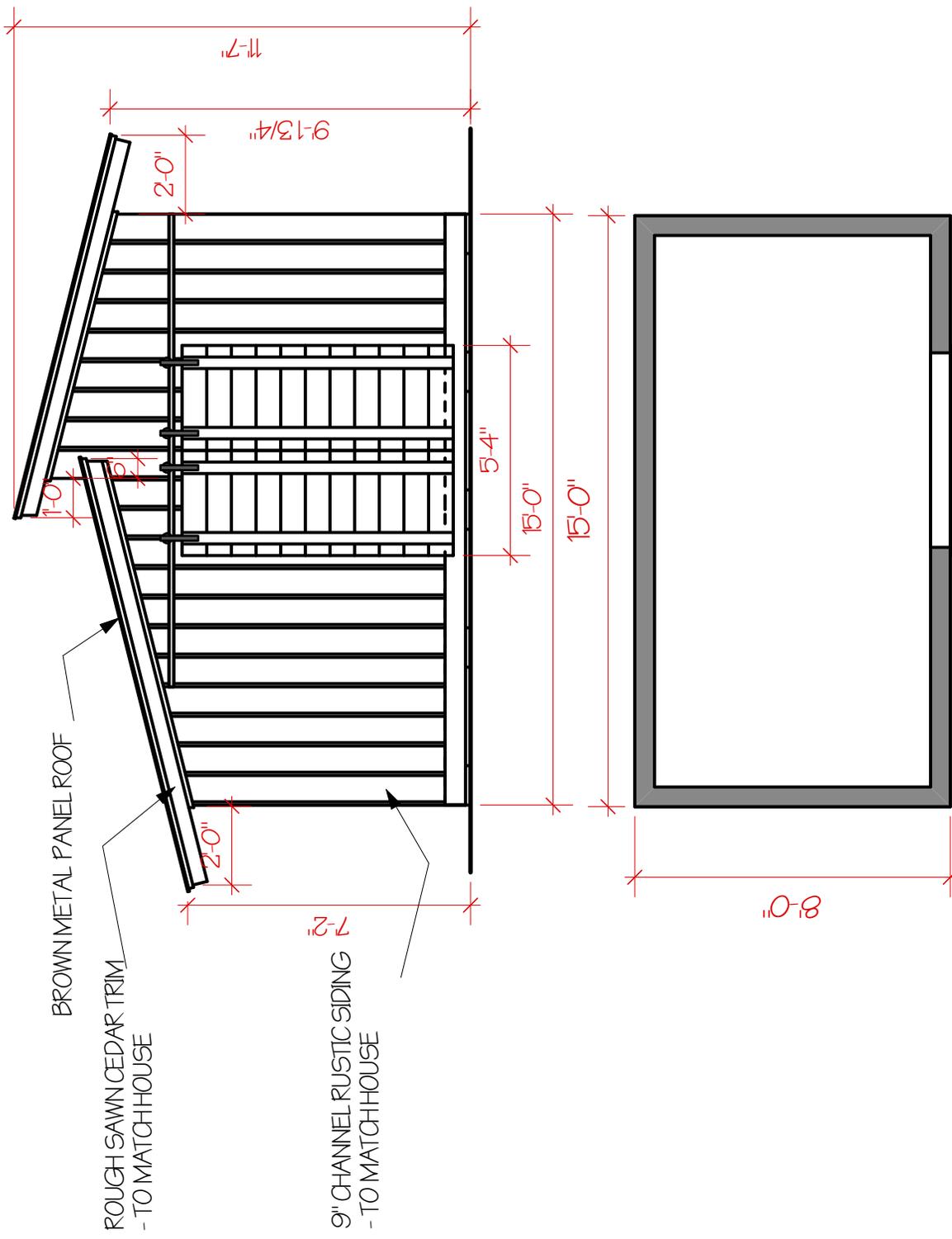


Drawn By:	PEK
Chkd By:	TDW
Scale:	1" = 50'
Date:	1-17-19
Proj. No.	N17-008-1

PLAN OF LAND OWNED BY  
**MERCER L. BRUGLER**  
 BEING LOT 1 OF THE  
 BRUGLER SUBDIVISION  
 BEING PART OF  
 TOWN LOT 9, TOWNSHIP 12, RANGE 5  
 PHELPS & GORHAM PURCHASE  
 SITUATE IN THE  
 MONROE COUNTY NEW YORK  
**Kocher Surveying, P.C.**  
 116 WEST MILLER STREET  
 NEWARK, NEW YORK 14513  
 315-331-2800

COPYRIGHT © BY KOCHER SURVEYING, P.C.  
 ALL RIGHTS RESERVED. UNAUTHORIZED COPYING  
 OR USE OF THIS DOCUMENT IS PROHIBITED.  
 VIOLATORS WILL BE PROSECUTED. THIS PLAN IS  
 VALID ONLY IF IT IS CONTAINS AN ORIGINAL  
 SIGNATURE AND SEAL.





Plan Date: 8-7-2020  
 Revisions:

ZACHMAN RESIDENCE  
 166 MILL ROAD  
 T.O. PITTSFORD

# STORAGE STRUCTURE

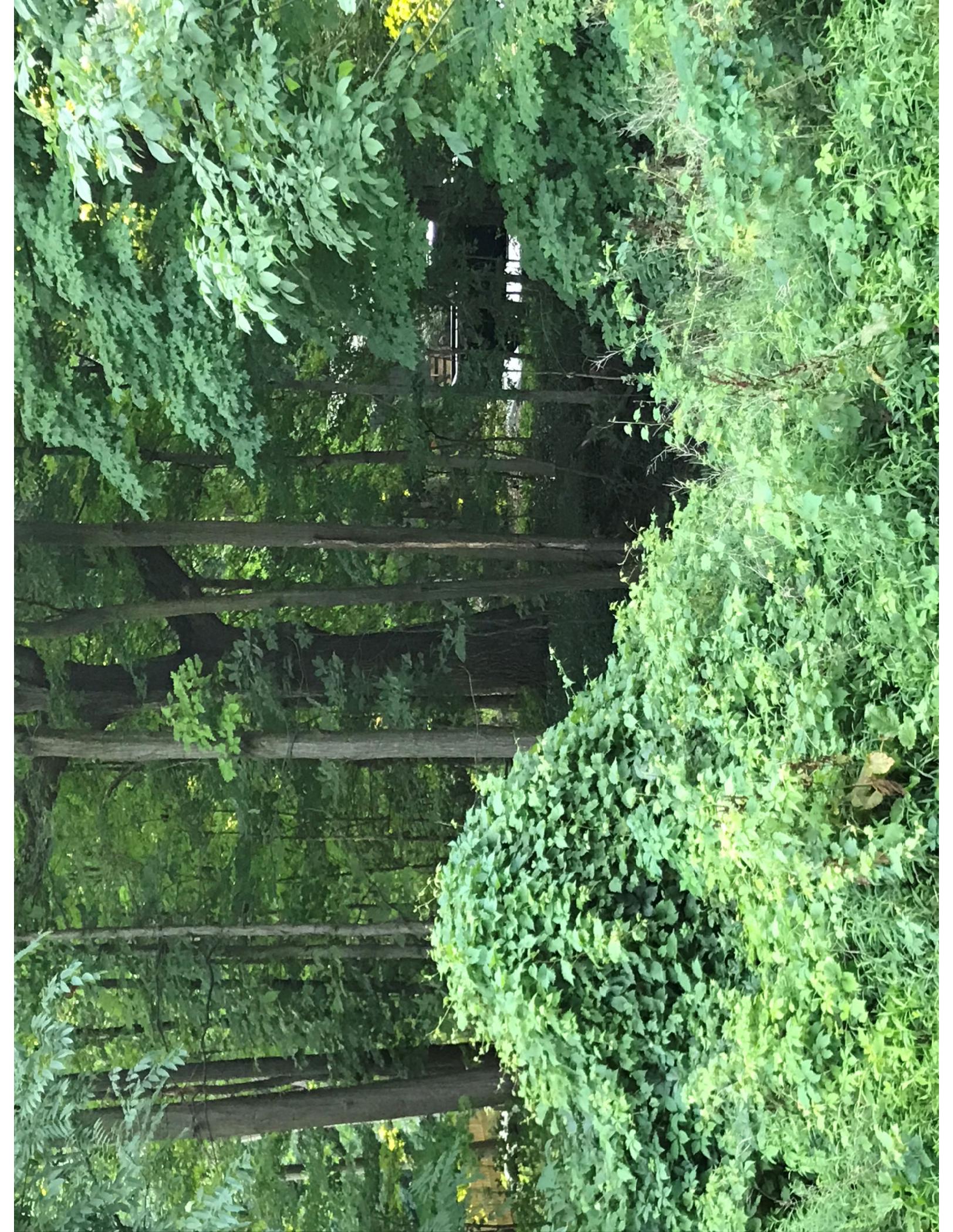
Scale: 1/4"=10'  
 Drawn By P. ZACHMAN



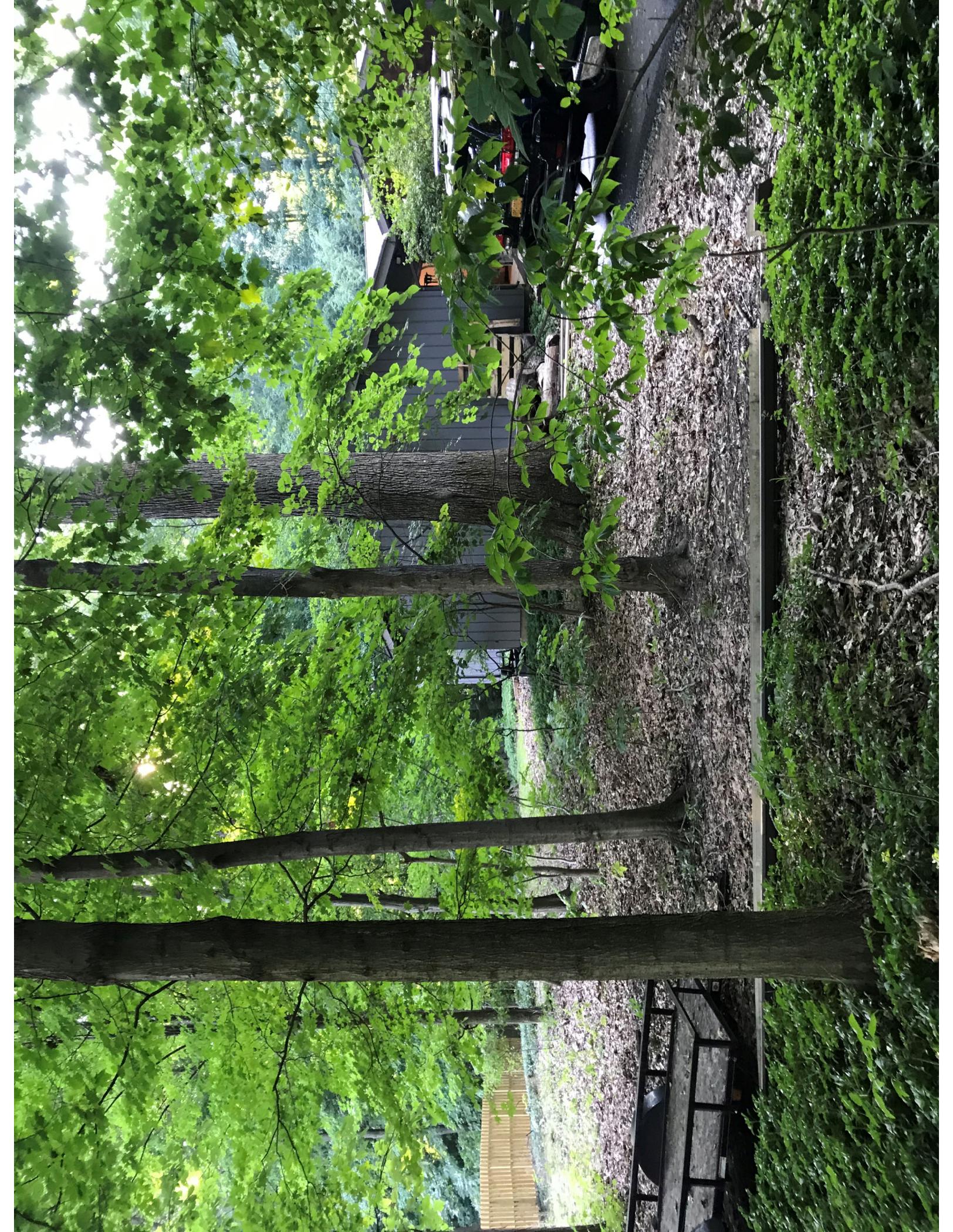












# Zoning Board of Appeals Referral Form Information

**Property Address:**

10 Poinciana Drive PITTSFORD, NY 14534

**Property Owner:**

Goorman, Koen M  
10 Poinciana Dr (Pvt)  
Pittsford, NY 14534

**Applicant or Agent:**

Goorman, Koen M  
10 Poinciana Dr (Pvt)  
Pittsford, NY 14534

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	20	Right Lot Line:	17	Right Lot Line:	3.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	22	Height:	-10.0
Size:	180	Size:	1543	Size:	-1363.0

**Code Section(s):** 185-113 B (1)(2)(3)(6) 185-17 E

Description: Applicant is requesting relief from Town Code §185 – 113 (B) (1) (2) (3) & (6) and 185 -17 (E) to locate an oversized and over height accessory structure (detached garage) located forward of the rear wall of the home encroaching on the side setback of the property. The garage is proposed to be 20' from the right side property line, 22' high and 1,543 Sq. Ft.

September 10, 2020



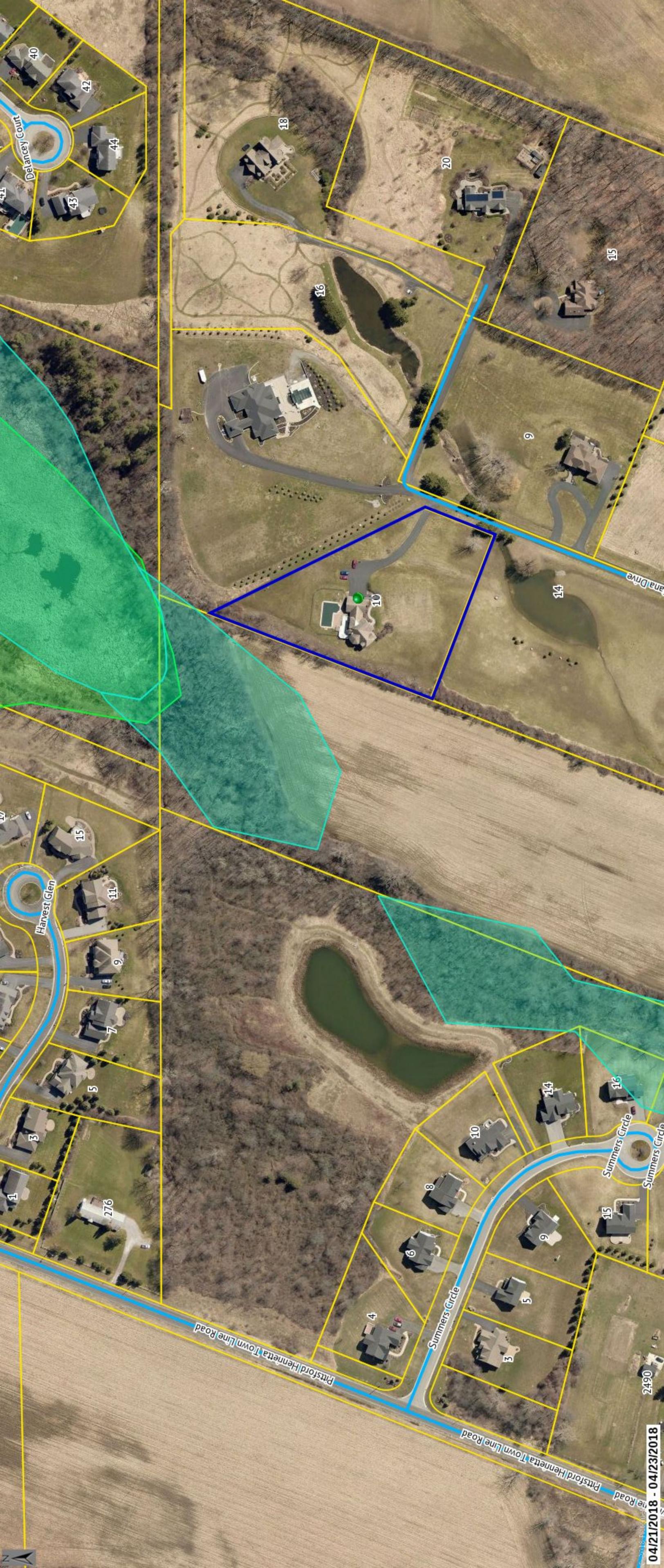
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Date

