

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
October 18, 2021**

PRESENT

George Dounce, Chairperson; Barbara Servé, Vice Chair; Mary Ellen Spennacchio-Wagner, James Pergolizzi, Phil Castleberry, Tom Kidera

ALSO PRESENT

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

ABSENT

David Rowe

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, October 18, 2021 at 7:00 P.M. local time.

George Dounce, 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) (17) 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 HEARINGS FOR AN AREA VARIANCE

- 80 North Country Club Drive Tax # 151.05-01-11, Applicant is requesting relief from Town Code §185 – 17 E. for a proposed garage addition encroaching into the side setback. Property is zoned RN – Residential Neighborhood District.

George Dounce opened the Public Hearing

The applicant, Dan Clifford, was present to discuss the application with the Board.

Mr. Clifford indicated that he spoke to his most affected neighbor and there were no issues. He would like to start construction within the next 1 ½ years.

There was no public comment.

The Board commented that other homes in the neighborhood have garage additions so it is not out of character for the neighborhood.

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

Tom Kidera seconded.

All Ayes.

- 103 Knickerbocker Road Tax # 164.19-1-5, Applicant is requesting relief from Town Code §185- 113 B. (1), (2) and §185 – 17 E. for a proposed garage that is oversized, over height garage and encroaching into the side setback. Property is zoned RN - Residential Neighborhood District.

George Dounce opened the Public Hearing.

The homeowner, Blake Henderson, was present. Mr. Henderson indicated that he has spoken with his neighbors and there is no issue with the addition.

There was no Public Comment.

Barb Servé moved to close the Public Hearing.

Jim Pergolizzi seconded.

All Ayes.

- 4000 East Avenue Tax # 151.06-2-45, Applicant is requesting relief form Town Code §185 – 121 A. for the construction of a fence/sound barrier and addressing an existing fence forward of the Front Setback, both of which exceed the 3-foot maximum height allowed by Code and §185- 113 B. (3) for a spa hot tub forward of the rear wall of the home on a corner lot. This property is zoned RN-Residential Neighborhood District.

George Dounce moved to open the Public Hearing.

Mary Scipioni, landscape architect for the project, was present. She presented the Board with two renderings of landscaping buffering detailing. The timeline for the project will need at least two years.

There was no Public Comment.

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

Tom Kidera seconded.

All Ayes.

- 18 Butternut Drive Tax # 165.09-1-5, Applicant is requesting relief from Town Code §185 – 17 B. for a proposed roofed entry encroaching into the front setback. Property is zoned RN – Residential Neighborhood District.

George Dounce opened the Public Hearing.

The homeowner, George Fleischer, was present. Mr. Fleischer discussed his need for a roof over his front stoop. The 490 expressway is in his backyard and his family would like a pleasant location to sit outdoors. His neighbors have not expressed negative feedback on this.

There was no Public Comment.

Phil Castleberry moved to close the Public Hearing.

Barb Servé seconded.

All Ayes.

CONTINUED PUBLIC HEARING FOR AN AREA VARIANCE

- 18 Golf Avenue, Tax # 151.15-2-45.2 Applicant is requesting relief from Town Codes §185-113 B. (1); (2); for an oversized, over height accessory structure (garage/barn, proposed to be 1440 square feet and 29 feet in height). Property zoned RN – Residential Neighborhood District.

The Town has received communications from the homeowner that they are looking to resume going forward with plans for this project. At this time, no new designs or information has been received.

This hearing remains open.

DECISION FOR 80 NORTH COUNTRY CLUB DRIVE – AREA VARIANCE

A written Resolution to grant the area variance for 80 North Country Club Drive was moved by Phil Castleberry and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	absent
Kidera	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 August 13, 2021.
2. All construction is to be completed by December 31, 2023.

DECISION FOR 103 KNICKERBOCKER ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 103 Knickerbocker Road was moved by George Dounce and seconded by Phil Castleberry.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	absent
Kidera	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 August 3, 2021.
2. All construction is to be completed by December 31, 2023.

DECISION FOR 4000 EAST AVENUE – AREA VARIANCE

A written Resolution to grant the area variance for 4000 East Avenue was moved by George Dounce and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	abstain
Rowe	absent
Kidera	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 September 1, 2021.
2. All construction is to be completed by December 31, 2024.

DECISION FOR 18 BUTTERNUT DRIVE – AREA VARIANCE

A written Resolution to grant the area variance for 18 Butternut Drive was moved by Barbara Servé and seconded by Jim Pergolizzi.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	absent
Kidera	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 September 17, 2021.
2. All construction is to be completed by December 31, 2023.

REVIEW OF MEETING MINUTES OF SEPTEMBER 20, 2021

George Dounce moved to approve the minutes of September 20, 2021 as written.

All Ayes.

POINT PERSONS FOR OCTOBER 18, 2021 MEETING

9 High Street – Phil Castleberry

4044A East Avenue – Mary Ellen Spennacchio-Wagner

8 Candlewood Drive – Tom Kidera

74 Stuyvesant Road – George Dounce

3 Escena Rise – Jim Pergolizzi

115 Ellingwood Drive – David Rowe

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 7:45 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals