

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AGENDA
September 20, 2021
7:00 PM**

PUBLIC HEARINGS FOR AN AREA VARIANCE

- 2585 Clover Street. Tax # 150.11-2-22, Applicant is requesting relief from Town Code §185 – 121 (A) for the construction of a fence forward of the Front Setback, that exceeds the 3-foot maximum height allowed by Code. This property is zoned RN-Residential Neighborhood District.
- 121 Van Voorhis Road. Tax # 192.07-1-1, Applicant is requesting relief from Town Code §185- 113 (B) (3) for the construction of a deck forward of the rear wall of the home as well as an existing pool and 185-121 A. for over height fencing in association with the pool forward of the rear wall . Property is zoned RN - Residential Neighborhood District.
- 2 Harwood Lane, Tax # 151.07-1-11, Applicant is requesting relief from Town Code §185- 113 (B) (1), (2) & (3) for the construction of an oversized, over height storage shed forward of the rear wall of the home. Property is zoned RN - Residential Neighborhood District.
- 14 Round Trail. Tax # 164.19-2-55, Applicant is requesting relief from Town Code §185 – 17 (E) for a proposed shed encroaching into the side setback. Property is zoned RN – Residential Neighborhood District.
- 23 Butternut Drive. Tax # 165.09-1-26, Applicant is requesting relief from Town Code §185- 113 (B) (1), (2) & (3) for the construction of an oversized, over height garage forward of the rear wall of the home. Property is zoned RN - Residential Neighborhood District.

TO BE REMOVED

- 26 Linden Park. Tax # 138.15-1-9.12/L, ATT Mobility is requesting relief from Code §185-126 (b) [2], limiting the maximum height for telecommunication towers to 100 feet. Application proposes to extend the existing tower to 150 feet. Zoned, Light Industrial.

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.

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
August 16, 2021**

PRESENT

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

ALSO PRESENT

Cathy Koshykar, Town Board Liaison; Doug DeRue, Director of Planning & Zoning; Allen Reitz, Building Inspector; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

David Rowe, Phil Castleberry, Robert Koegel, Town Attorney

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, August 16 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

- 4 Harleston Lane, Tax # 138.19-2-33, Applicant is requesting relief from Town Code §185 – 121 (A) for the construction of a fence forward of the Front Setback, that exceeds the 3-foot maximum height allowed by Code. This property is zoned RN-Residential Neighborhood.

Chairman Dounce opened the public hearing.

The homeowner Christopher Argento was present.

Mr. Argento indicated that his most affected neighbor did not have a problem with the fence and he presented a petition of signatures of residents on Harleston Lane who indicated support of the fence.

Concerns were raised by a Board member regarding the difficulty in visibility that a fence in the front yard may pose. The fence will measure 25 ft. from the road at the gutter. It will be placed starting at a point where the first of a row of arbor vitae currently stands.

A four foot fence was discussed but it was determined that it was not adequate to meet the applicant's screening needs.

Natural screening was discussed but this location does not receive enough sunlight to provide the adequate growth to accomplish the applicant's needs.

There was no public comment.

Mary Ellen Spennacchio-Wagner moved to close the public hearing.

Tom Kidera seconded.

All Ayes.

CONTINUED HEARING

- 18 Golf Avenue, Tax # 151.15-2-45.2 Applicant is requesting relief from Town Code(s) §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 applicant was not present.

This hearing remains open.

DECISION FOR 4 HARLESTON LANE– AREA VARIANCE

A written Resolution to grant the area variance for 4 Harleston Lane was moved by Mary Ellen Spennacchio-Wagner and seconded by Barbara Servé.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	nay
Spennacchio-Wagner	aye
Castleberry	absent
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 July 15, 2021.
2. The 6 foot fence shall not be less than 25 feet from the road edge.
3. All construction is to be completed by December 31, 2022.
4. Arbor Vitae or similar screening plantings will be kept and maintained.

REVIEW OF MEETING MINUTES OF JULY 19, 2021

George Dounce moved to approve the minutes of July 19, 2021 as written.

