

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AGENDA
FEBRUARY 21, 2022
7:00 PM**

PUBLIC HEARINGS FOR AREA VARIANCES

- 14 Glenmore Circle, Tax # 163.04-1-9.31, Applicant is requesting relief from Town Code §185-119 A. (1) to place the pool filter and or heater equipment on the side of the home. This property is zoned Residential Neighborhood – (RN).
- 15 Glendower Circle, Tax # 151.16-3-24, Applicant is requesting relief from Town Code §185 - 17 K. (2) for a proposed garden shed located less than both the required minimum side setbacks, property is a corner lot. This property is zoned Residential Neighborhood – (RN).
- 97 Country Club Drive Tax # 151.05-1-41, Applicant is requesting relief from Town Code §185 - 17 B. for a proposed garage expansion encroaching into the front setback. This property is zoned Residential Neighborhood – (RN).
- 222 Shoreham Drive, Tax # 150.08-1-1.1, Applicant is requesting relief from Town Code §185- 113 B. (1), (2) (3) and §185-17, E for a proposed 700 square foot 20 foot tall oversized and over height garage located less than the required minimum side setback. This property is zoned Residential Neighborhood – (RN).

PUBLIC HEARING FOR SPECIAL USE PERMIT

- 2 Round Trail, Tax # 164.19-1-59, Applicant is requesting Special Use Permit approval for the storage of a recreational vehicle adjacent to the existing attached garage pursuant to 148-9 C. of Town Code. This property is zoned Residential Neighborhood – (RN).

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
December 20, 2021**

PRESENT

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

ALSO PRESENT

Cathy Koshykar, Town Board Liaison; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning and Zoning; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Phil Castleberry

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, December 20, 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 except for 736 Linden Avenue are Type II Actions under 6-NYCRR §617.5 (c) (16) 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

- 36 Meadow Cove Tax # 164.12-2-24, Applicant is requesting relief from Town Code §185 - 17 E. for a proposed garden shed located less than the required minimum side setback as well as the minimum total required setbacks. This property is zoned RN-Residential Neighborhood.

George Dounce opened the public hearing.

The homeowner, Cameron Kelly, was present.

Mr. Kelly described the need for additional storage space for his lawn and garden equipment. There will be a fence and vegetation between the most affected neighbor at 34 Meadow Cove Road so the visibility of the shed will be limited.

A letter of support from the neighbor at 34 Meadow Cove Road was submitted to the Town.

There was no further public comment.

Mary Ellen Spennacchio Wagner moved to close the public hearing.

Barb Servé seconded.

All Ayes.

- 25 Knollwood Drive Tax # 138.13-1-5, 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.

This entire home is located in within the 70' setback making the variance necessary. Any renovations or additions to the property would require a variance for this home which is located on a long narrow lot.

The roofed entry and large front porch addition will not be a detriment to the neighborhood or be out of character.

There was no public comment.

Barb Servé moved to close the public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

- 155 Sylvania Tax # 151.06-1-4, Applicant is requesting relief from Town Code §185 - 17 E. for a proposed addition located less than the required minimum side setback as well as the minimum total required setbacks. Also requesting relief from Town Code §185 -17 G. for exceeding the allowed maximum building footprint by 195 square feet. This property is zoned RN-Residential Neighborhood.

James Fahy was present to discuss this application with the Board.

The owner is proposing a major renovation to the home which includes in part the addition of a third bay to the garage and a cabana for the pool area. The setback variances are required to achieve this.

There is no neighborhood opposition.

George Dounce moved to close the public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

- 736 Linden Ave Tax # 138.15-1-19.1 Applicant is requesting relief from Town Code §185 - 52 C. and §185 - 53 D. (1)(2) for the proposed building encroaching into the front setbacks as well as parking area less than 40 feet from the ROW and not located behind the front line of the building. Property is zoned LI-Light Industrial.

George Dounce opened the public hearing.

This application is an unlisted SEQR action. Doug DeRue indicated that this area is not a significant habitat. Robert Koegel also confirmed that he is comfortable with this determination as it will prove minimal or no environmental impact. Doug DeRue advised that a negative determination by the Board would be appropriate.

George Dounce moved to approve the approval of the short form EAF of SEQR as a negative determination as presented on December 20, 2021.

Jim Pergolizzi seconded.

The Board was polled individually.

Tom Kidera voted aye
Barb Servé voted aye
Jim Pergolizzi voted aye
David Rowe voted aye
Mary Ellen Spennacchio-Wagner voted aye
George Dounce voted aye
Phil Castleberry was absent

The requested variance is not causing an undesirable change in the area. This placement is consistent with other office buildings in the area. Existing mature trees will buffer the project from adjacent roadways. Despite the fact that the variances are substantial, they are mitigated by the wide right of way of Route 441 and Linden Avenue.

There was no public comment.

Dave Rowe moved to close the public hearing.

Jim Pergolizzi 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.

This hearing is open.

No representative was present to discuss this application with the Board and no new information has been provided. This hearing has been open for several months without new information or contact from the homeowners.

The Board moved to close this hearing without prejudice.

All Ayes.

DECISION FOR 36 MEADOW COVE ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 36 Meadow Cove Road was moved by Mary Ellen Spennacchio-Wagner and seconded by David Rowe.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	absent
Rowe	aye
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 October 15, 2021.
2. All construction is to be completed by December 31, 2023.

DECISION FOR 25 KNOLLWOOD DRIVE – AREA VARIANCE

A written Resolution to grant the area variance for 25 Knollwood Drive was moved by Barbara Servé 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	absent
Rowe	aye
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 October 14, 2021.
2. All construction is to be completed by December 31, 2023.

DECISION FOR 155 SYLVANIA ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 155 Sylvania Road was moved by George Dounce and seconded by Barbara Servé.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	absent

Rowe aye
Kidera aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the Site map and application submitted to the Zoning Board of Appeals dated October 15, 2021.
2. All construction is to be completed by December 31, 2024.

DECISION FOR 736 LINDEN AVENUE – AREA VARIANCE

A written Resolution to grant the area variance for 736 Linden Avenue was moved by James Pergolizzi and seconded by George Dounce.

George Dounce called for a roll call vote.

Dounce aye
Servé aye
Pergolizzi aye
Spennacchio-Wagner aye
Castleberry absent
Rowe aye
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 October 15, 2021, excepting site plan adjustments made by the Planning Board that do not materially increase the amount of the granted variances.
2. All construction is to be completed by December 31, 2024.

POINT PERSONS FOR JANUARY 17, 2021 MEETING

14 Glenmore Circle – George Dounce

15 Glendower Circle – Mary Ellen Spennacchio-Wagner

MEETING ADJOURNMENT/MINUTES APPROVAL

George Dounce moved to approve the minutes of the November 15th meeting as written.

All Ayes

The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals

Zoning Board of Appeals Referral Form Information

Property Address:

14 Glenmore Circle PITTSFORD, NY 14534

Property Owner:

Coyles, Jonathan D
14 Glenmore Cir
Pittsford, NY 14534

Applicant or Agent:

Coyles, Jonathan D
14 Glenmore Cir
Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

Town Code Requirement is: Proposed Conditions: Resulting in the Following Variance:

Right Lot Line:	10	Right Lot Line:	10.8	Right Lot Line:	0.0
Left Lot Line:	5	Left Lot Line:	10.7	Left Lot Line:	0.0
Front Setback:	50	Front Setback:	50	Front Setback:	0.0
Rear Setback:	20	Rear Setback:	20	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s):

Description: Applicant is requesting relief from Town Code §185-119 A. (1) to place the pool filter and or heater equipment on the side of the home when code requires that it be placed behind the rear wall of the home. This property is zoned Residential Neighborhood

January 06, 2022



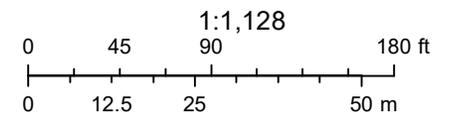
Date

Doug DeRue - Director Planning Zoning Development

RN Residential Neighborhood Zoning



Printed January 6, 2022



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.



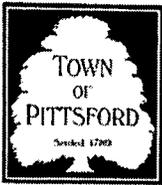
17

14

15

12

10



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: December 17, 2021 Hearing Date: January 17, 2022

Applicant: Jonathan and Jillian Coyles

Address: 14 Glenmore Circle, Pittsford, NY 14534

Phone: 917-494-1256 E-Mail: jdcoyles@gmail.com

Agent: N/A
(if different than Applicant)

Address: N/A

Phone: N/A E-Mail: N/A

Property Owner: Same as Applicant
(if different than Applicant)

Address: Same as Applicant

Phone: Same as Applicant E-Mail: Same as Applicant

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

Property Location: 14 Glenmore Circle, Pittsford, NY 14534 Current Zoning: RN (Residential Neighborhood)

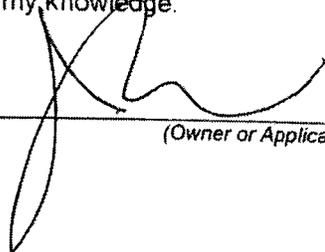
Tax Map Number: Parcel ID: 163.04-1-93.1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

M We have contracted with Northeastern Pools and a Benson Enterprises to install an inground pool and stone paver patio, respectively in our backyard. Due to the nature and placement of this project, as well as the set-back and angled location of our home in relation to our cul-de-sac and our neighbors, we are requesting a variance to place the pool equipment (i.e., filter and heat pump) on the side of our home. As described herein, an inability to place this equipment at this location will create an undue burden and expense to the property owner.

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)

12/17/21

(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:

As shown in the attached photos, the location/position of our home - which is set back significantly from our cul-de-sac and angled away from our neighbors - as well as the strategic placement of trees and shrubbery will prevent any undesirable impact on the character of our neighborhood and not create any detriment to nearby properties if this variant is granted and the two pieces of relatively small pool equipment are permitted to be placed on the side of our home. Other homes in our neighborhood appear to have been granted a similar variance and have pool equipment on the sides of their homes and no detriment has been caused. In addition to tree cover and shrubbery placement, we are also willing to put up a barrier around the equipment if necessary to support the approval of the requested variance.

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

Because of the location/position of our home, the design of our forthcoming pool and patio, and the location of our home's windows and utility equipment, the only location that will be feasible for the pool equipment will be the side of our home. Any other location will create safety concerns, aesthetic disruptions, and significant additional costs to the home owners.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested variance is minimal. It merely involves the placement of two (2) pieces of pool equipment (approximately 3 feet high) on the side of our home, as opposed to in our backyard. This variance will have no impact on our neighbors, our neighborhood, or the Town of Pittsford and will not impact the aesthetics or enjoyment of the surrounding areas in any way.

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:

As shown in the attached photos, and described in the preceding sections of this document, the unique nature of our property will prevent this pool equipment from being visible by our neighbors or our cul-de-sac. Although the angle and setback nature of our home in combination with our trees and landscaping will provide significant coverage to ensure no adverse effects or impacts are created, similar to other homes in our neighborhood, we are willing to install additional barriers if requested.

- **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?

No, the difficulties described herein are not self-created. We did not build our home, and because of the way our property was laid out and designed, we do not have any choice but to request this variance. A failure to approve this variance will, however, create significant difficulty for the property owner as well as safety concerns for the children of our home and our neighborhood.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Coyles' pool equipment variance
(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)

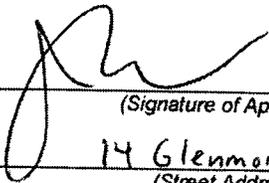
Address(es)

Jonathan D. Coyles

14 Glenmore Circle, Pittsford, NY 14534

Jillian R. Coyles

14 Glenmore Circle Pittsford, NY 14534



(Signature of Applicant)

12/17/21

(Dated)

14 Glenmore Circle
(Street Address)

Pittsford, NY 14534
(City/Town, State, Zip Code)

Jonathan D. Coyles
14 Glenmore Circle
Pittsford, NY 14534

February 9, 2022

Town of Pittsford
Zoning Board of Appeals
11 South Main Street
Pittsford, NY 14534

Re: 14 Glenmore Circle Variance Application

Dear Members of the Town of Pittsford Zoning Board of Appeals:

On February 8, 2022, I was informed by Mr. George Dounce, Chairperson of the Zoning Board of Appeals (the "Board"), that Mr. Manish Damani, resident of 12 Glenmore Circle, submitted a letter to the Board in which he expressed concerns about our request for a variance to place our private swimming pool's equipment on the rear-angled side of our home. We had not previously received a copy of this letter, been approached by Mr. Damani at any time, or received notice of any concerns related to this request. On the contrary, when I previously approached Mr. Damani to give him notice about our pool project, he expressed no concerns to me at all and communicated support for the project due to the enjoyment that it would offer our two young children (similar to the swimming pool that is located on the direct opposite side of his home at 10 Glenmore Circle).

Although we have not seen or received a copy of Mr. Damani's letter, Mr. Dounce informed me by phone on February 8 that Mr. Damani's concerns fell into two categories: (1) the noise of the pool equipment; and (2) the use of chlorine. Below is a summary of the steps we have already taken to ease Mr. Damani's concerns and clarify that his claims are unfounded and in no way relevant to our variance application. A summary of this information and materials described herein will also be provided to Mr. Damani.

I. Conversation with Mr. Damani

Immediately upon receiving notice from Mr. Dounce of Mr. Damani's concerns, my wife, Jillian, and I approached Mr. Damani to speak to him about his letter to the Board. When I informed him about the call I had received from Mr. Dounce, he stated that "he had planned on mentioning his concerns to us, but had not." When I asked him about the information that was reportedly in his letter, he clarified that he was not concerned about noise, but had concerns about the smell of chlorine and the flammability risk associated with chlorine. Jillian and I responded that we want to ease his concerns, and that we would speak to our pool installer (Northeastern Pool & Spa of East Rochester, NY, hereinafter "Northeastern") to obtain additional information on the equipment that will be installed with our swimming pool.

II. Noise of Pool Equipment

Although Mr. Damani confirmed for my wife and I on February 8 that, notwithstanding what he included in his letter, he does not have any concerns about noise of the pool equipment, I also confirmed with the experts at Northeastern that our pool equipment will be entirely silent once it is hooked up. Accordingly, the pool pump and heater present no issues, and the only concerns remaining from Mr. Damani are related to the pool's sanitizer system.

III. Chlorine Smell

In speaking with the experts at Northeastern about our pool's sanitizer system, they explained to me that they will be installing a "fresh water mineral system" that primarily uses minerals to sanitize the pool water, and a very minimal supply of chlorine as a back-up.¹ The amount of chlorine used in this system is 0.5 parts-per-million ("PPM"). This is significantly lower than older filter systems that previously used up to 3 parts per million.

Furthermore, the experts at Northeastern explained that the fresh water minerals used to sanitize our pool are in a sealed canister, and not an exposed tablet or liquid. This fresh water mineral canister is placed in another enclosed system before it is filtered into the pool through sealed pipes away from Mr. Damani's property.² The Northeastern pool experts noted that it would be "impossible" to smell any chlorine unless Mr. Damani came onto our property, opened up the enclosed system, and removed the sealed canister containing the minerals and low amount of chlorine. The Northeastern pool experts also pointed out, in line with guidance from the Centers for Disease Control and Prevention ("CDC"), that the "chlorine" smell at some public poorly-ventilated indoor pools is not caused by the chemical itself, but rather "chloramines" which occur in water when chlorine combines with human excrement such as urine, feces, and skin cells.³ Chloramines are not associated with well-maintained outdoor pools, and are irrelevant to our variance application since they stem from the pool itself, which is not the subject of the variance.

IV. Chlorine Flammability

According to CDC, chlorine itself is not flammable.⁴ Furthermore, as described above, Northeastern will be installing a "fresh water mineral" and "low chlorine" sanitizer system that uses 50% less than the minimum EPA recommended chlorine level.⁵ Any minerals that will be used for pool sanitizer purposes (which are also not flammable) will be in sealed and secured canisters, and in the unlikely event that extra pool supplies are stored onsite; they will be stored on the opposite side of our property, at the furthest possible point away from Mr. Damani's home.

¹ See: <https://www.frogproducts.com/product/pool-frog-model-5400/>

² See: <https://www.frogproducts.com/product-category/pools-products/>

³ See: <https://www.cdc.gov/healthywater/swimming/swimmers/rwi/chemical-irritants.html>

⁴ See: "CDC Facts about Chlorine" <https://emergency.cdc.gov/agent/chlorine/basics/facts.asp#:~:text=The%20strong%20smell%20may%20provide,such%20as%20turpentine%20and%20ammonia>

⁵ See: <https://www.frogproducts.com/water-care-experts/pool-faqs/>

V. Pool Equipment Location

As described in our initial variance application, and as detailed below, the unique nature and location of our property prevents our pool equipment from being placed in the rear of our home. Although there is an argument that a variance may not even be required given that the angled side of our home is equidistance or even further from our cul-de-sac and other property lines than the rear of our home, and even though (as described above) the concerns raised by Mr. Damani are erroneous, these invalid concerns should have no bearing on our variance application. As such, even if the pool equipment did emit sounds or smells, or presented risks to a surrounding property, this is irrelevant to our variance application since the rear of our house, where a variance would not be required, is a mere inches away from the proposed location. A slightly adjusted placement of the pool equipment would have no impact on sound or smell dissemination, or any purported risks. Mr. Damani's reasoning is unsupported by facts and would prevent any private swimming pool from ever being installed in our neighborhood or the Town of Pittsford.

Furthermore, although the placement of our pool equipment will have no impact on Mr. Damani or any other neighbor, the inability to obtain a variance for the placement of our pool equipment will have a profound detrimental impact on us as homeowners, and the enjoyment of our property. As confirmed with the experts at Northeastern and Benson Enterprises (our landscaping and patio contractor), there is no reasonable or safe spot in the rear of our home that will allow for the placement of the pool equipment. We have already spent over \$20,000 to reshape our elevated backyard to allow Northeastern to place and dig our pool in the only available location. Moving the pool equipment from the rear-side of our home will result in significant unnecessary costs, require a redesign of our planned patio, landscaping and fencing surrounding the pool area, and significantly affect the aesthetics of Benson Enterprises' proposed plan. Moreover, placing the pool equipment at the rear of our home will also present significant safety risk to our children, and the children of our neighborhood who will undoubtedly use our pool, since it would be placed inside the safety fencing, and proximate to the actual swimming and outdoor lounge, dining and play areas.

VI. Proposed Accommodations

Even though the information provided by the experts at Northeastern contradict Mr. Damani's reasoning and should ease all of his concerns, and the proposed area for the pool equipment in our side yard is already shielded by a large wall of arborvitae and a huge pine tree, we are willing to offer additional accommodations to ensure that this variance is approved. Similar to other homes in our neighborhood that have placed their pool equipment in a much more conspicuous location than what we are proposing,⁶ we will agree (at our cost) to place a privacy screen or other barrier around the pool equipment on our property to create further separation from our neighbors.⁷ Furthermore, as discussed with multiples members of the Board who visited our property, we also plan to replant shrubs and bushes around the side of our home upon completion

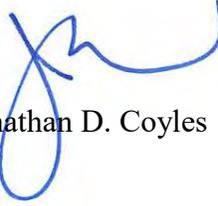
⁶ See: 24 Caversham Woods, Pittsford, NY 14534

⁷ See: <https://www.homedepot.com/p/Mayne-Nantucket-48-in-Graphite-Grey-Plastic-Garden-Fence-4850-GRG/315593432>

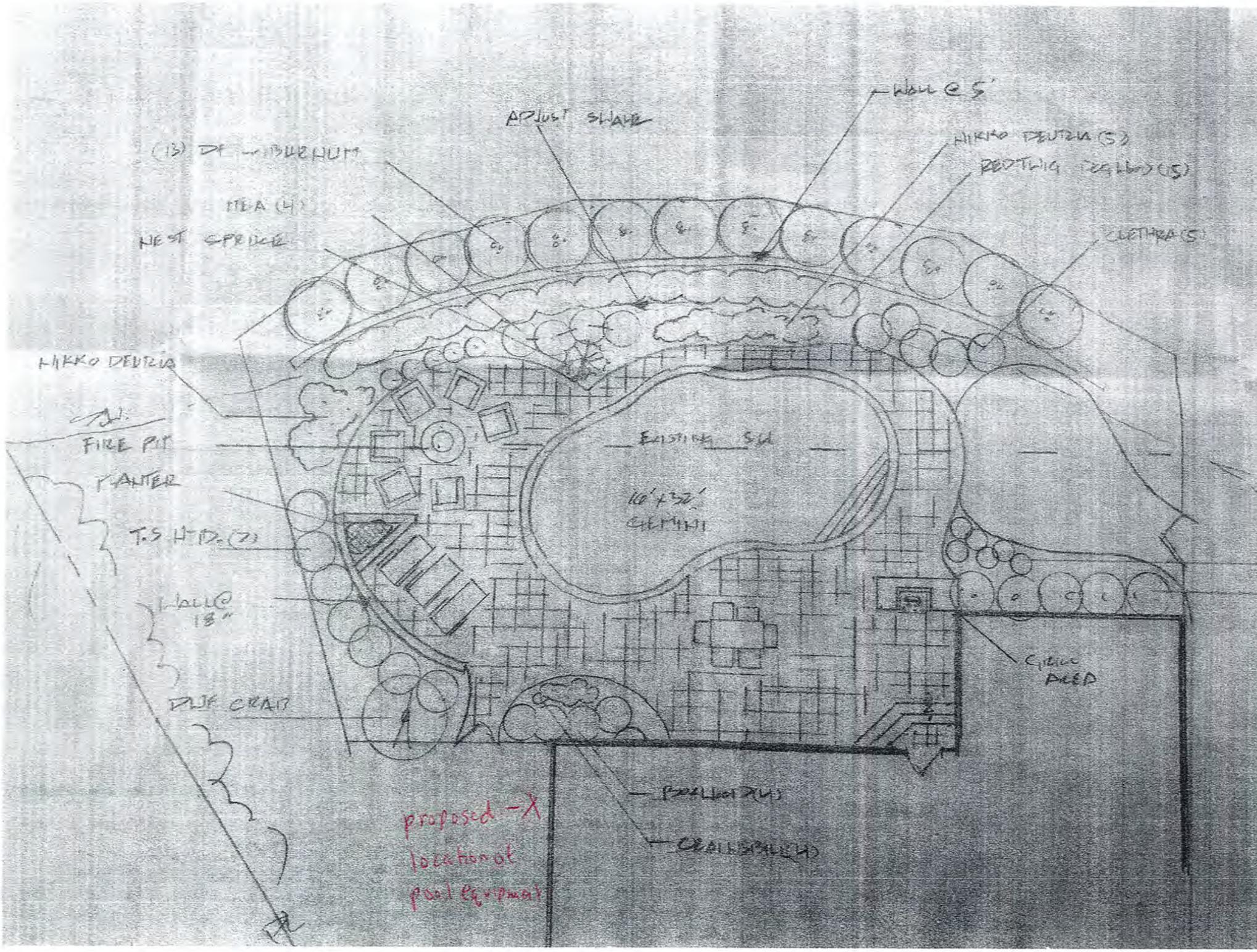
of the pool project. We will also consider any other suggestions offered by the Board and/or Mr. Damani that will allow the pool equipment to remain in the proposed location.

We sincerely appreciate Mr. Dounce making us aware of this communication from Mr. Damani, and the Board considering our application, and hope that the information described in this letter will allow the Zoning Board of Appeals to disregard the misguided concerns previously communicated and approve our variance application.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jonathan D. Coyles', with a large loop at the end.

Jonathan D. Coyles



(13) DEUTIA

ADJUST SHADE

WALL @ 5'

HIKRO DEUTIA (5)

BOTHIA FEALBA (5)

DEA (4)

NEST SPRUCE

CLETHRA (5)

HIKRO DEUTIA

FIRE PIT

PATIO

EXISTING SW

10' x 50'
CEMENT

T.S. HTD. (7)

WALL @ 13''

PIPE CRAB

CYCLO ALBA

BALL (24)

CRANE PALM

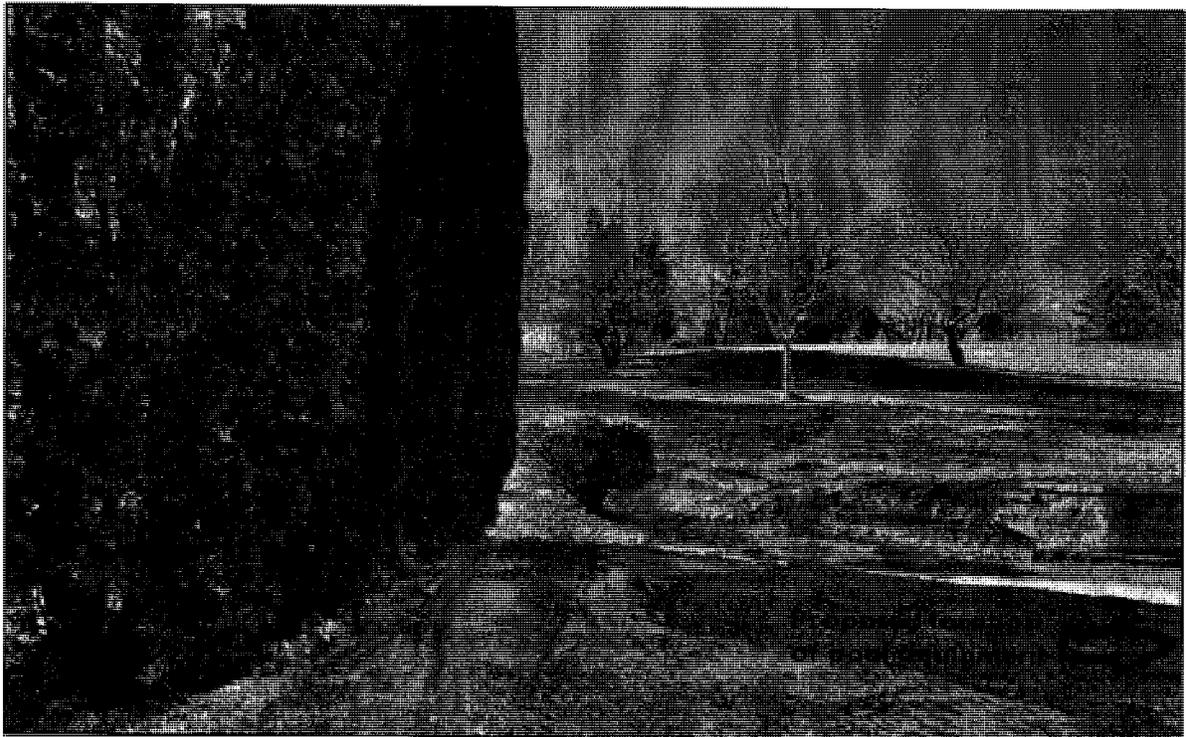
proposed - X
location of
pool equipment

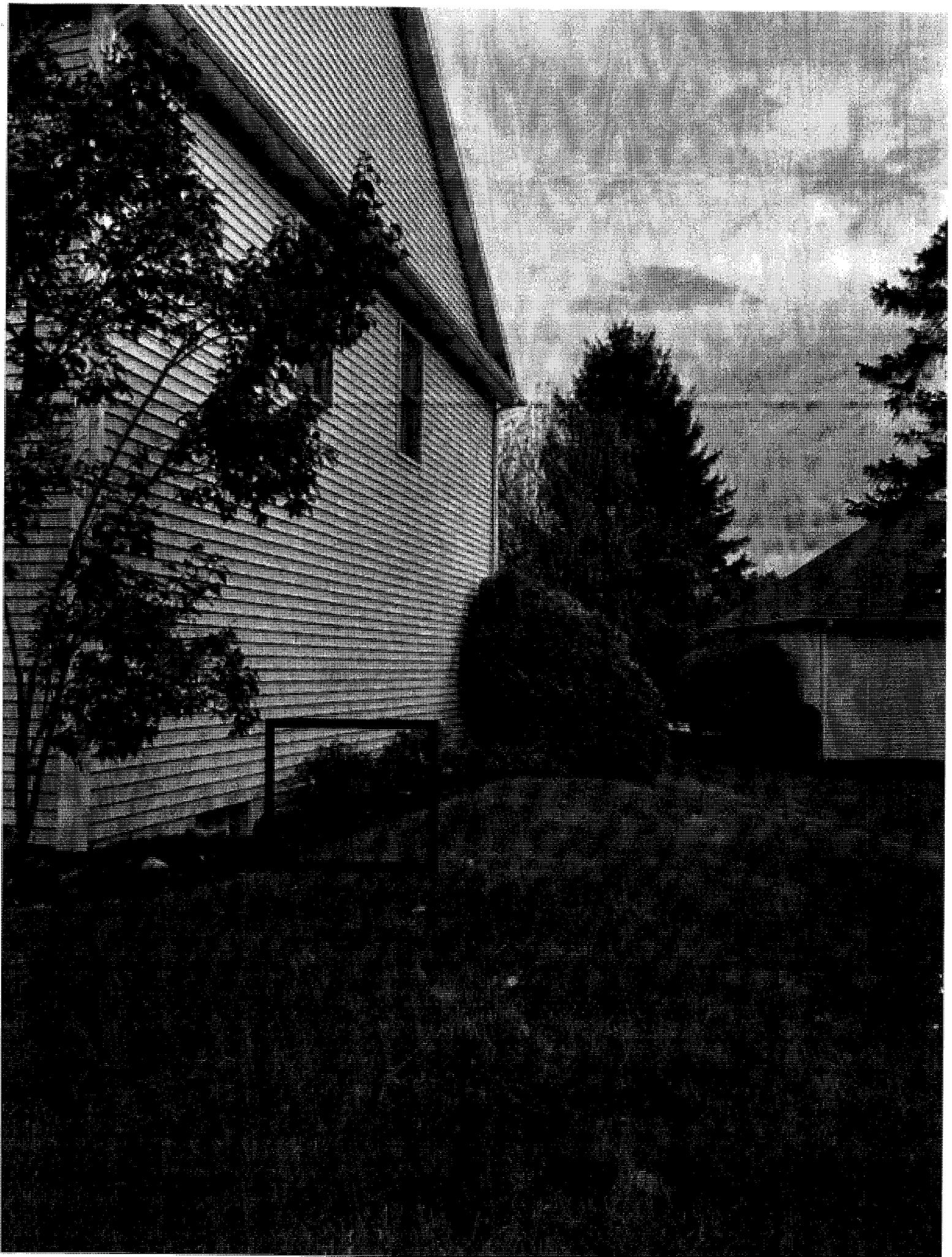


As shown from both angles below, our home is set far back away from the road, and the side of our home (i.e., proposed location of the pool equipment) is not visible and blocked by trees and shrubbery.



A large wall of arborvitae also create a barrier between the proposed location of the pool equipment and our neighbor's yard





Zoning Board of Appeals Referral Form Information

Property Address:

15 Glendower Circle PITTSFORD, NY 14534

Property Owner:

Kunz, Marcus M and Christina Cozan
15 Glendower Cir
Pittsford, NY 14534

Applicant or Agent:

Kunz, Marcus M and Christina Cozan
15 Glendower Cir
Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

Town Code Requirement is: Proposed Conditions: Resulting in the Following Variance:

Right Lot Line:	4	Right Lot Line:	1	Right Lot Line:	3
Left Lot Line:	4	Left Lot Line:	1	Left Lot Line:	3
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):

Description: Applicant is requesting relief from Town Code §185 - 17 K. (2) and 185-113 B. 6 for a proposed garden shed located less than both the required minimum side setbacks, property is a corner lot. This property is zoned RN-Residential Neighborhood. The request is for a 1 foot setback on both side lot lines where a "garden shed" could be located 4 feet from the property lines.

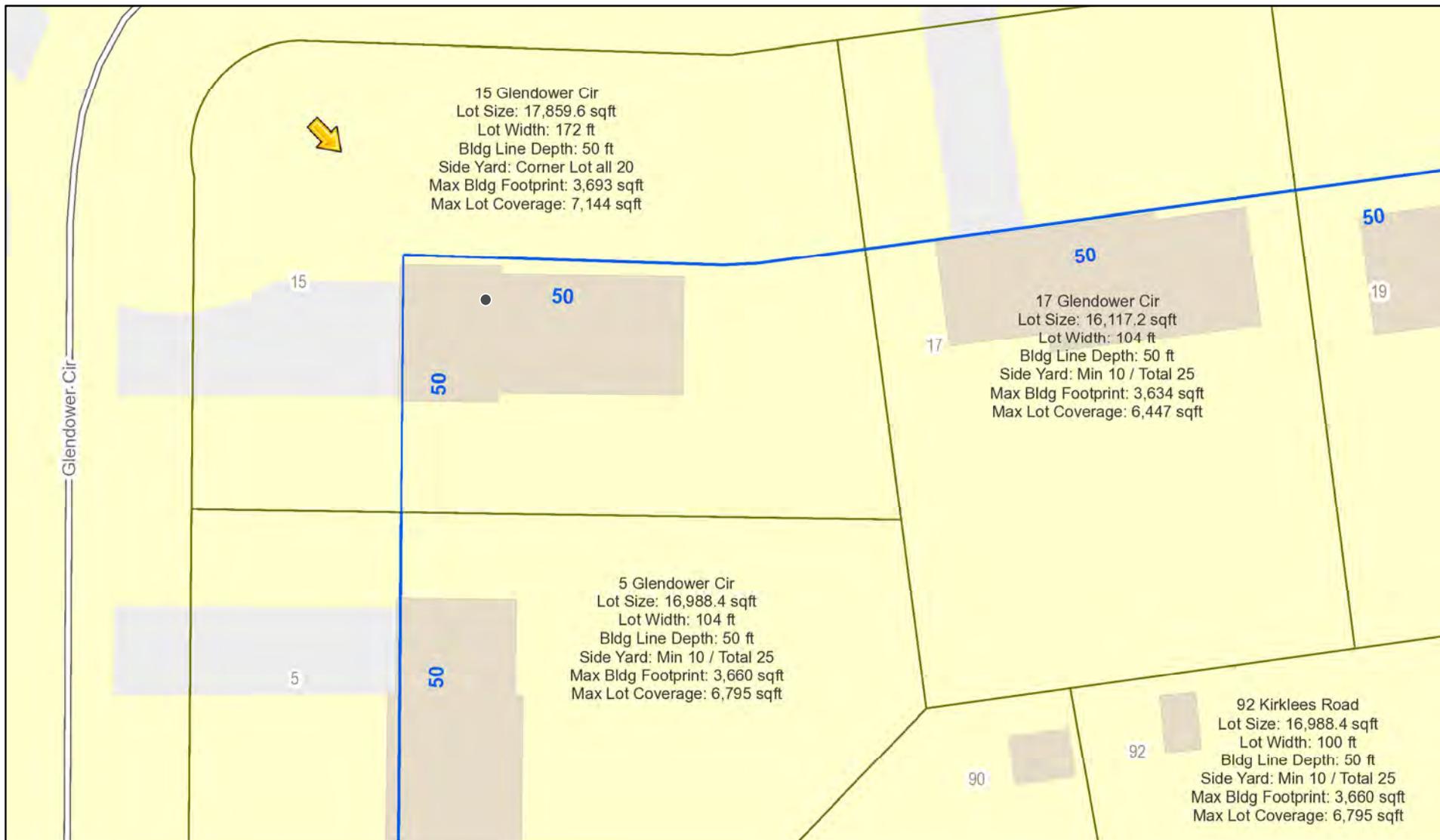
January 06, 2022



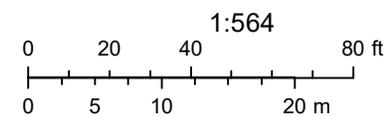
Date

Doug DeRue - Director Planning Zoning Development

RN Residential Neighborhood Zoning



Printed January 6, 2022



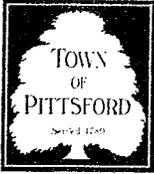
Town of Pittsford GIS

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.



5

15



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: December 20, 2021 Hearing Date: _____

Applicant: Christina Cozan & Markus Kunz

Address: 15 Glendower Circle

Phone: (585) 612-1162 E-Mail: ChristinaCozan@hotmail.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:

Build 10ft x 12ft x 11ft (WxLxH) garden shed. The shed would be roughly 1 foot from the back and 1 foot from the East property lines.

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)

12/12/21
(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 shed will be located in an area of our property that is shielded from view of our neighbors. The rear of our lot has a fence and the particular corner where we would like the shed is wooded (on the neighbor's side). The east side of our lot has a newly installed (by neighbor) fence. The shed will also have trees in front of it.

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

1. Given that this is a corner lot as well as the orientation of our house on the lot, this is really the only location on the property the shed can be located without it being right outside one of the kitchen windows or by ripping out one of our flower beds.
2. We recently insulated and dry walled the garage so there is no longer loft storage space.
3. Moving some items from the basement and garage into the shed will free up space in the garage and make it possible to make a playroom in the basement for the kids (which will help Markus and I keep our sanity when we are working and the kids' friends come over).

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

We believe the variances are minimal as both the rear and east property lines are in direct view of our neighbors on either property line.

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 shed we have selected is a nice looking shed. It is shielded from the neighbors' view by trees (rear) and a fence (east).

The shed will be white ~~matching~~
matching the house.

- **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?

Yes. We love our neighbors and our neighborhood, but our family has grown as has our need for additional space. The shed will allow us to create additional space so our home can flow in a more appropriate way.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Cozan-Kunz Shed Variances

(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

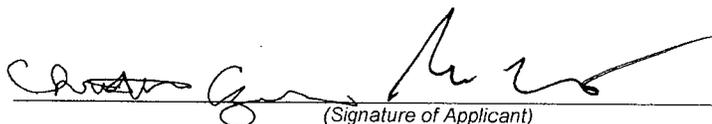
variance approval of a plat exemption from a plat or official map

...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)

December 10, 2021

(Dated)

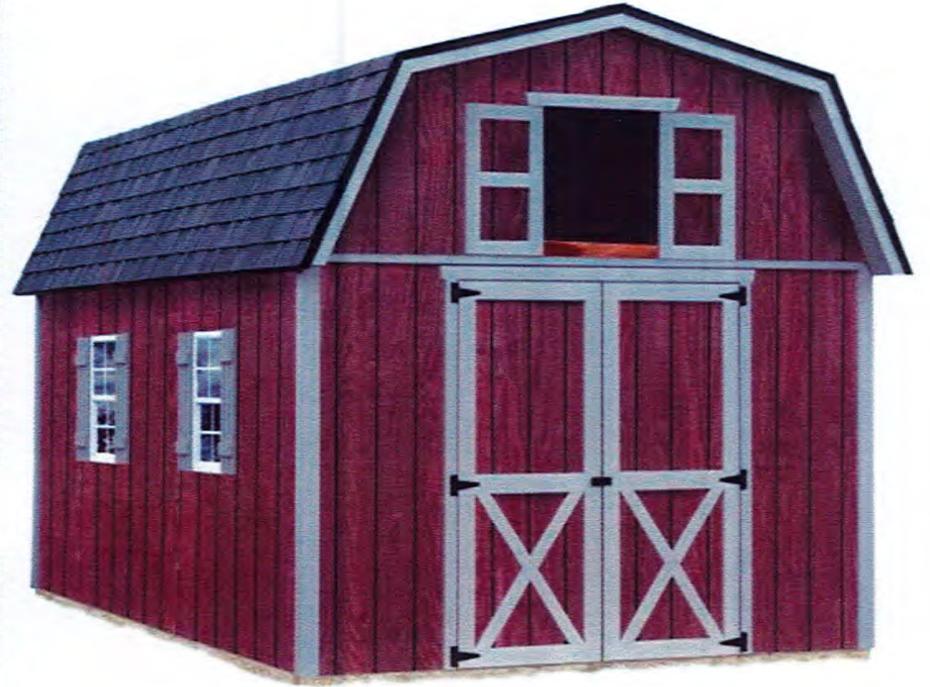
15 Glendower Circle

(Street Address)

Pittsford, NY 14534

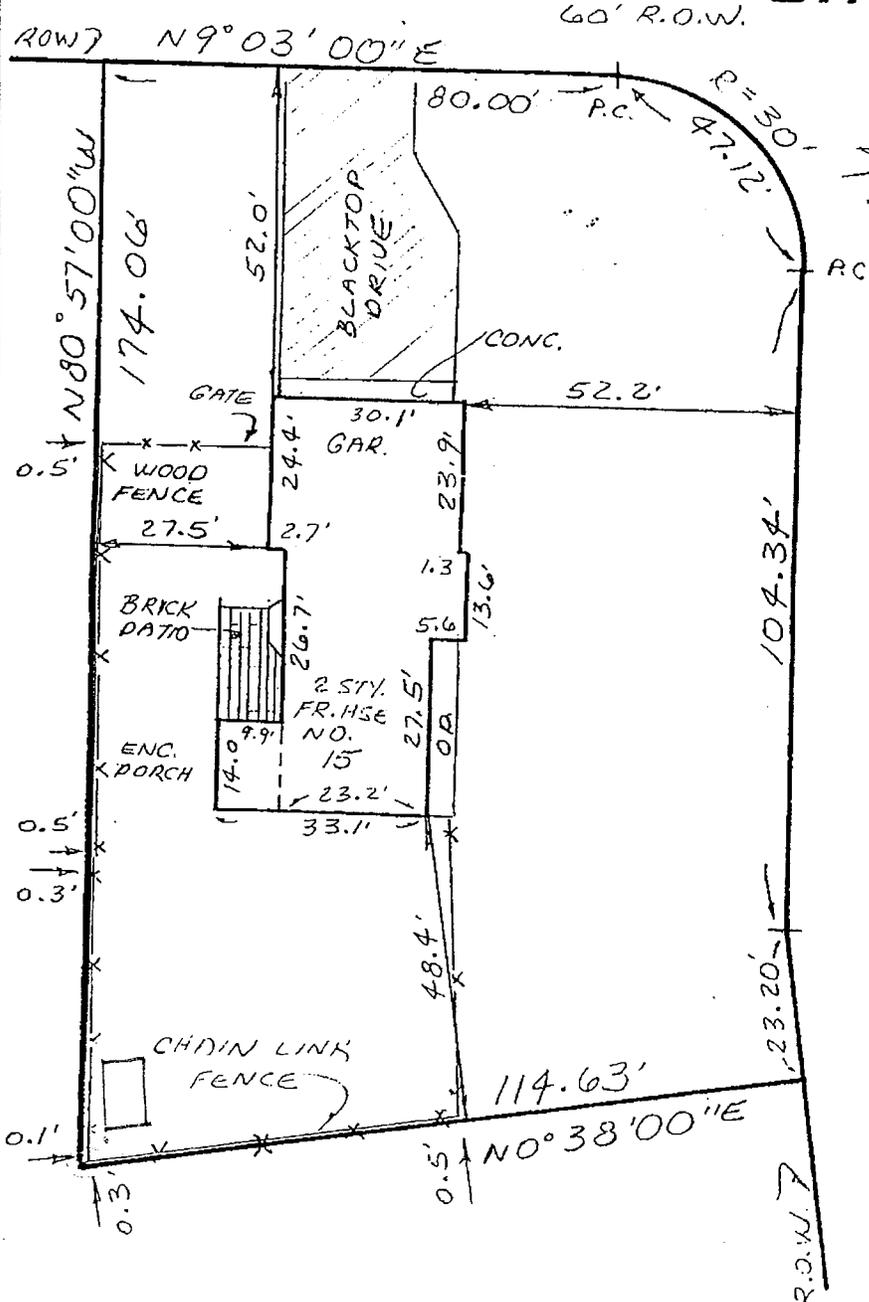
(City/Town, State, Zip Code)





GLENDOWER CIRCLE

15 GLENDOWER CIRCLE



GLENDOWER CIRCLE

20/20

REFERENCE

- 1. L. 7444 DELS, P. 149
- 2. L. 10 MAP 2, P. 26

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS MADE ON SEPT. 11, 1978, FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPT. 10, 1978.

James M. Leoni

JAMES M. LEONI N.Y.S.R.L.S. 49225
 SUITE 39D A-1 COUNTRY CLUB ROAD
 EAST ROCHESTER N.Y. 14445

"Only title surveys bearing the makers embossed should be relied upon since other than embossed-copies may contain unauthorized and undetectable modifications, deletions, and changes."

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

CERTIFIED TO:

1. NORWEST MORTGAGE OF NEWY ITS SUCCESSORS AND/OR NECH
2. THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
3. DENNIS E. AND VANDA N. MOH
4. PEARTREE E. PEARTREE
- 5.

Zoning Board of Appeals Referral Form Information

Property Address:

97 Country Club Drive ROCHESTER, NY 14618

Property Owner:

Stein, Mark H
97 Country Club Dr
Rochester, NY 14618

Applicant or Agent:

Stein, Mark H
97 Country Club Dr
Rochester, NY 14618

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

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:
Right Lot Line:	20	Right Lot Line:	20	Right Lot Line:
Left Lot Line:	10	Left Lot Line:	10	Left Lot Line:
Front Setback:	70	Front Setback:	36'10"	Front Setback: 33'2"
Rear Setback:	20	Rear Setback:	20	Rear Setback:
Height:	0	Height:	0	Height:
Size:	0	Size:	0	Size:

Code Section(s):

Description: Applicant is requesting relief from Town Code §185 - 17 B. for a proposed garage expansion encroaching into the front setback. This property is zoned Residential Neighborhood – (RN).

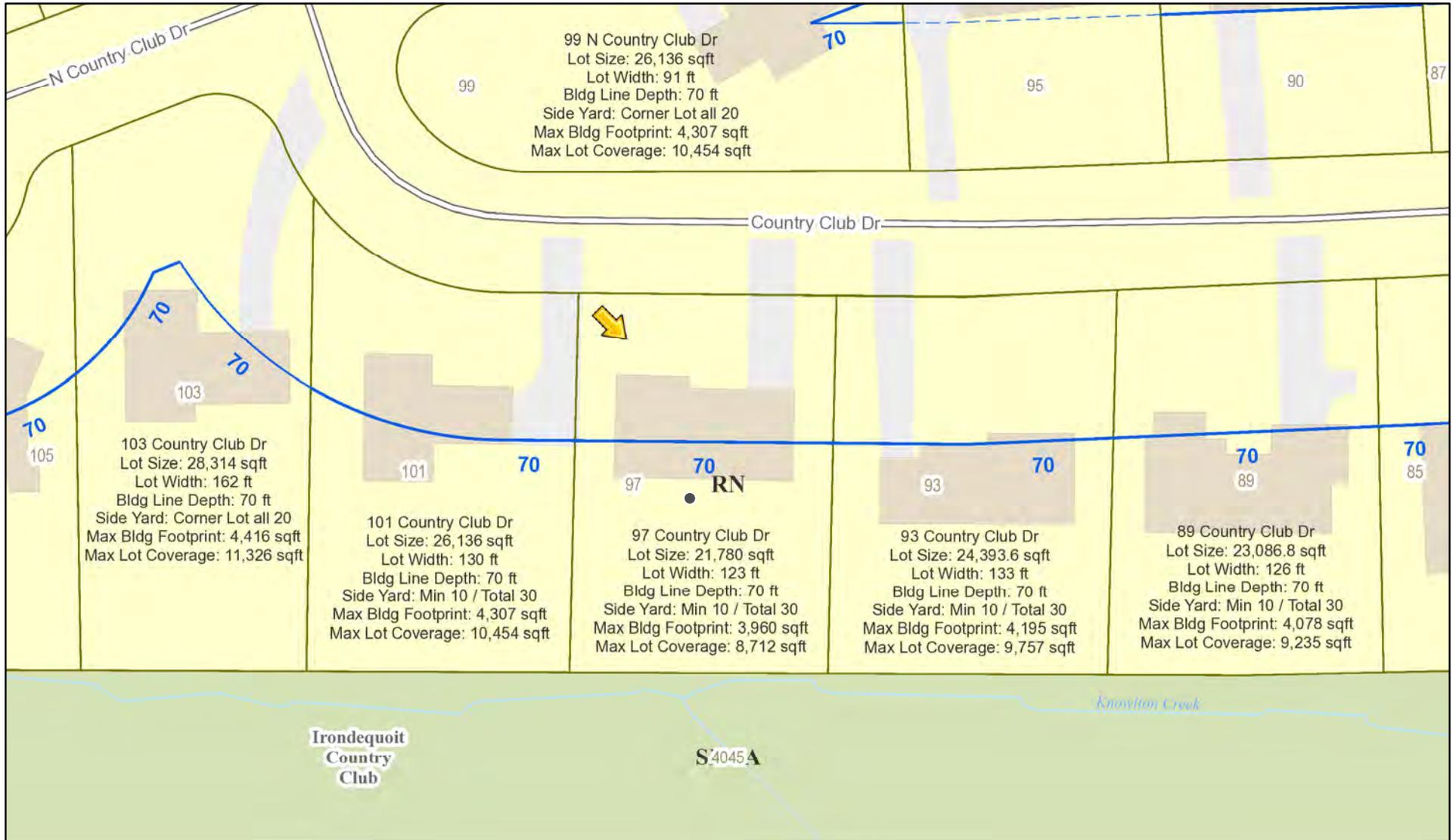
February 01, 2022



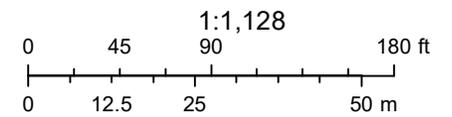
Date

Bill Zink -

RN Residential Neighborhood Zoning



Printed November 22, 2021



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.

4045

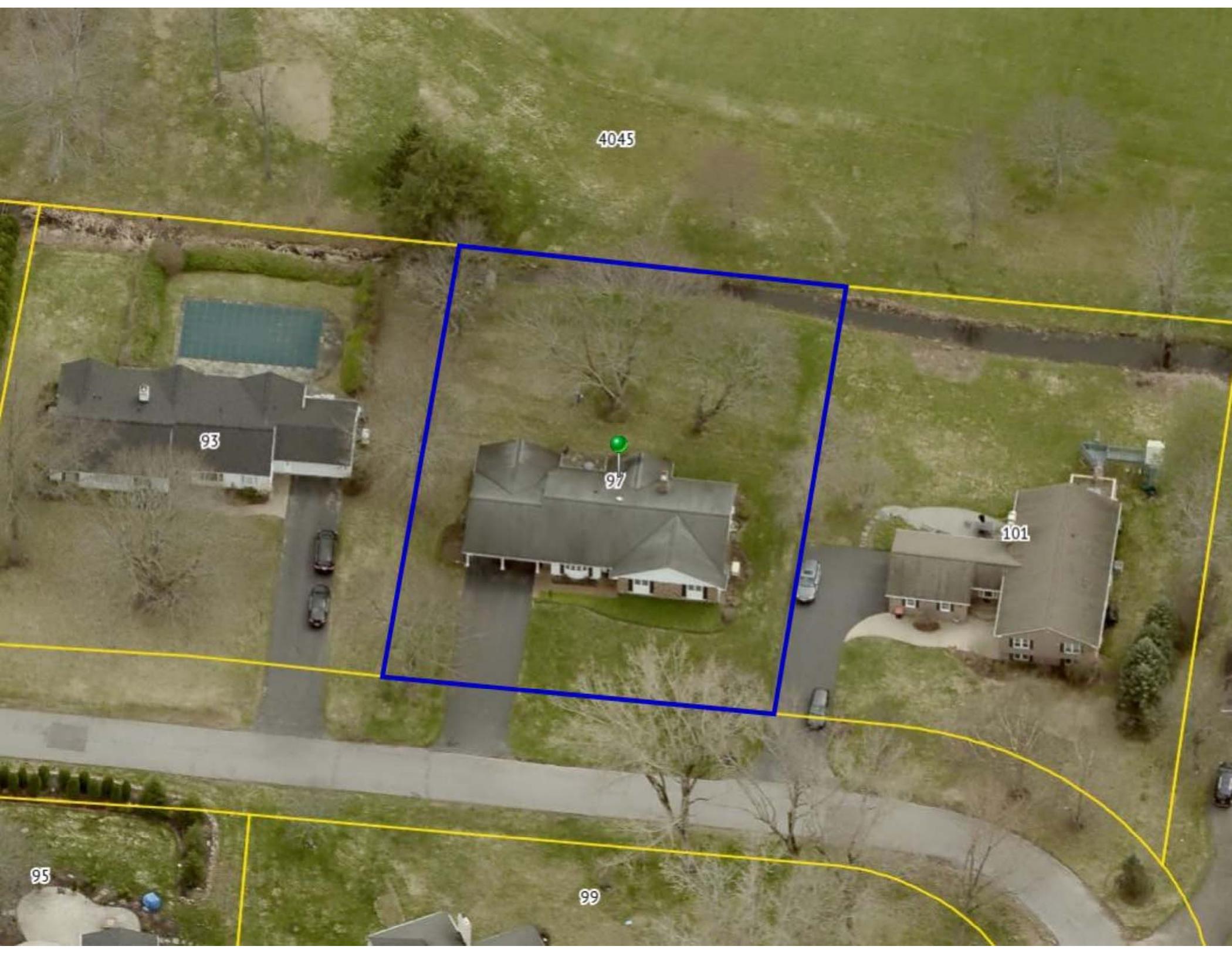
93

97

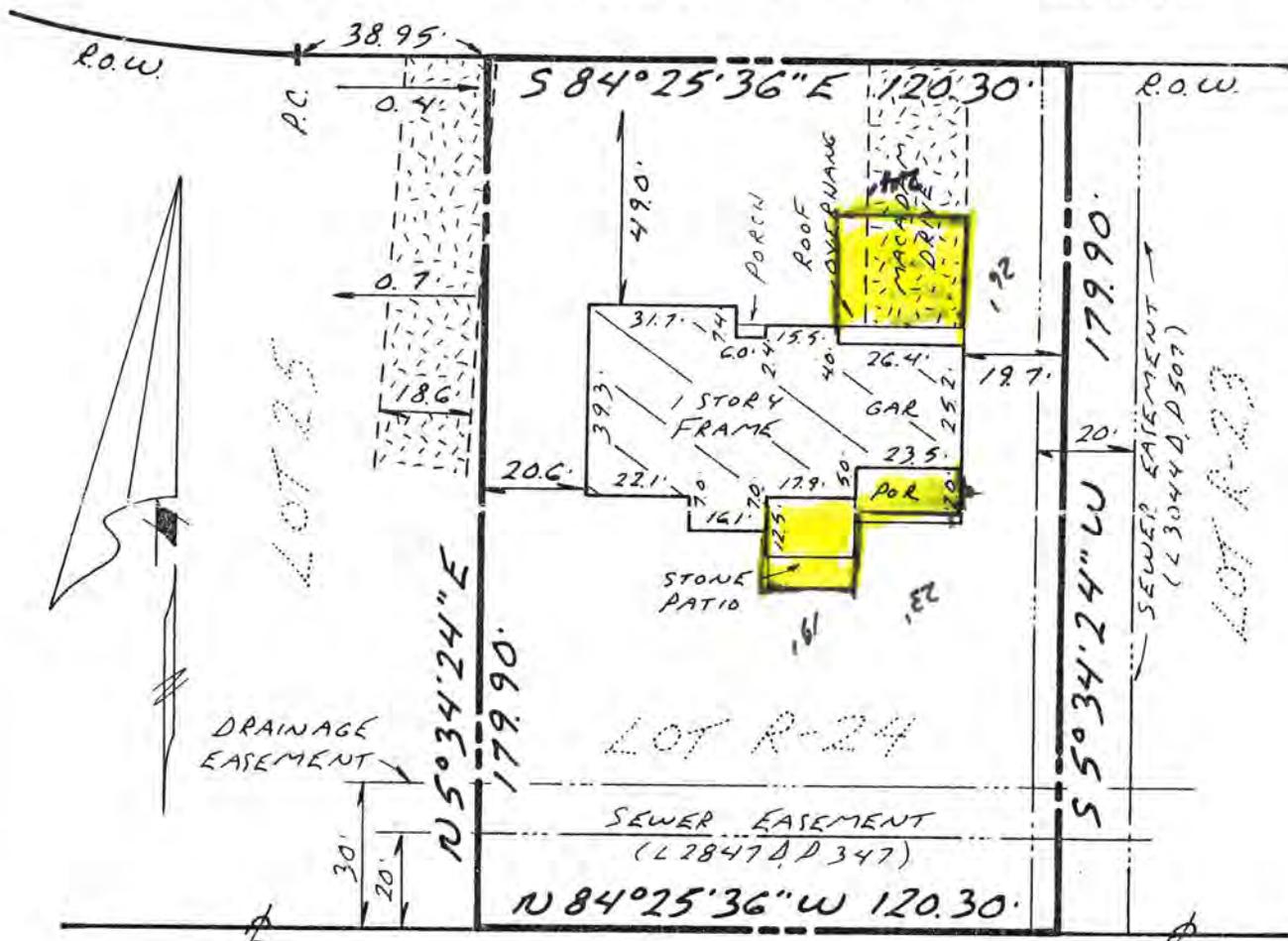
101

95

99



COUNTRY CLUB (60' R.O.W.) DRIVE



- REFERENCES:**
- 1) ABSTRACT OF TITLE N° 112909
 - 2) LIBER 134 OF MAPS PAGE 14 - COUNTRY CLUB ESTATES SUBD
 - 3) LIBER 137 OF MAPS PAGE 41 - COUNTRY CLUB ESTATES RESUBD
 - 4) TAX ACCOUNT N° 151,050-01-041
 - 5) LIBER 3265 OF DEEDS PAGE 202
 - 6) DEED COVENANTS - LIBER 3265 OF DEEDS PAGE 202
 - 7) EASEMENT TO P.G. & E. - LIBER 2836 OF DEEDS PAGE 407 (ROAD R.O.W.)

CERTIFICATION:

I hereby certify to **MARK H. STEIN & LISA F. STEIN;**
PITTSFORD FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS;
FRANK H. FERRIS, III, ESQ.;
LACY, KATZEN, RYAN & MITTLEMAN, ATTY'S
RIVERSIDE TITLE INSURANCE AGENCY, INC.
 that this map was made **JUNE 12, 1995**
 from notes of an Instrument Survey
 completed **JUNE 10, 1995** and references
 listed above.

Ronald W. Staub
RONALD W. STAUB, N.Y.S.L.S. # 44621

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



TITLE:
INSTRUMENT SURVEY MAP
97 COUNTRY CLUB DRIVE
LOT R.24 - COUNTRY CLUB ESTATES RESUBDIVISION
TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

CLIENT:
RICHARD & MARCIA KAPLAN
c/o LACY, KATZEN, ET AL, ATTY'S
130 EAST MAIN STREET
ROCHESTER, NEW YORK 14604



RONALD W. STAUB
LAND SURVEYORS
400 Reynolds Arcade
Rochester, N.Y. 14614

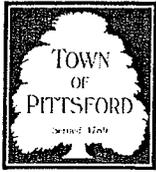
SCALE:
1 INCH = 40 FEET

FILE NO.:

JOB NO.:

REDATE:
12-22-94

DATE:
JUNE 12, 1995



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: December 17, 2021 Hearing Date: _____

Applicant: Mark & Lisa Stein

Address: 97 Country Club Drive Pittsford, NY

Phone: (585) 406-0928 E-Mail: MStein@lacykatzen.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: 97 Country Club Drive Pittsford, NY Current Zoning: RN

Tax Map Number: _____

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Proposed 795 s.f. house addition and renovations consisting of: a new family room, enlarged kitchen with sunroom, convert existing 502 s.f. garage into office, bathroom, laundry/mud room and new 2 car garage in front of the existing garage.