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Mark Lenzi - Building Inspector CEO





Pittsford/Hennetta Town Line Road

Summers Circle

Harvest Glen

Delancey Court

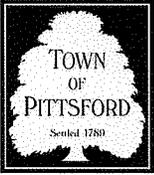
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# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Applicant: Koen Goorman

Address: 10 Poinciana Drive, Pittsford, NY 14534

Phone: (585) 383-8991 E-Mail: KMGoorman@gmail.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 10 Poinciana Drive Current Zoning: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Accessory Structure to house vehicles and for hobbies. Structure will be 22 ft in height and be 1,543 sq. ft.

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

*(Owner or Applicant Signature)*

8/12/2020  
*(Date)*



# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

This is not an undesirable change in the character of the neighborhood. Frank Imburgia's property next door is quite large and across the street, Chris Hill's home has a large garage that is attached to the main structure by a second story enclosed bridge. Also across the street, Mr Gordon has an airplane hangar on his property. The enclosed structure is in keeping with the character of the neighborhood, which consists of large rural lots.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The additional space is needed for vehicle storage and hobbies. We considered attaching the structure to the home, but this was not possible due to the location of the pool. The proposed garage could not be attached to the home in an aesthetically pleasing manner.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

Although the requested variance is substantial, it is mitigated by the following factors: It is approximately 1,154 ft from LeHigh Station Road. The speed of passerby's would have to be a lot slower in order to notice the structure. The size of the structure is in line with the size of the existing home.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

No adverse effect or impact on the physical or environmental conditions in the neighborhood or district is anticipated.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

The difficulty is self-created. This size structure is needed due to the need for vehicle storage and hobby. The significant distance from the road and the landscaping reduce the impact and make this a feasible project based on what is proposed.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

10 Poinciana Drive, Accessory Structure

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board     Zoning Board of Appeals     Planning Board     Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning     special permit     building permit     permit     amendment

variance     approval of a plat     exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

---

---

---

---



(Signature of Applicant)

8/12/2020

(Dated)

10 Poinciana Drive

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

# INSTRUMENT LOCATION MAP

SHOWING

LOT 1

OF THE

## IMBURGIA SUBDIVISION

(TO BE FILED)

~SITUATE IN:~

PART OF TOWN LOTS 48 & 50, TOWNSHIP 12, RANGE 5,  
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK  
SCALE: 1"=100' DATED: SEPTEMBER 30, 2004

1397.57' (Meas.)  
1397.54' (Map)

829.61'

166.40'

347.88'

465.36'

N 30°26'23" E

150.1'

40.4'

458.69'

S 18°53'07" E

Rebar (found)

333.37'

35.72'

33.00'

N 66°55'30" W

33.83'

855.68'

N 30°26'23" E

Asphalt Driveway



N 66°17'30" W  
LEHIGH STATION ROAD 1676.80± to C of  
STATE ROUTE 253 Pittsford-Henrietta  
(66' WIDE) Townline Road

TOWNLOT 50  
TOWNLOT 48

Rural Conservation Area (RCA)  
Conservation Area (RCA)

OTHER LANDS OF  
FRANK S. IMBURGIA

10' Wide Sidewalk Easement  
to the Town of Pittsford

50' Wide Access Easement to  
the Town of Pittsford, the  
Monroe County Water Authority  
and all utilities  
(Liber 7662 of Deeds, Page 242)

R.O.W.

Limits of Rural Conservation Area

See House  
Detail

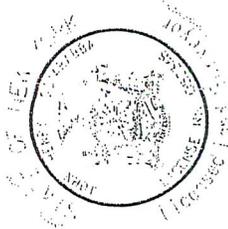
LOT 1

NEW GARAGE

FACE

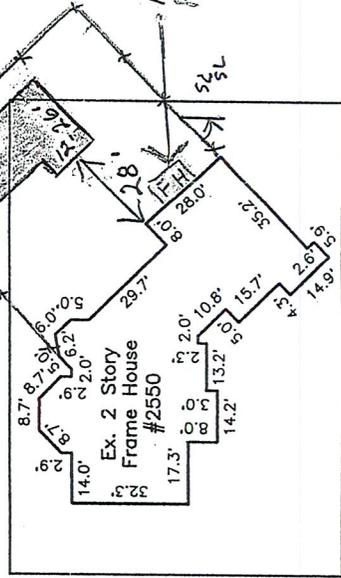
NTS

Rebar (found)



GOORMAN, KOEN  
10 POINCIANA DR.  
PITTSFORD

383-8991  
\$43,000.  
LANDADOTECH  
SURVEYING & PLANNING P.L.L.C.  
130 E. MAIN STREET, SUITE 500 - ROCHESTER, NY 14604  
PHONE (585) 442-9902 - FAX (585) 271-3012  
FILE: 2550LEHIGH\_STA\_INST



HOUSE DETAIL EXISTING

CERTIFIED TO:  
KOEN M. GOORMAN;  
LORI GOORMAN;  
MARIO J. PIRRELLLO, ESQ.;  
BARRETT & GREISBERGER, ATTY.;  
THE TITLE INSURANCE COMPANY INSURING  
THE MORTGAGE;  
ABN AMRO MORTGAGE GROUP, INC.

REFERENCES:  
PART OF TAX MAP NO. 177.010-02-006.3  
SER 321 OF MAPS, PAGE 46 & 47  
EXTRACT PROVIDED

AUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A  
SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209,  
DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

IANA DRIVE (PRIVATE)

855.68' N 30°26'23" E

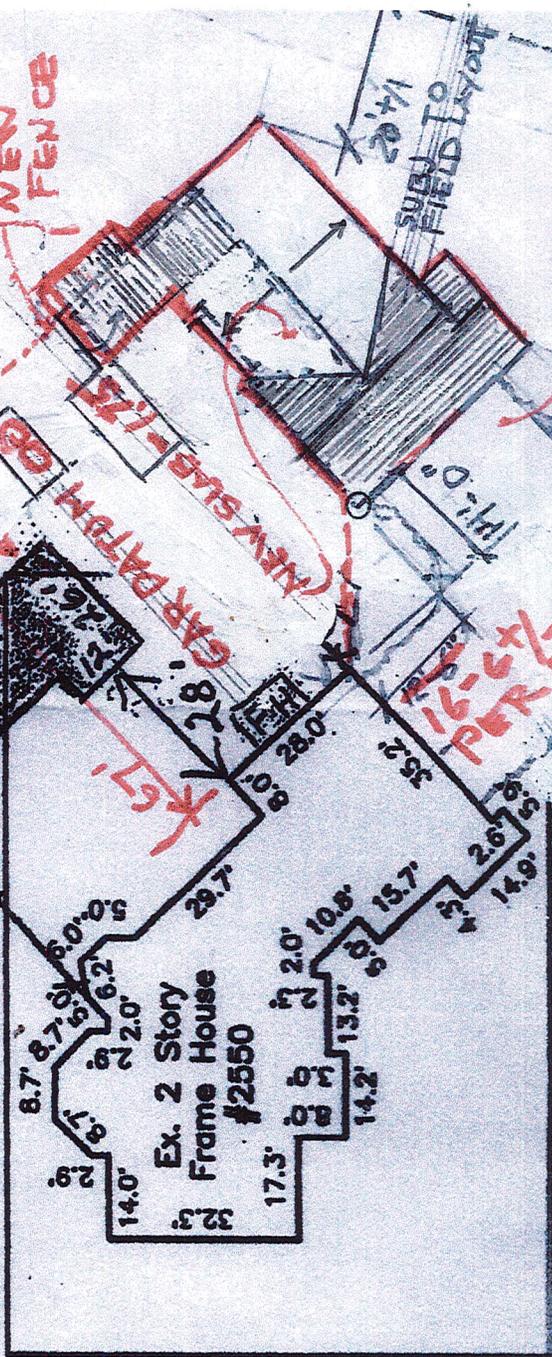
Asphalt Driveway

S

50' Wide Access Easement to the Town of Pittsford, the Monroe County Water Authority and all utilities (Liber 7662 of Deeds, Page 242)