All Ayes.

POINT PERSONS FOR SEPTEMBER 20, 2021 MEETING

Linden Park – David Rowe
103 Knickerbocker Road – George Dounce
2585 Clover Street – Barbara Servé
121 Van Voorhis Road – Mary Ellen Spennacchio-Wagner
14 Round Trail Drive – Tom Kidera
23 Butternut Drive – Phil Castleberry

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 8:00 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals

DRAFT

Zoning Board of Appeals Referral Form Information

Property Address:

2585 Clover Street Pittsford, NY 14534

Property Owner:

Waldow Jr., Warren J.
2585 Clover St
Pittsford, NY 14534

Applicant or Agent:

Waldow Jr., Warren J.
2585 Clover St
Pittsford, NY 14534

Present Zoning of Property:

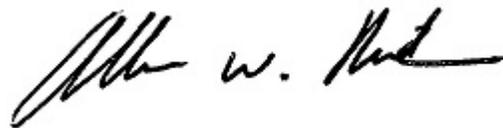
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
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:	3	Height:	4.6	Height:	1.6
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-121 (A)

Description: Applicant is requesting relief from Town Code for the construction of a fence forward of the Front Setback, that exceeds the 3-foot maximum height allowed by Code. This property is zoned RN-Residential Neighborhood District.

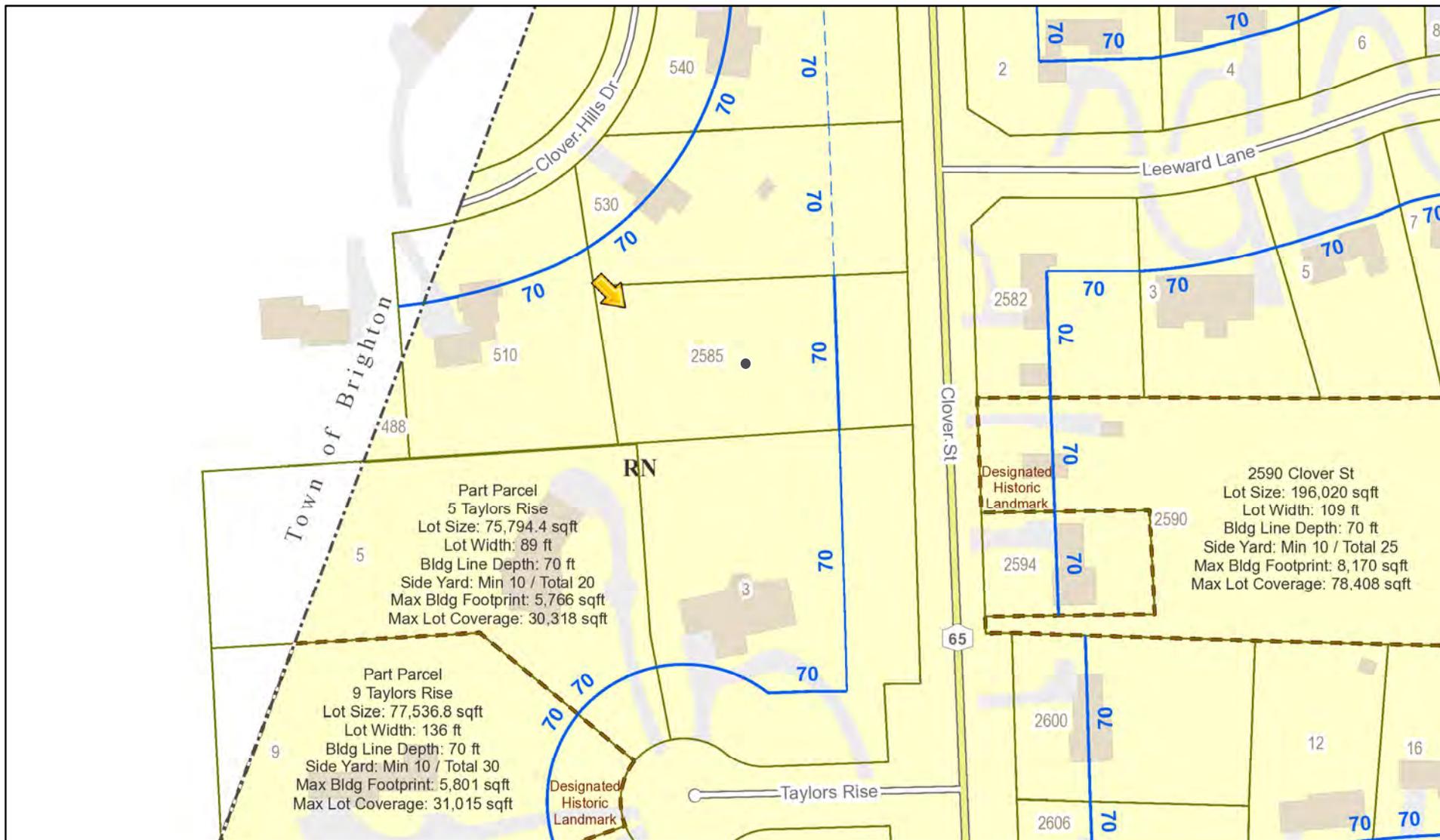
September 01, 2021



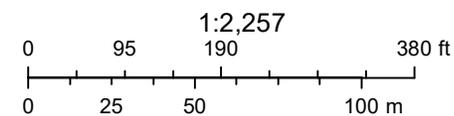
Date

Allen Reitz - Assistant Building Inspector

RN Residential Neighborhood Zoning



Printed September 1, 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.

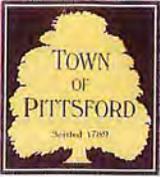
530

2585

3

Clower St





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 8/2/2021 Hearing Date: _____

Applicant: WARREN J. WALDOW JR FOR DEVONWATERS, LLC

Address: 2585 CLOVER ST., ROCHESTER, N.Y. 14618

Phone: 727-288-6768 E-Mail: WWALDOW@MAC.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

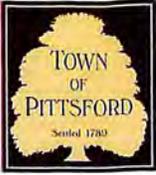
Please describe, in detail, the proposed project:

A UNIVERSAL TOP 3 RAIL (FLUSH BOTTOM) 54" BLACK ALUMINUM FENCE.
THE FENCE WILL BE LOCATED ON THE NEWLY CONSTRUCTED
RESIDENCE AS INDICATED ON THE SITE PLAN MAP.

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)

8/2/2021
(Date)



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, _____, the owner of the property located at:

(Street) (Town) (Zip)

Tax Parcel # _____ do hereby authorize

_____ to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____

(Signature of Owner)

(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 FENCE IS A BLACK, HIGH QUALITY ALUMINUM 'OPEN' FENCE (NOT A PRIVACY FENCE). IT IS PLACED AT LEAST 140' FROM THE CLOVER STREET PROPERTY LINE, AND A NUMBER OF GROUPINGS OF EVERGREEN BUSHES AND TREES WILL BE LOCATED BETWEEN THE FENCE & THE STREET. AT BEST, IT WILL BE MINIMALLY VISIBLE FROM THE FRONT OF THE PROPERTY.

THE 4 NEIGHBORS WHO ARE ADJACENT TO OUR PROPERTY, ALL HAVE WOODED LOTS, BACK UP TO OUR LOT, AND CANNOT ACTUALLY SEE THE FENCE FROM THEIR HOUSES.

THE ONLY NEIGHBOR VISIBLE FROM OUR HOUSE IS ACROSS CLOVER ST, ABOUT 250' AWAY. AND THE FENCE WILL BE BLOCKED FROM THEIR VIEW BY EVERGREENS.

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

WE HAVE A SWEET 6 YEAR OLD LAB. BOXER RESCUE DOG NAMED COPPER. WHEN WE ADOPTED HER WE WERE ADVISED THAT THE ORIGINAL OWNER HAD ABUSED HER AND SHE COULD NOT TOLERATE AN INVISIBLE (COLLAR) FENCE SITUATION.

SHE HAS ALWAYS STAYED ON OUR PROPERTY, WITHOUT ANY RESTRAINTS - EXCEPT IF A DEER, FOX OR RABBIT INTRUDES ON HER TERRITORY.

BECAUSE CLOVER STREET IS A VERY BUSY 40 MPH THOROUGHFARE WE NEED TO RESTRICT HER MOVEMENT TOWARD THE STREET.

HENCE THE 54" FENCE.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

THE REQUESTED AREA VARIANCE IS VERY MINIMAL.
IT IS 18" HIGHER THAN THE 36" FENCE, IT IS NOT A
BLOCKING PRIVACY FENCE, IS LOCATED 140 MINIMAL
FROM THE PROPERTY LINE — AND WILL BE MOSTLY
OBSCURED BY PLANTINGS.

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 FENCE ONLY ENCLOSES THE AREA DIRECTLY SURROUNDING
OUR HOME.
THE NEIGHBORHOOD DEN, RABBIT & FENCE STILL HAVE
MORE THAN 2/3 OF OUR YARD TO ENJOY + WALK ACROSS.
ITS A RESIDENTIAL ZONING DISTRICT, AND THE FENCE MEETS
NEIGHBORHOOD STANDARDS — OUR NEIGHBOR TO THE SOUTH
HAS THE EXACT SAME FENCE ALONG OUR PROPERTY.

- **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.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

THE REQUESTED AREA VARIANCE IS VERY MINIMAL.
IT IS 18" HIGHER THAN THE 36" FENCE, IT IS NOT A
BLOCKING PRIVACY FENCE, IS LOCATED 140 MINIMAL
FROM THE PROPERTY LINE — FENCE WILL BE MOSTLY
OBSCURED BY PLANTINGS.

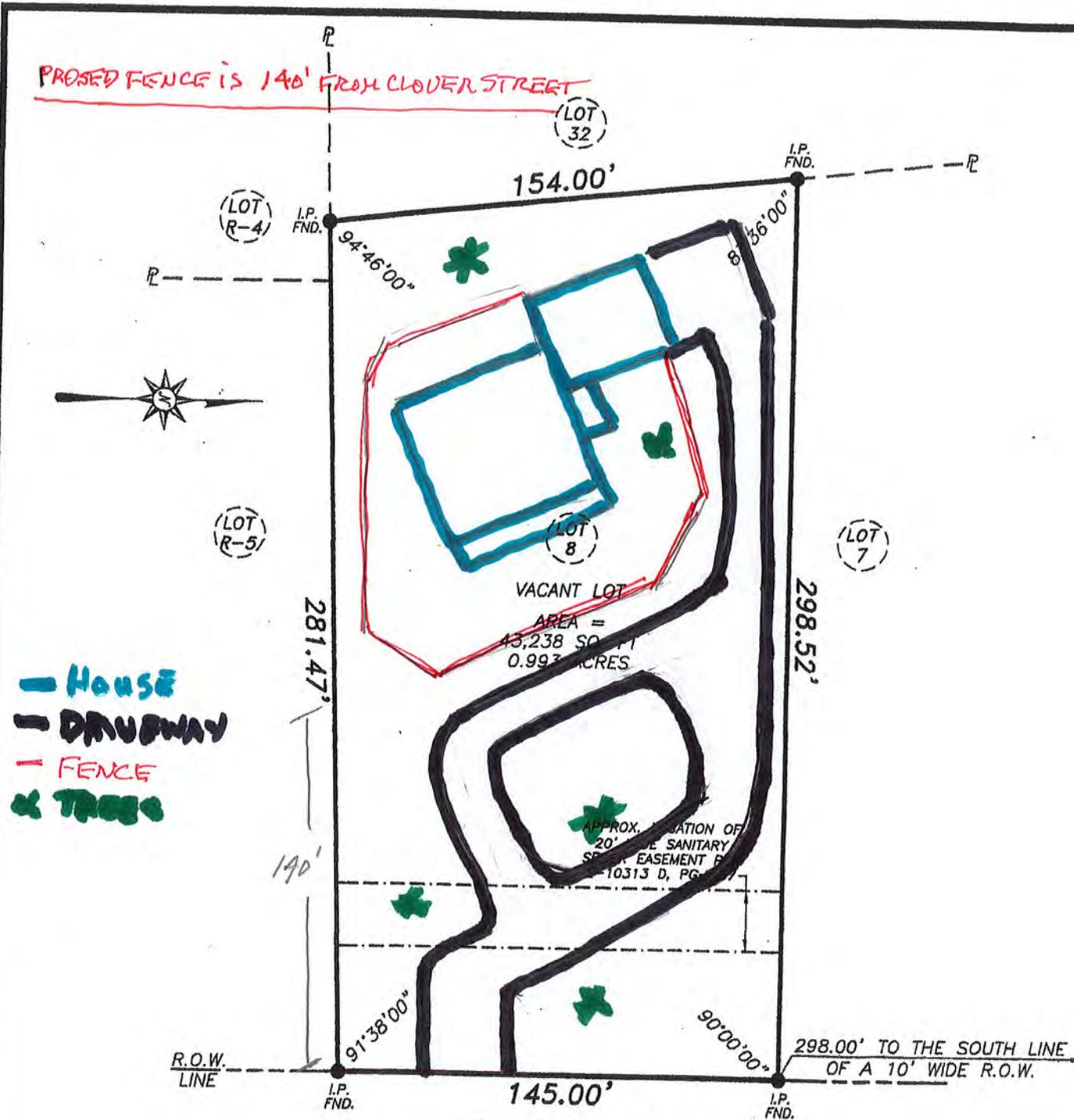
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