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)

12-17/2021 1/24/22

(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 proposed addition exceeds the maximum setback requirement due to the existing flood zone to the rear of the property which limited the depth of rear addition. We utilized the existing garage for the additional s.f. needed and added a new 2 car garage similar in kind keeping a similar look to the existing. The proposed garage addition will be forward of existing front line of house but will have the same design as other properties on Country Club Drive.

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

As noted above; with the existing flood zone at the rear of the property limits the depth of a rear addition and we could not fit all the requirements of the renovations to the rear of existing garage. With the area variance allowed for the proposed additions and renovations the front elevation will fit within the character of the existing house and neighboring properties nearby.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested area variance is substantial being that the current front setback requirement is 75' and we are seeking a 36'-0" front setback for the new garage addition. The existing front setback for the house is set at 49' which gives us an increase of 12'-4" from the original setback.

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 requested area variance for the new garage addition is within the existing driveway area therefore not increasing the hard surface of the property at the front of the property. The majority of the residences in the subdivision have an existing 50' setback. That means the garage addition has a 36' setback in lieu of the original 49' setback. Many of the residences within the subdivision also have a garage sitting forward of the main house and maintaining the existing character.

- **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?

Yes, the alleged difficulty is self-created based on the the additions and renovations to the existing residence and having a flood plain at the rear of the residence and an increased 75' front setback from the original 49'. With that said, the additions we are proposing for the property are in line with the other existing residences that have had additions in regards to lot coverage. We feel that these additions and renovations will increase the value of the property and still maintain the original character of the surrounding neighborhood.

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**ADDITIONS &
RENOVATION PLANS
FOR:**

**STEIN
RESIDENCE**

97 COUNTRY CLUB DRIVE
PITTSFORD, NY

NO.	DATE	DESCRIPTION
REVISIONS		

PROJECT NUMBER:	P2100259
DRAWN BY:	SM
REVIEWED BY:	SM, TM
ISSUED FOR:	SCHEMATIC DRAWINGS
DATE:	10/21/21
DRAWING NAME:	

PROPOSED FLOOR PLAN

DRAWING NUMBER:

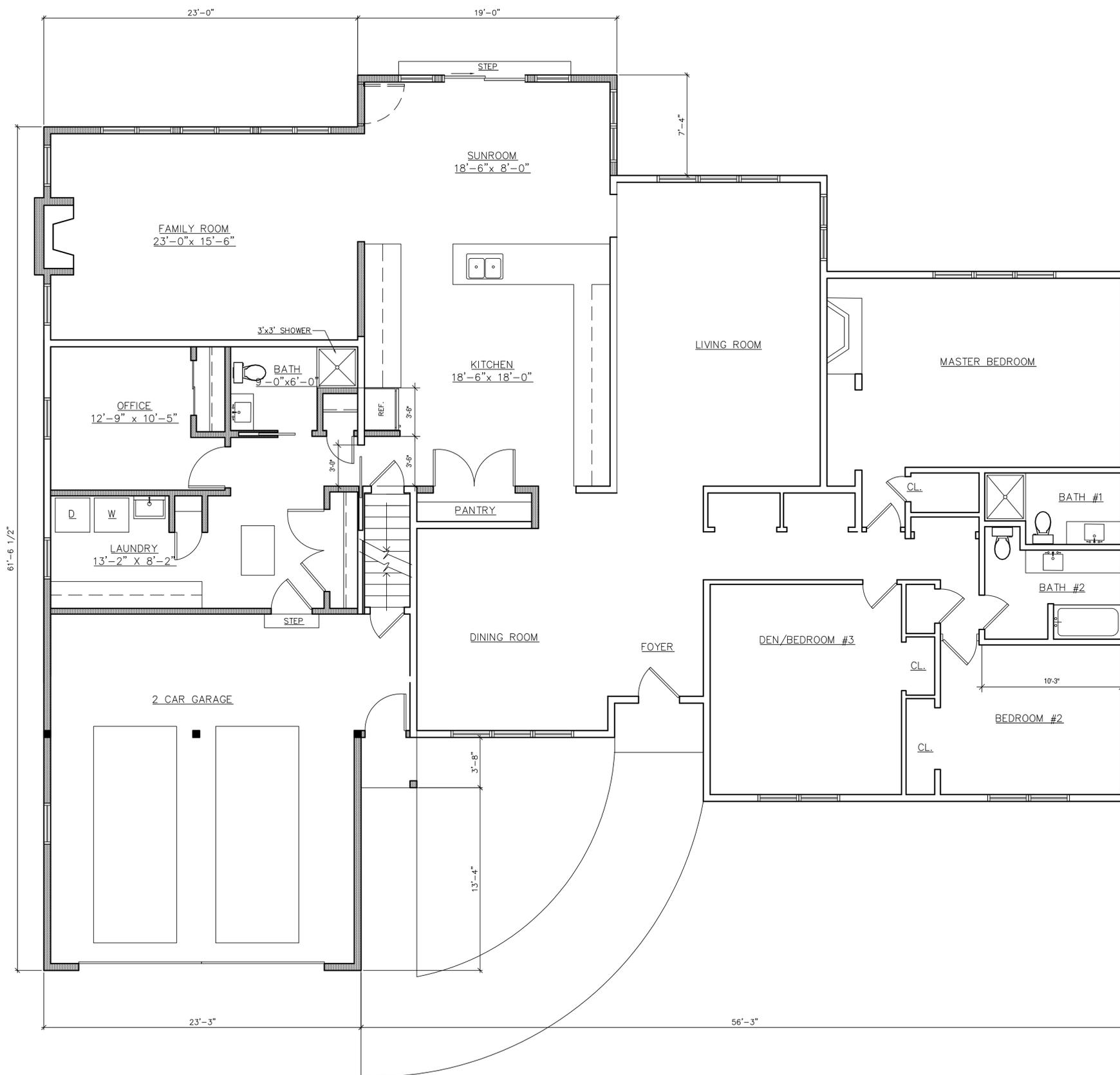
A1.1

SYMBOLS:

-  EXISTING CONSTRUCTION TO REMAIN
-  NEW CONSTRUCTION
-  POINT LOAD ABOVE
-  GROUT CMU SOLID FULL HEIGHT
-  HATCHED AREA NOT IN SCOPE
-  EXISTING DOOR TO REMAIN
-  NEW DOOR OPENING
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  DETAIL REFERENCE:
DETAIL NUMBER (TOP)
SHEET NUMBER (BOTTOM)
-  ELEVATION REFERENCE:
ELEVATION NUMBER (TOP)
SHEET NUMBER (BOTTOM)

FLOOR PLAN NOTES

- 1) ALL DIMENSIONS TO BE TAKEN FROM CENTERLINE OF WALL UNLESS INDICATED OTHERWISE. REFER TO PARTITION TYPES FOR ACTUAL DIMENSION
- 2) JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED
- 3) COORDINATE NEW DATA & POWER LOCATIONS WITH OWNER
- 4) CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK AND EQUIPMENT INSTALLATION
- 5) FURNITURE AND EQUIPMENT TO BE PROVIDED BY OWNER. VERIFY FINAL LOCATION AND REQUIREMENTS OF ALL EQUIPMENT WITH OWNER
- 6) PATCH ALL EXISTING WALLS AS REQUIRED; PREPARE ALL WALLS FOR PAINT.
- 7) PROVIDE SOLID COMPACTION WITH NEW FILL AT DEMOLITION OF EXISTING FOUNDATIONS FOR NEW CONSTRUCTION.



1
A1.1 FIRST FLOOR PLAN – PROPOSED
SCALE: 1/4" = 1'-0"



Date: 10/21/2021, 2:08 PM, P2100259 - Residence Addition & Reno (Stein residence) Proposed Floor Plans with PDF attached.dwg



It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**ADDITIONS &
RENOVATION PLANS
FOR:**

**STEIN
RESIDENCE**

97 COUNTRY CLUB DRIVE
PITTSFORD, NY

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: P2100259		
DRAWN BY: SM		
REVIEWED BY: SM, TM		
ISSUED FOR: SCHEMATIC DRAWINGS		
DATE: 10/21/21		
DRAWING NAME:		

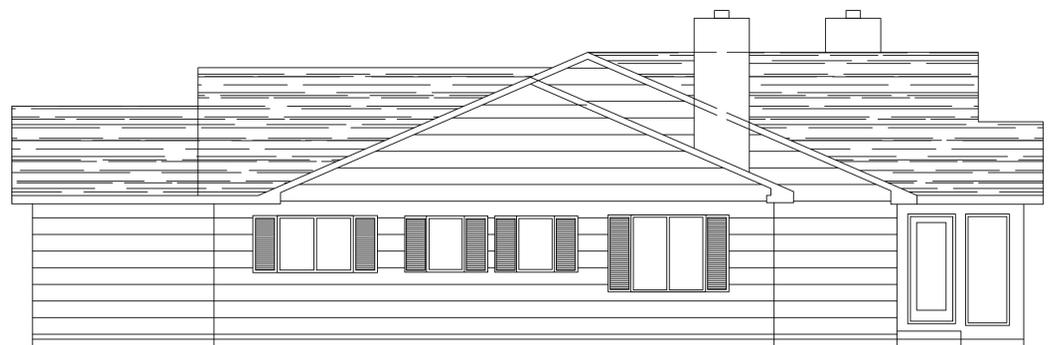
PROPOSED ELEVATIONS

DRAWING NUMBER:

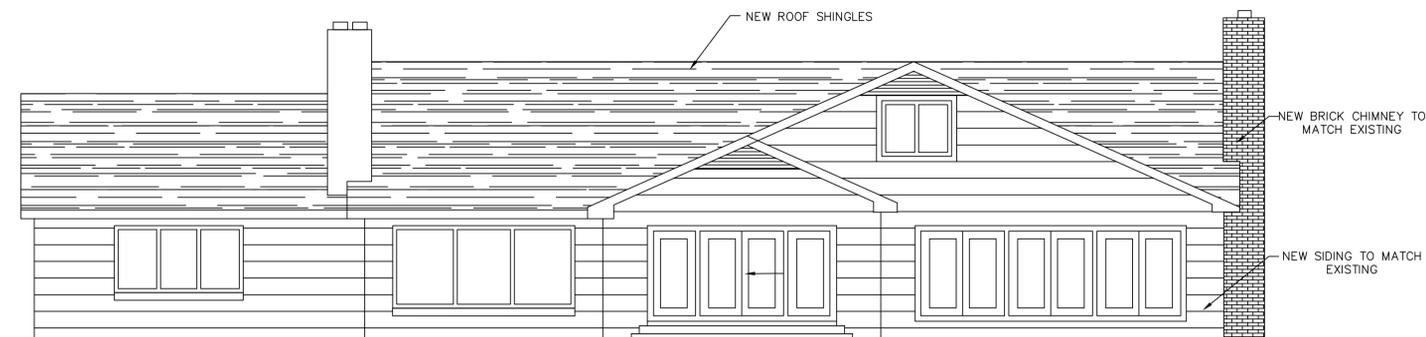
A2.0



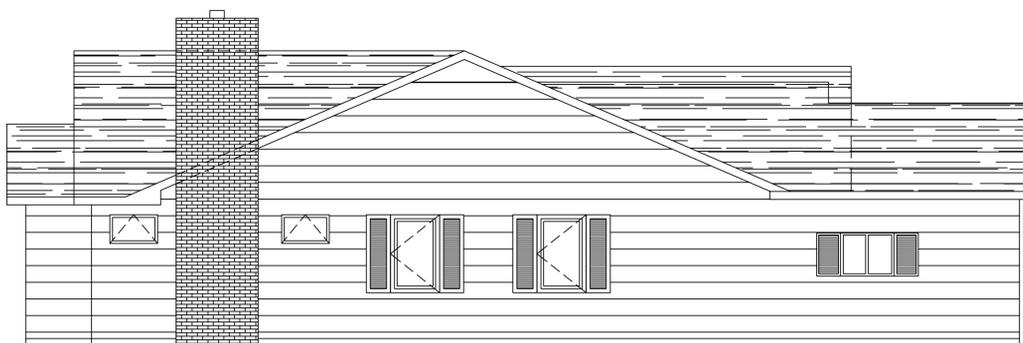
1 PROPOSED NORTH ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



2 PROPOSED WEST SIDE ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A2.0 SCALE: 3/16" = 1'-0"



4 PROPOSED EAST SIDE ELEVATION
A2.0 SCALE: 3/16" = 1'-0"

Zoning Board of Appeals Referral Form Information

Property Address:

222 Shoreham Drive ROCHESTER, NY 14618

Property Owner:

DiMarco, Anthony J
222 Shoreham Dr
Rochester, NY 14618

Applicant or Agent:

DiMarco, Anthony J
222 Shoreham Dr
Rochester, NY 14618

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

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	15	Right Lot Line:	13.4	Right Lot Line:	1.6
Left Lot Line:	35	Left Lot Line:	35	Left Lot Line:	
Front Setback:	50	Front Setback:	50	Front Setback:	
Rear Setback:	20	Rear Setback:	20	Rear Setback:	
Height:	12	Height:	20	Height:	8.0
Size:	180	Size:	700	Size:	-520.0

Code Section(s):

Description: Applicant is requesting relief from Town Code §185- 113 B. (1), (2), (3) and §185-17, E for a proposed 700 square foot 20 foot tall oversized and over height garage located less than the required minimum side setback. This property is zoned Residential Neighborhood – (RN).