EXIST. FENCE  
POOL LOCATION AND SIZE APPROX TO ACTUAL

EXIST. FENCE



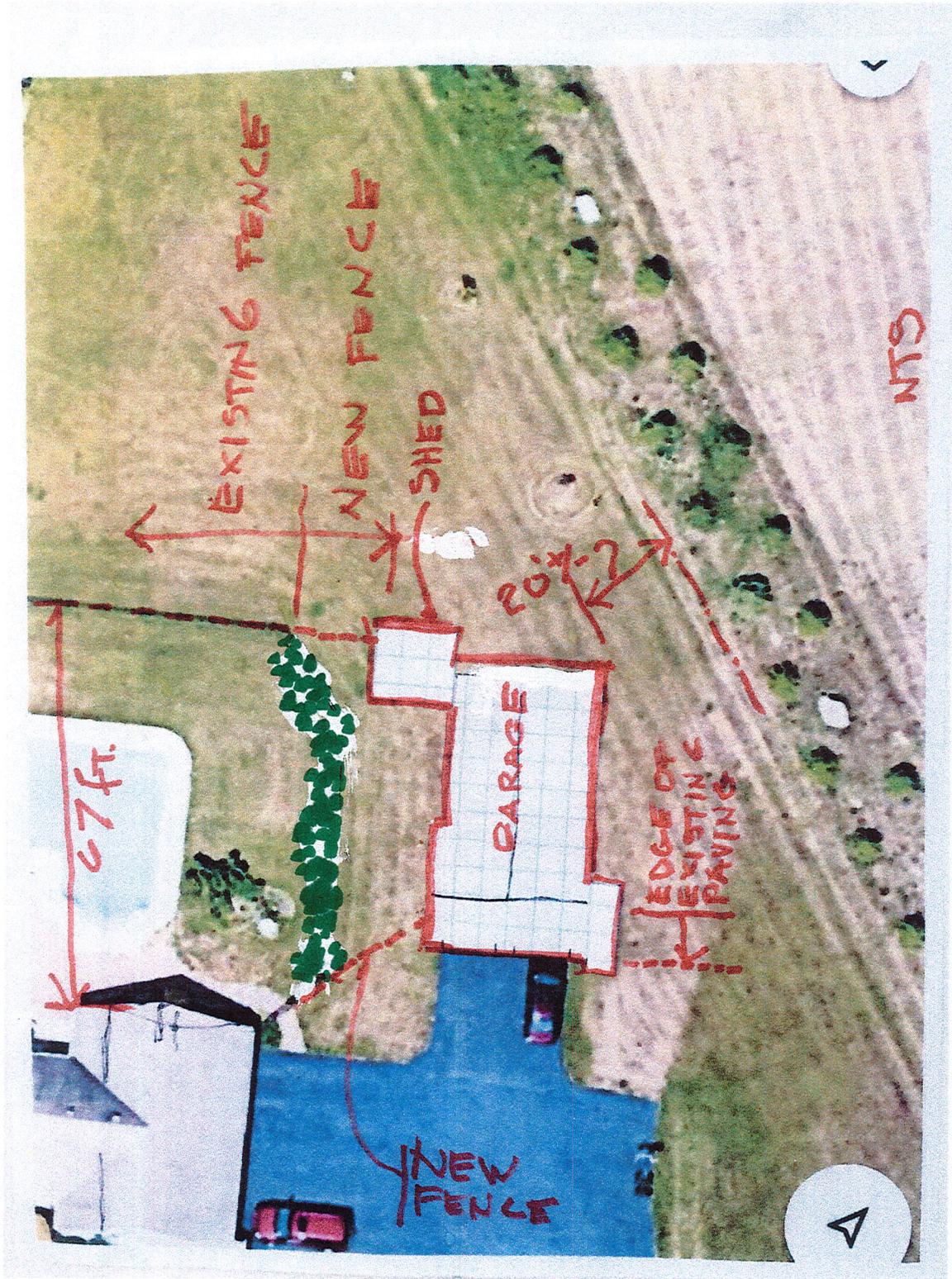
HOUSE DETAIL  
1" = 20'-0" FT

K. GOORMAN  
10 PRINCIPAL  
PITTSFORD N.Y.

LENI S CHILDS ARCHITECT

EXIST. DRIVEWAY

BRANNON A  
CIVIL ENGR.  
LAW.



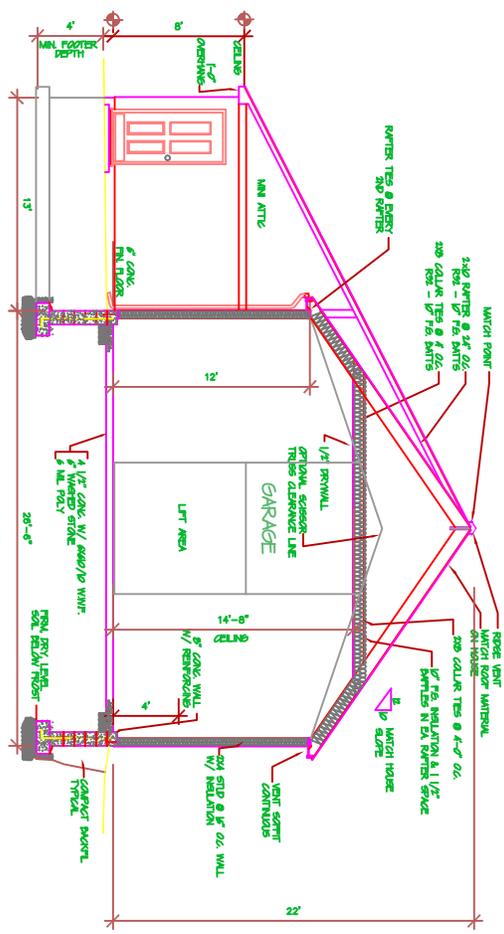


REV.	DISCUSSION	DATE
A	XXX	XXXX

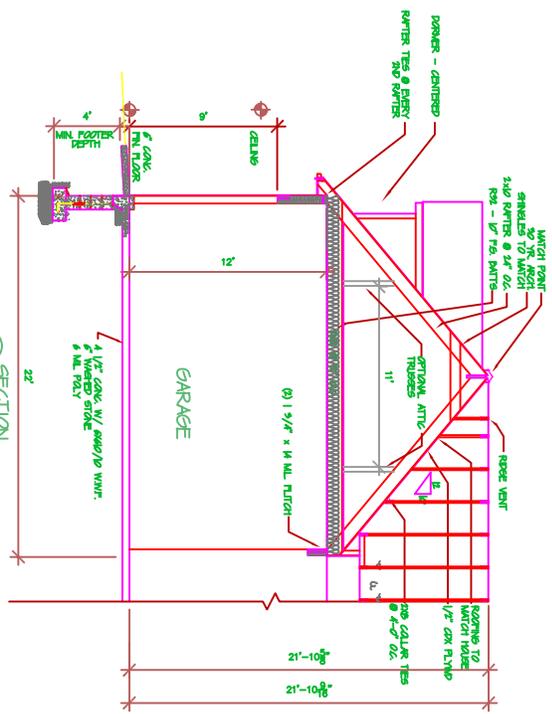
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**LEWIS CHILDS ARCHITECT**  
 1925 HIGHLAND AVE.  
 ROCHESTER, NY 14618  
 (585) 457-1850

KEVLA AREA DESIGN SERVICE  
 132 OGDEN ST.  
 KEVLA, NY 14644  
 (607) 526-5511  
 planning32@gmail.com  
 DRAWN BY: D. PLUMLEE  
 DATE: JAN 2020



SECTION A  
 3/16" = 1'-0"



SECTION B  
 3/16" = 1'-0"

PRELIMINARY  
 8-17-20

Scale: AS NOTED	Sheet #:
Drawn By: PLUMLEE	A-2
Project #: 1010-01	
Date: 8-2-20	
Type: -	
Drawing Name:	
Project Name & Address:	
GARAGE	LABXX
GORMAN	
XXXXX RD,	
PITTSFORD, N.Y.	
Seal:	