THE FENCE ONLY ENCLOSES THE AREA DIRECTLY SURROUNDING
OUR HOME.
THE NEIGHBORHOOD DEER, RABBIT & FENCE STILL HAVE
MORE THAN 2/3 OF OUR YARD TO ENJOY + WALK ACROSS.
IT'S A RESIDENTIAL ZONING DISTRICT, AND THE FENCE MEETS
NEIGHBORHOOD STANDARDS — OUR NEIGHBOR TO THE SOUTH
HAS THE EXACT SAME FENCE ALONG OUR PROPERTY.

- **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.



CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

- MUHAMMAD KHAN
- MIGUEL A. REYES, ESQ.
- THE TITLE INSURANCE COMPANY INSURING THE TITLE

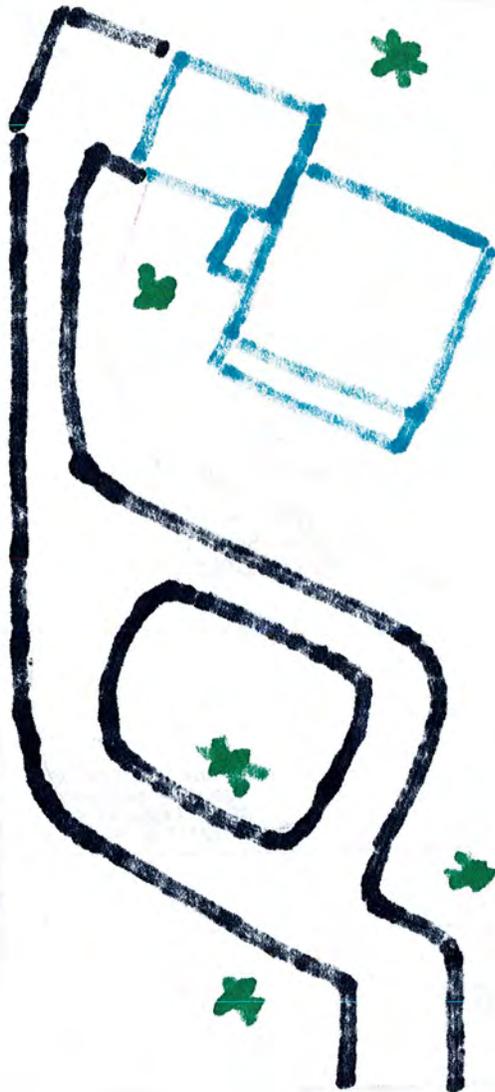
THAT THIS MAP WAS MADE MAY 25, 2017 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 24, 2017 AND REFERENCES LISTED THEREON.