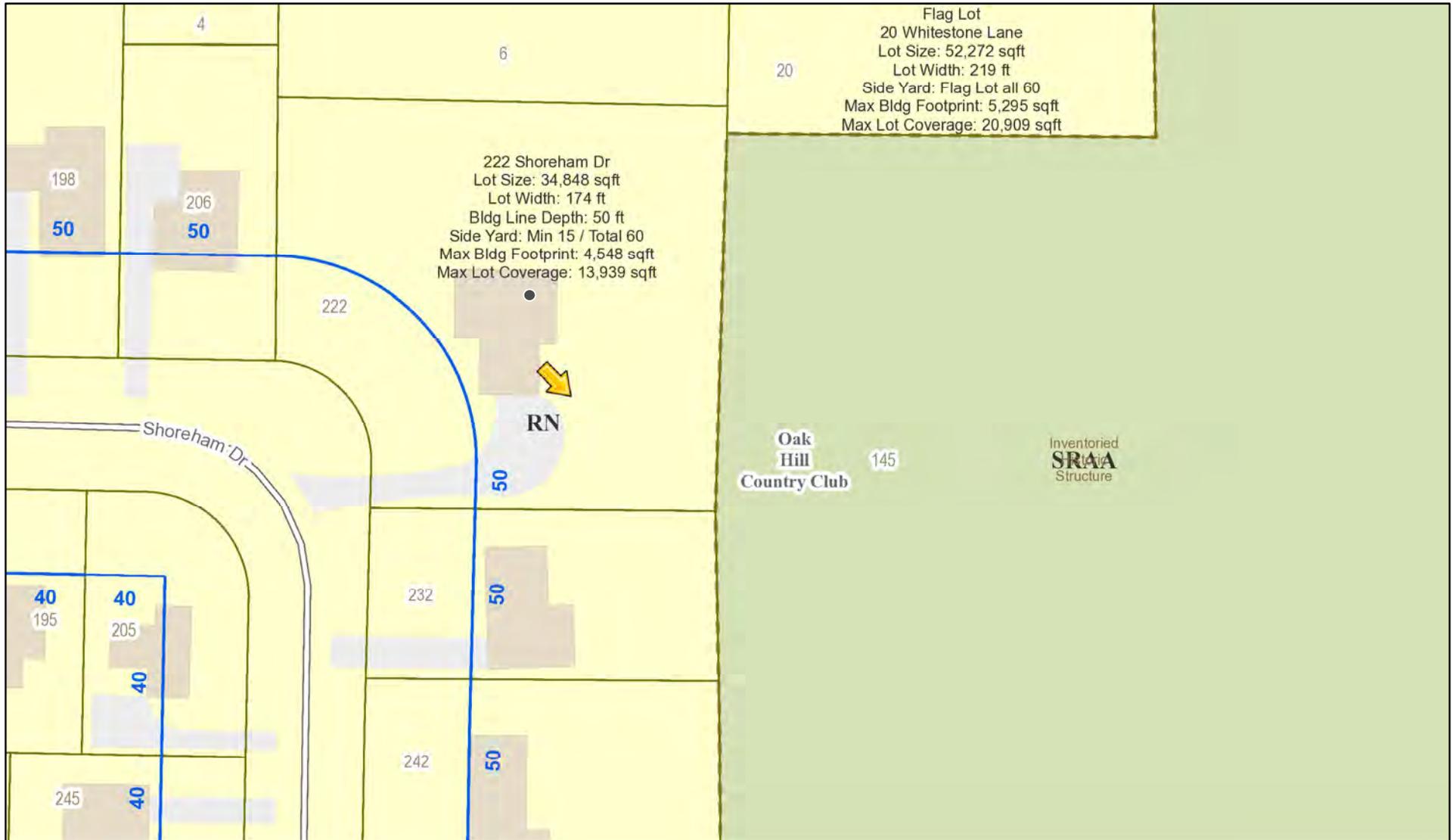
February 01, 2022



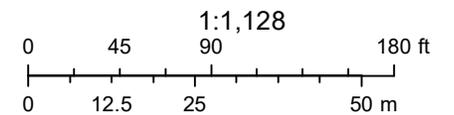
Date

Bill Zink -

RN Residential Neighborhood Zoning



Printed January 31, 2022



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.

20

145

6

272

232

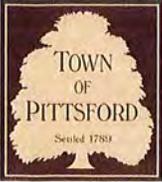
2061

205

198

195





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 5, 2022 Hearing Date: January 5, 2022

Applicant: Mariah and Anthony Dimarco

Address: 222 Shoreham Dr. Pittsford, NY 14534

Phone: (585) 305-1800 E-Mail: anthony@security

Agent: Justin Hamilton

(if different than Applicant)

Address: 3850 Monroe Ave Pittsford, NY 14534

Phone: (585) 314-6999 E-Mail: jhamilton@hamiltonstern.com

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: 222 Shoreham Dr Current Zoning: RN

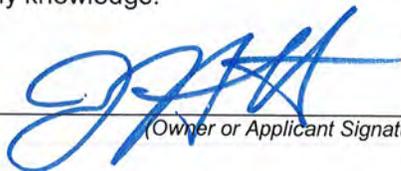
Tax Map Number: 150.08-1-1.1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Proposed (2) Car detached garage addition. Garage will be constructed into the side of the existing embankment at the end of the driveway. The architecture will match the existing house detailing including a proposed wood shake roof. The structure will house storage for outdoor furniture, pool equipment and supplies, kids toys and recreational items, and provide additional covered parking for their teenage drivers.

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)

1/14/22
(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 requested variances will not produce an undesirable change in the character of the neighborhood nor will it be a detriment to nearby properties. The proposed structure will be built into the side of the existing embankment at the rear of the property allowing only a portion of the structure to be visible from the street or adjacent neighbors. Existing landscape screening will continue to provide a dense buffer between the neighbor to the east and the new proposed structure. The structure itself is set back off the main road by over 85' and will be difficult to see. The positioning of the proposed structure will only require a 1.6' side setback variance.

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 existing garage is only large enough to house the two vehicles. Given the grade change at the front and rear of the house and the layout of the current residence adding on to the existing garage is not feasible. The garage addition has been positioned as far north as possible due to the proximity of the existing landscape treeds that access the upper tier as well as the pergola shade structure that is positioned on the upper tier. We tried to minimize the side setback variance as much as possible while keeping the integrity of existing foundations for the pergola.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Considering our answers to question #1 on this application along with the size of the existing lot we feel the requested area variances are minimal.

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 requested variances will not have an adverse effect on the physical or environmental condition of the neighborhood. Physically the garage will blend into the existing landscape and surrounding topography. The proposed architecture and design will give the feeling the structure will have always been there. Utilizing the existing embankment to surround three sides of the lower portion of garage, the size of the structure will be minimized. Any and all surrounding landscaped areas will be rehabbed and supplemented at the conclusion of the project. Proper grading and the utilization of gutters and downspouts will keep the storm water at bay.

- **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?

Yes the alleged difficulty is self-created.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

222 Shoreham Dr Garage Addition

(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)

January 5, 2022

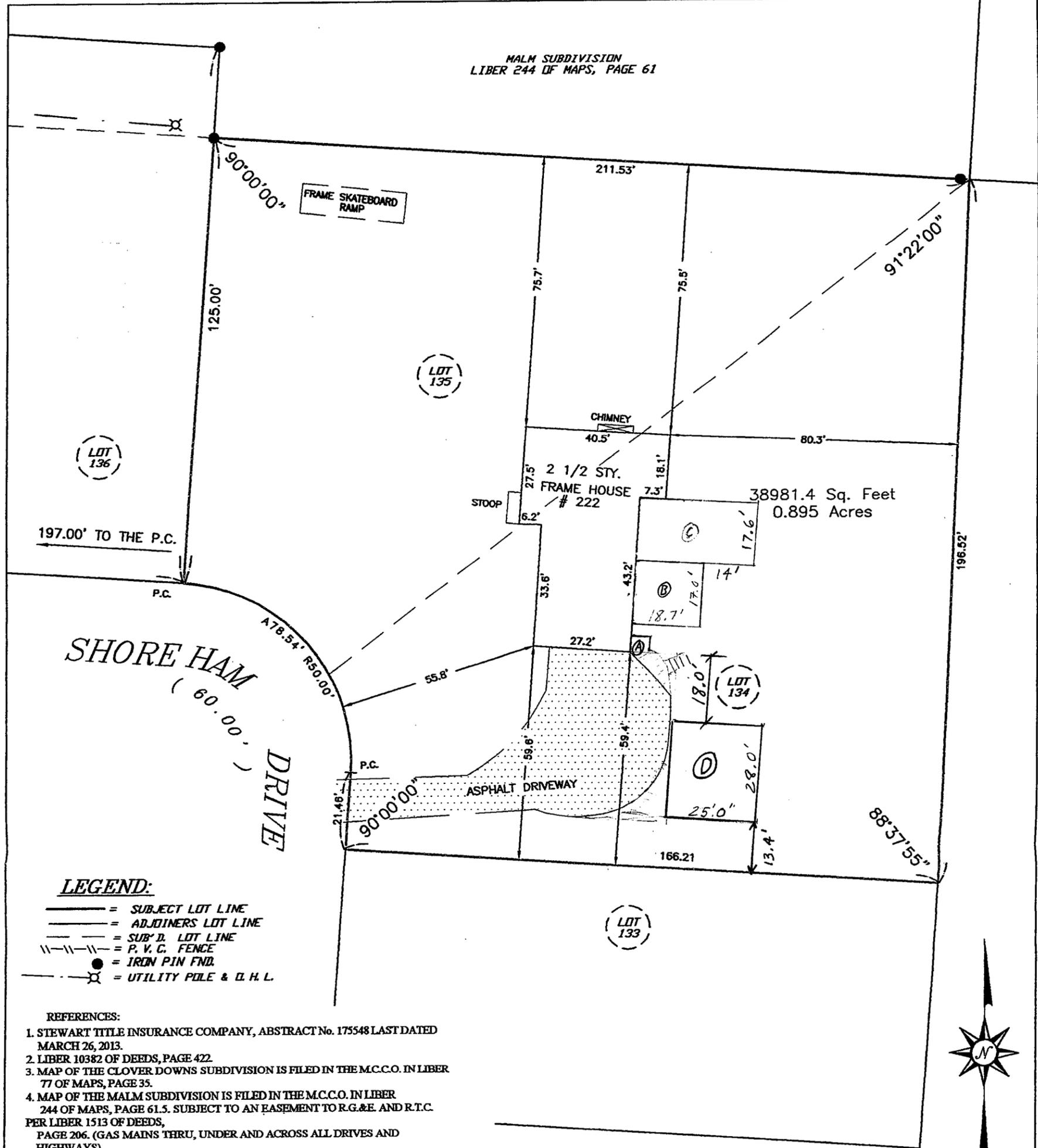
(Dated)

3850 Monroe Ave

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



LEGEND:

- = SUBJECT LOT LINE
- = ADJOINERS LOT LINE
- = SUB'D LOT LINE
- ||-||-|| = P. V. C. FENCE
- = IRON PIN FND.
- X — = UTILITY POLE & D. H. L.

REFERENCES:

1. STEWART TITLE INSURANCE COMPANY, ABSTRACT No. 175548 LAST DATED MARCH 26, 2013.
2. LIBER 10382 OF DEEDS, PAGE 422.
3. MAP OF THE CLOVER DOWNS SUBDIVISION IS FILED IN THE M.C.C.O. IN LIBER 77 OF MAPS, PAGE 35.
4. MAP OF THE MALM SUBDIVISION IS FILED IN THE M.C.C.O. IN LIBER 244 OF MAPS, PAGE 61.5. SUBJECT TO AN EASEMENT TO R.G.&E. AND R.T.C. PER LIBER 1513 OF DEEDS, PAGE 206. (GAS MAINS THRU, UNDER AND ACROSS ALL DRIVES AND HIGHWAYS)

- (A) - HANDICAP LIFT - 2013
- (B) - ADDITION - 2013
- (C) - COVERED PORCH ADDITION - 2018
- (D) - PROPOSED 28' x 25' GARAGE ADDITION.

MAP OF AN INSTRUMENT SURVEY OF
No. 222 SHOREHAM DRIVE

BEING
LOT No. 134 AND LOT No. 135 of the
CLOVER DOWNS SUBDIVISION

SITUATE IN THE
TOWN OF PITTSFORD

STATE OF NEW YORK
DATE: MAY 11, 2013

COUNTY OF MONROE
SCALE 1 INCH = 30 FEET

GROVER & BATES ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-381-0021

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

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A. AND THE MONROE COUNTY BAR ASSOCIATION.

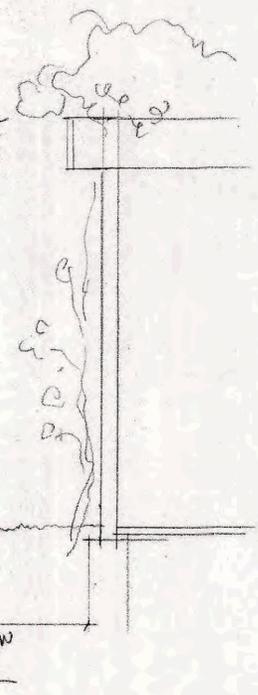
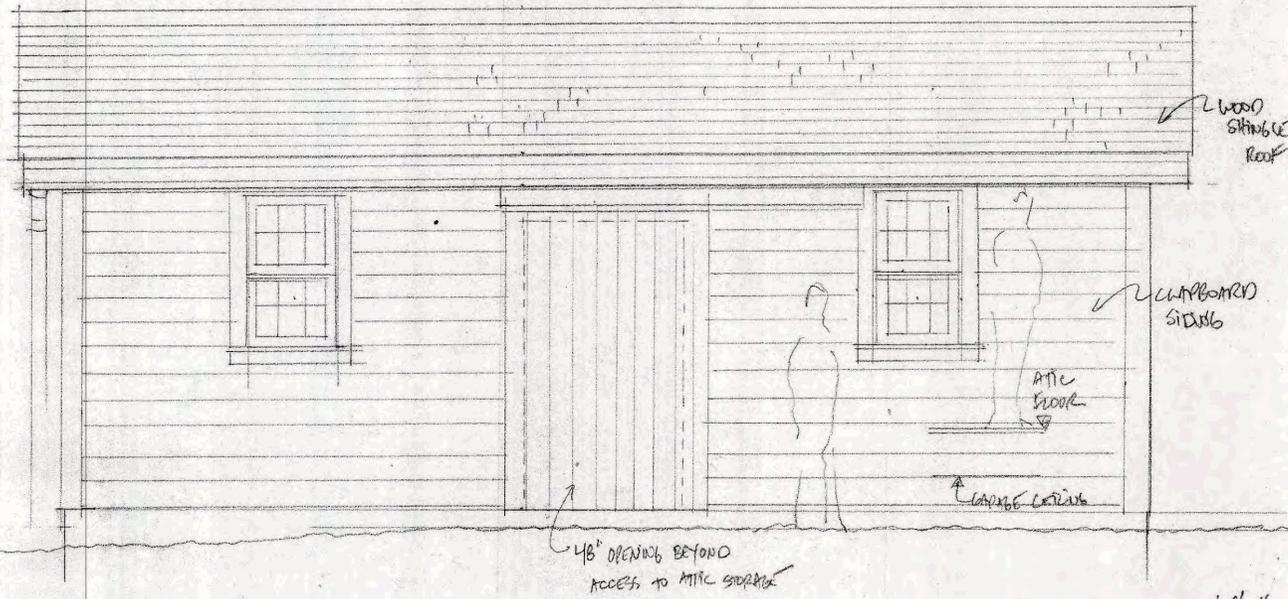
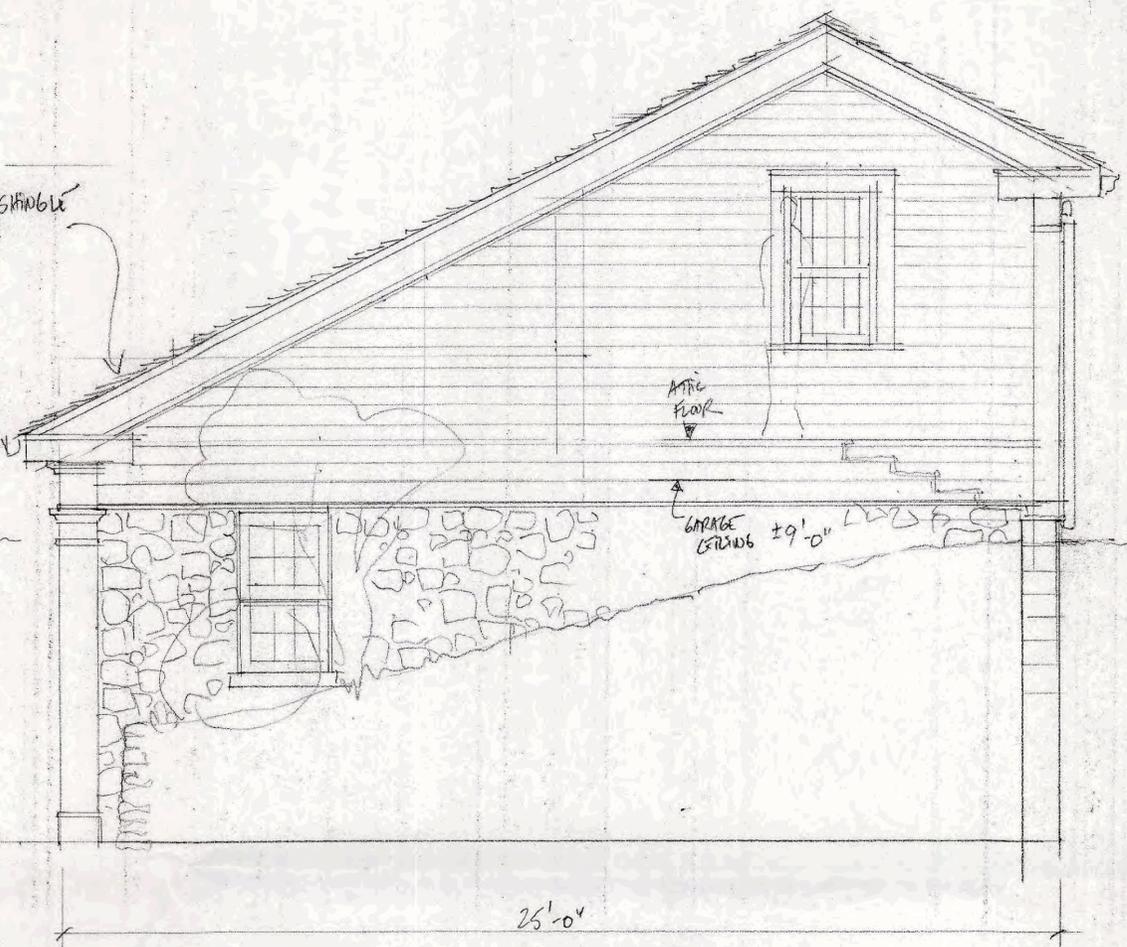
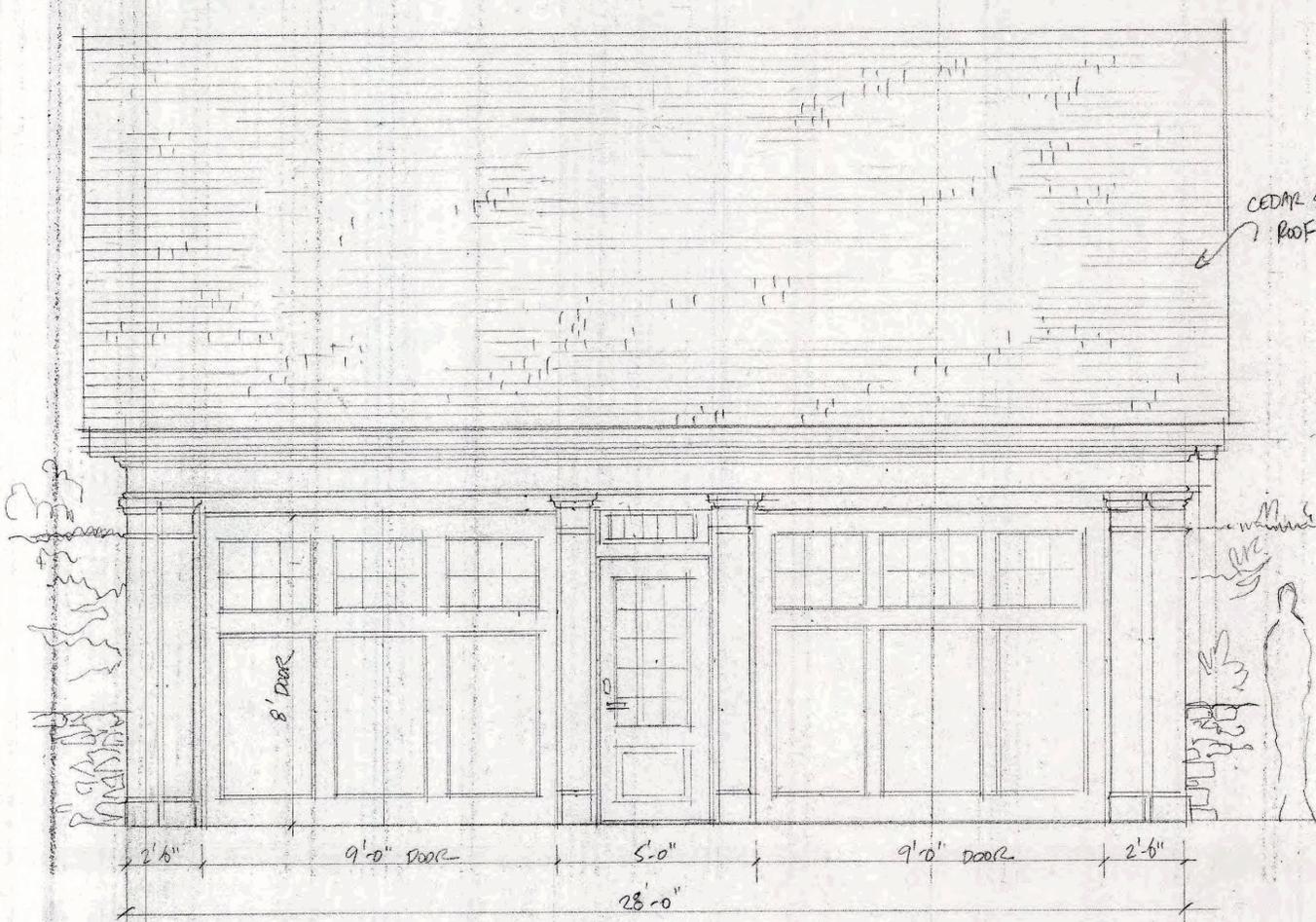
WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;
1. WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS;
2. WEB TITLE AGENCY;
3. ANTHONY and MARIAH DIMARCO; and
4. WOODS OVIATT GILMAN, LLP.

THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MARCH 25, 2013.

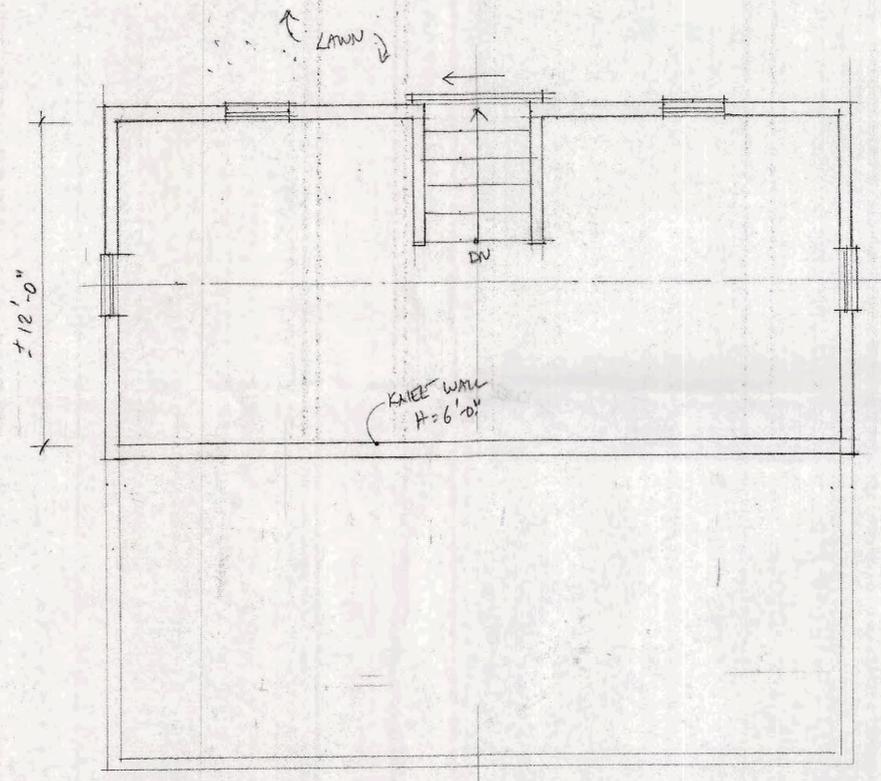
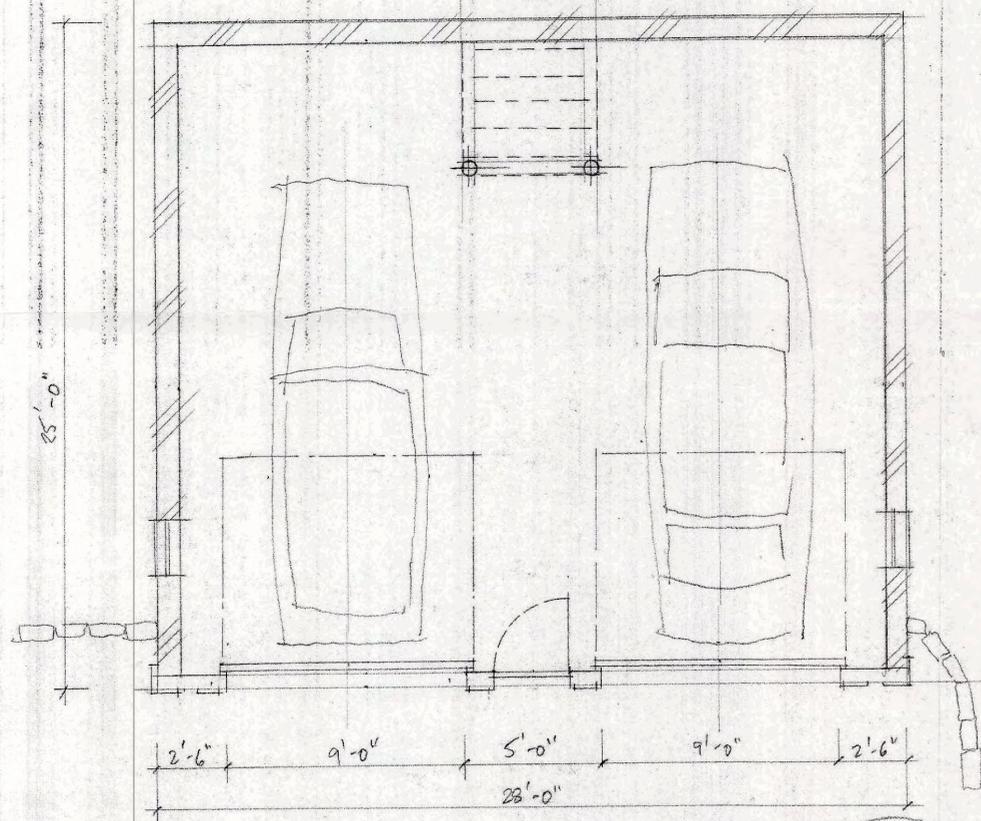
Proposed Site Plan
" SKETCH "



JAMES E. BATES, JR. LICENSE No. 49464



DINARCO GARAGE - CONCEPT
 STREHAM DRIVE
 PITTSFORD NY
 JAN 7, 2012



ATTIC LEVEL

DIVARCO GARAGE - CONCEPT
SHOREHAM DRIVE
PITTSFORD NY

OCT 21 2021

Zoning Board of Appeals Referral Form Information

Property Address:

2 Round Trail Drive PITTSFORD, NY 14534

Property Owner:

Pruitt, Raymond S
2 Round Trail Dr
Pittsford, NY 14534

Applicant or Agent:

Pruitt, Raymond S
2 Round Trail Dr
Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood
Special Permit - Recreational Vehicle Storage

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:
Right Lot Line:	20	Right Lot Line:	20	Right Lot Line:
Left Lot Line:	20	Left Lot Line:	20	Left Lot Line:
Front Setback:	50	Front Setback:	50	Front Setback:
Rear Setback:	20	Rear Setback:	20	Rear Setback:
Height:	0	Height:	0	Height:
Size:	0	Size:	0	Size:

Code Section(s):

Description: Applicant is requesting Special Use Permit approval for the storage of a recreational vehicle adjacent to the existing attached garage pursuant to 148-9 C. of Town Code. This property is zoned Residential Neighborhood – (RN).