REFERENCES:

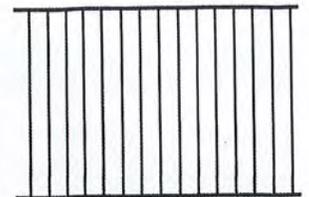
- 1.) LIBER 33 OF MAPS, PAGE 31.
- 2.) LIBER 11327 OF DEEDS, PAGE 309.
- 3.) ABSTRACT OF TITLE No. 409762 (FIRST AMERICAN).
- 4.) EASEMENT TO DESPATCH HEAT, LIGHT & POWER CORP., N.Y. TELE. CO. & R.T.C. PER LIBER 958 OF DEEDS, PAGE 6.

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES

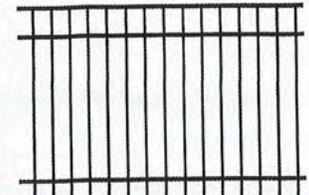


— House
— DRIVEWAY
* TREES

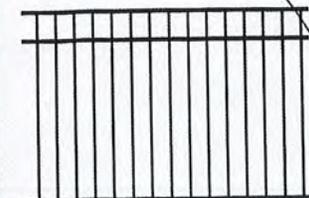
*Certain heights of
Universal Top 3-Rail with
a flush bottom rail meet
pool code regulations
by increasing the
distance between rails
while maintaining a
desired height.*



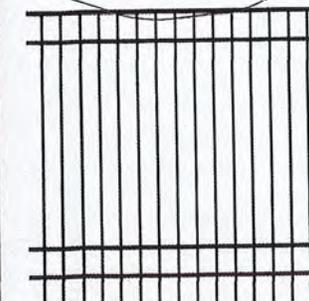
UNIVERSAL TOP 2-RAIL
4' TALL



UNIVERSAL TOP 3-RAIL
3', 4' AND 5' TALL



**UNIVERSAL TOP 3-RAIL
(FLUSH BOTTOM)**
42", 4', 54" AND 5' TALL



UNIVERSAL TOP 4-RAIL
6' TALL
*Independence Premium
available in 3-Rail only*



Zoning Board of Appeals Referral Form Information

Property Address:

121 Van Voorhis Road PITTSFORD, NY 14534

Property Owner:

O'Connor, Thomas G
121 Van Voorhis Rd
Pittsford, NY 14534

Applicant or Agent:

O'Connor, Thomas G
121 Van Voorhis Rd
Pittsford, NY 14534

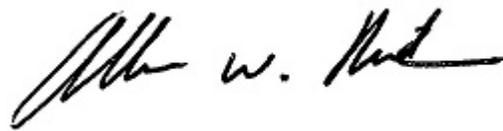
Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	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
Fence Height:	3	Height:	6	Height:	3
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-113 (B) (3) & 185-121 (A)

Description: Applicant is requesting relief from Town Code for the construction of a deck forward of the rear wall of the home as well as an existing pool and for over height fencing in association with the pool forward of the rear wall . Property is zoned RN - Residential Neighborhood District.