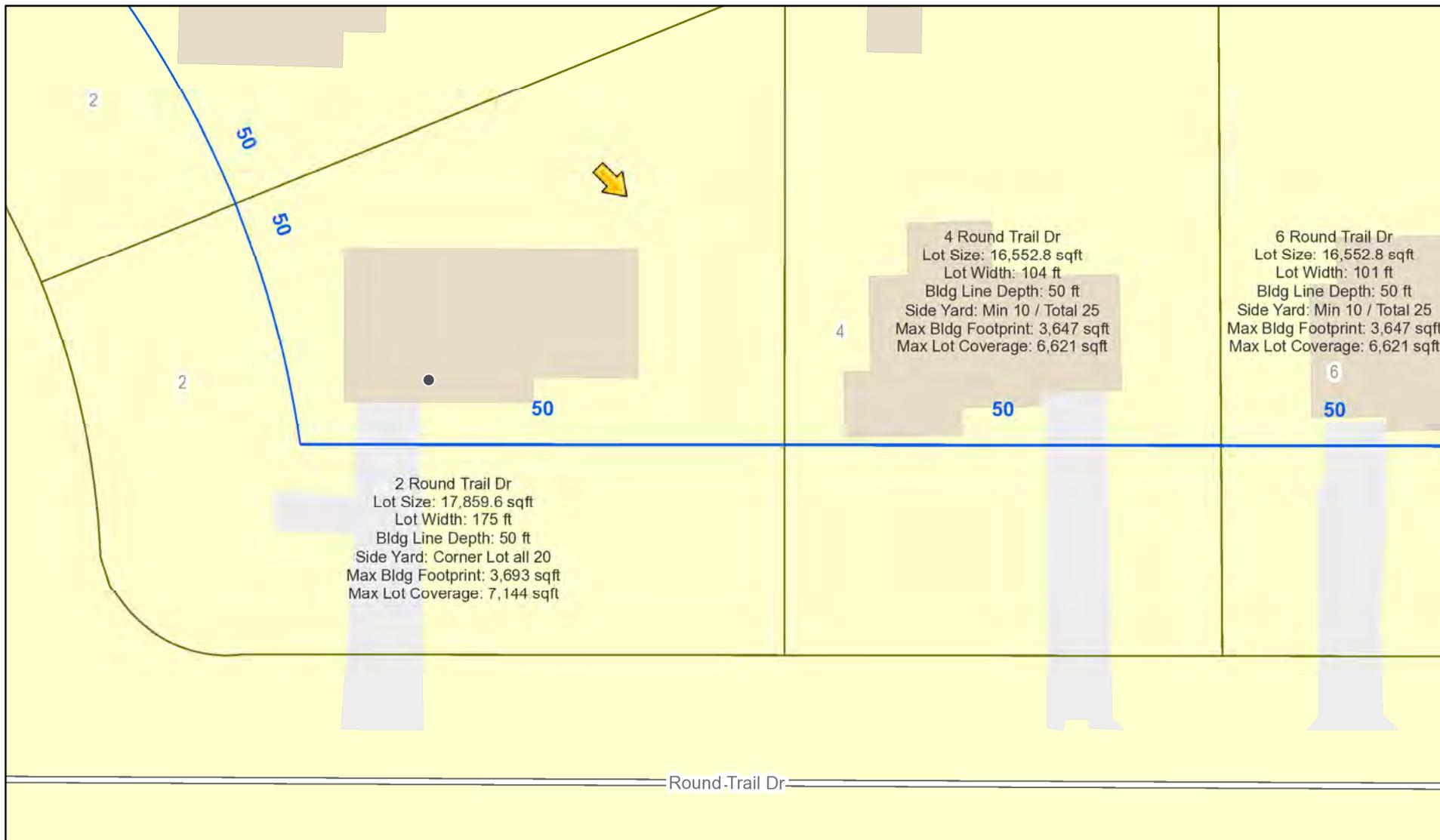
February 01, 2022



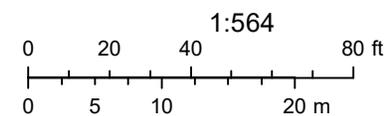
Date

Bill Zink -

RN Residential Neighborhood Zoning

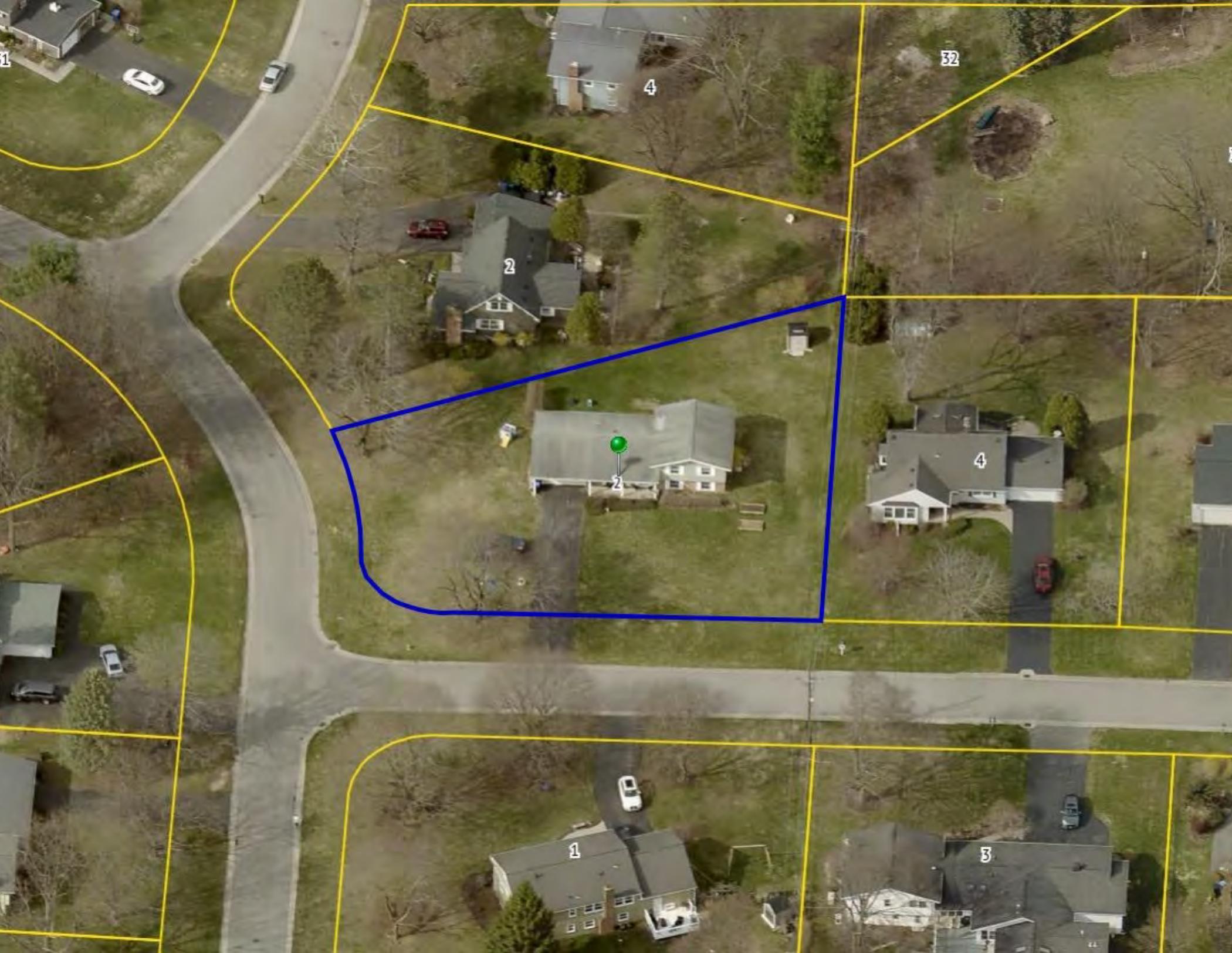


Printed January 31, 2022



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.



1

32

4

2

2

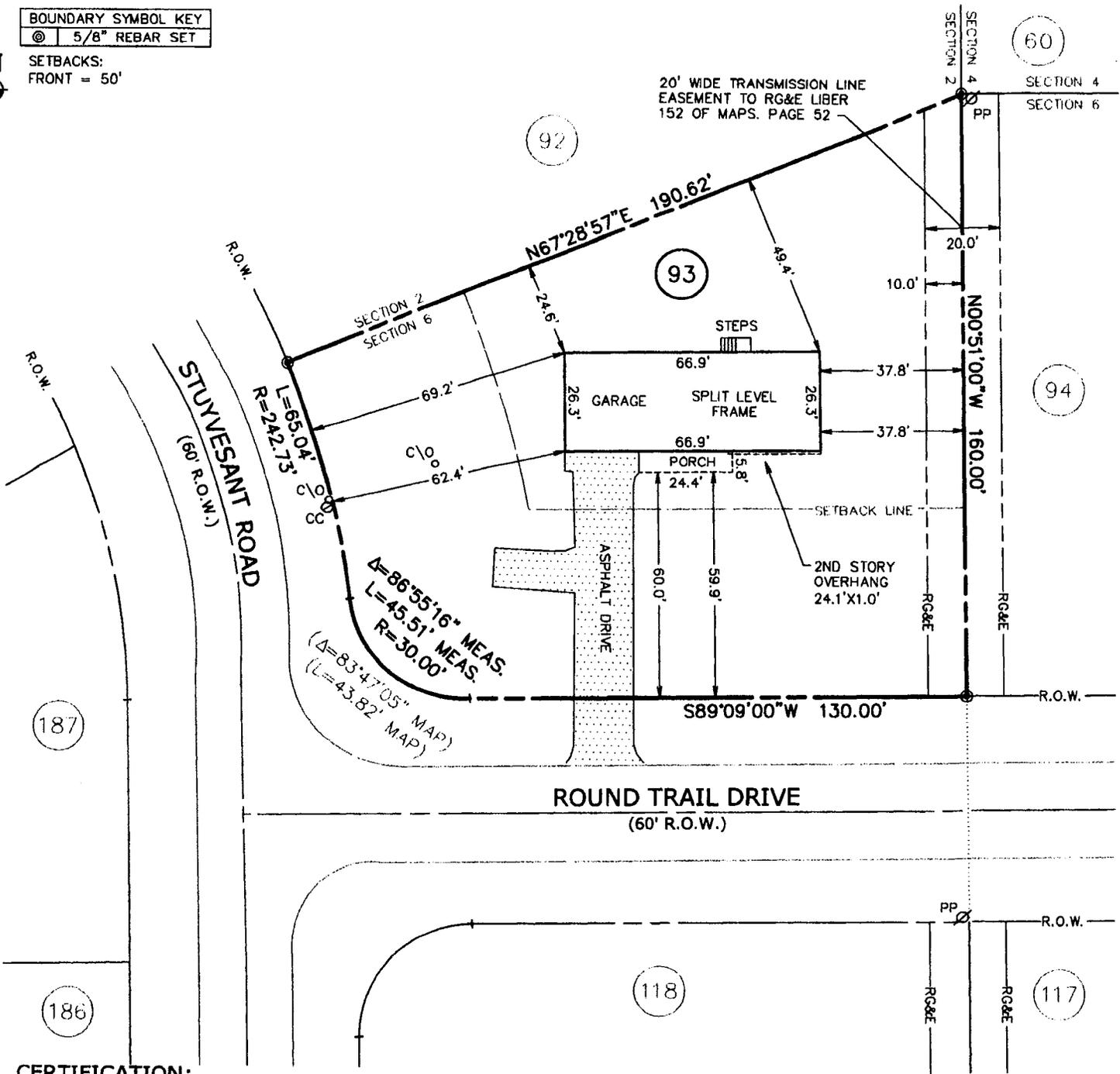
4

1

3

BOUNDARY SYMBOL KEY	
⊙	5/8" REBAR SET

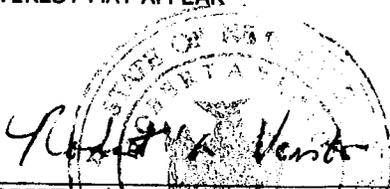
SETBACKS:
FRONT = 50'



CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 24, 2016. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

1. RAYMOND S. PRUITT AND JESSICA L. PRUITT
2. KRUK & CAMPBELL, P.C.
3. BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
4. UNDERBERG & KESSLER, LLP
5. STEWART TITLE INSURANCE COMPANY


 ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701

NOTE: FUTURE AFFIDAVITS OF "NO CHANGE" BASED UPON THIS MAP RELIEVE THE SURVEYOR PREPARING THIS MAP OF ANY AND ALL LIABILITY THEREAFTER. FOR UPDATING PROCEDURES CONTACT A LICENSED PROFESSIONAL LAND SURVEYOR.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON.

92

93

SECTION 2
SECTION 6

N67°28'57"E 190.62'

49.4'

10.0'

24.6'

STEPS

66.9'

37.8'

24'11" L
10'7" T
8' W

GARAGE

SPLIT LEVEL
FRAME

26.3'

37.8'

66.9'

C/O

62.4'

PORCH

5.8'

24.4'

SETBACK LINE

2ND STORY
OVERHANG
24.1'X1.0'

ASPHALT DRIVE

60.0'

59.9'

$\Delta=86^{\circ}55'16''$ MEAS.
 $L=45.51'$ MEAS.
 $R=30.00'$

S89°09'00"W 130.00'

17'05" MAP)
2' MAP)

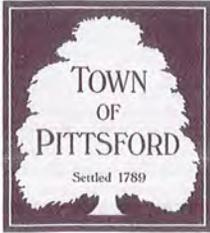
ROUND TRAIL DRIVE

(60' R.O.W.)

Print Form

Reset Form

NOTE: All application materials will be available for public review.



TOWN OF PITTSFORD

RECREATIONAL VEHICLE STORAGE SPECIAL PERMIT APPLICATION FORM

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

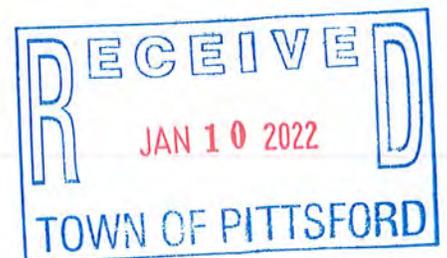
OWNER: Raymond Pruitt APPLICANT: _____
 ADDRESS: 2 Round Trail Dr ADDRESS: _____
 CITY, ST. ZIP: Pittsford NY 14534 CITY, ST. ZIP: _____
 PHONE: 585 348 7016 PHONE: _____
~~FAX:~~ 815 879 7227 FAX: _____
 E-MAIL: _____ E-MAIL: _____

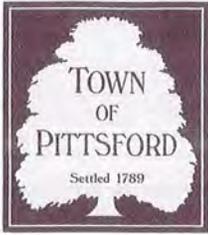
AGENT: _____
 ADDRESS: _____
 CITY, ST. ZIP: _____
 PHONE: _____ FAX: _____
 E-MAIL: _____

DESCRIPTION OF PROPERTY FOR WHICH SPECIAL PERMIT APPROVAL IS SOUGHT

Address: 2 Round Trail Dr Pittsford NY 14534
 Present zoning of the property: Residential
 Tax parcel number: _____
 Size of parcel in acres / square feet (specify): .41 Acres
 Distance and direction to nearest major intersection: .0 mile corner lot of Round Trail & Steyer San
 If this parcel is within 500' of a municipal boundary, please specify: _____

(Municipality)





TOWN OF PITTSFORD

FACTORS QUESTIONNAIRE RECREATIONAL VEHICLE STORAGE SPECIAL PERMIT APPLICATION

1. Reasons why no undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested Special Permit.

A Camper parked in a drive way has no visual enter, ~~and will~~ ~~stand on its own~~ thus drawing ones full attention. Placement along side of garage will use the House and roof line to be the visual enter thus ~~reducing~~ making it less noticeable.

2. Reasons why the Special Permit is needed and there is no reasonable alternative to the proposed Recreational Vehicle storage location.

Placement of Camper on Drive way will create a safety concern for the ~~route~~ intersection of ~~SA~~ Round Trail Drive and Styvecot, near Tall Acre Dr.

3. Proposed and/or existing fencing and/or vegetative screening.

NOTE: Please give detailed explanations for the above Factors that the Zoning Board of Appeals will consider when reviewing Recreational Vehicle storage Special Permit applications.

Print Form

Reset Form

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

RV Special Storage Permit
(Project Name)

The undersigned, being the applicant to the Town of Pittsford Zoning Board of Appeals for a Special Permit for the storage of Recreational Vehicles, pursuant to the provisions of the Pittsford Municipal Code, 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:

<u>Name</u>	<u>Address</u>
Raymond Pruitt	2 Round Trail Dr Pittsford NY 14534

	1/10/2022
<small>Signature of Applicant</small>	<small>Dated</small>
2 Round Trail Dr.	
<small>Street Address</small>	
Pittsford NY 14534	
<small>City/Town, State, Zip Code</small>	