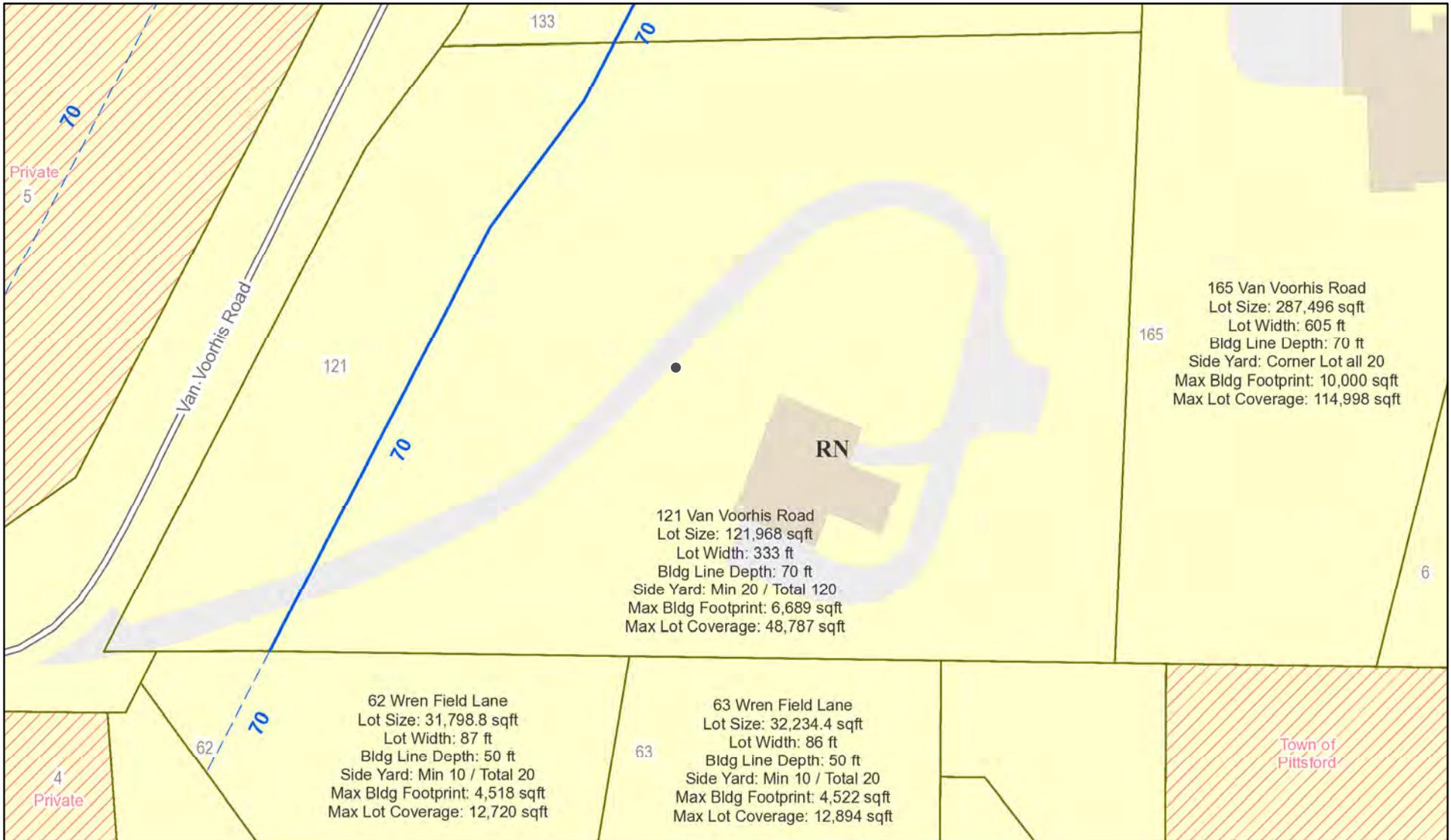
September 01, 2021



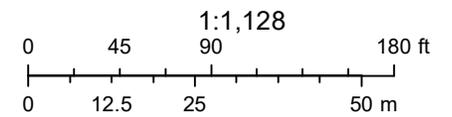
Date

Allen Reitz - Assistant Building Inspector

RN Residential Neighborhood Zoning

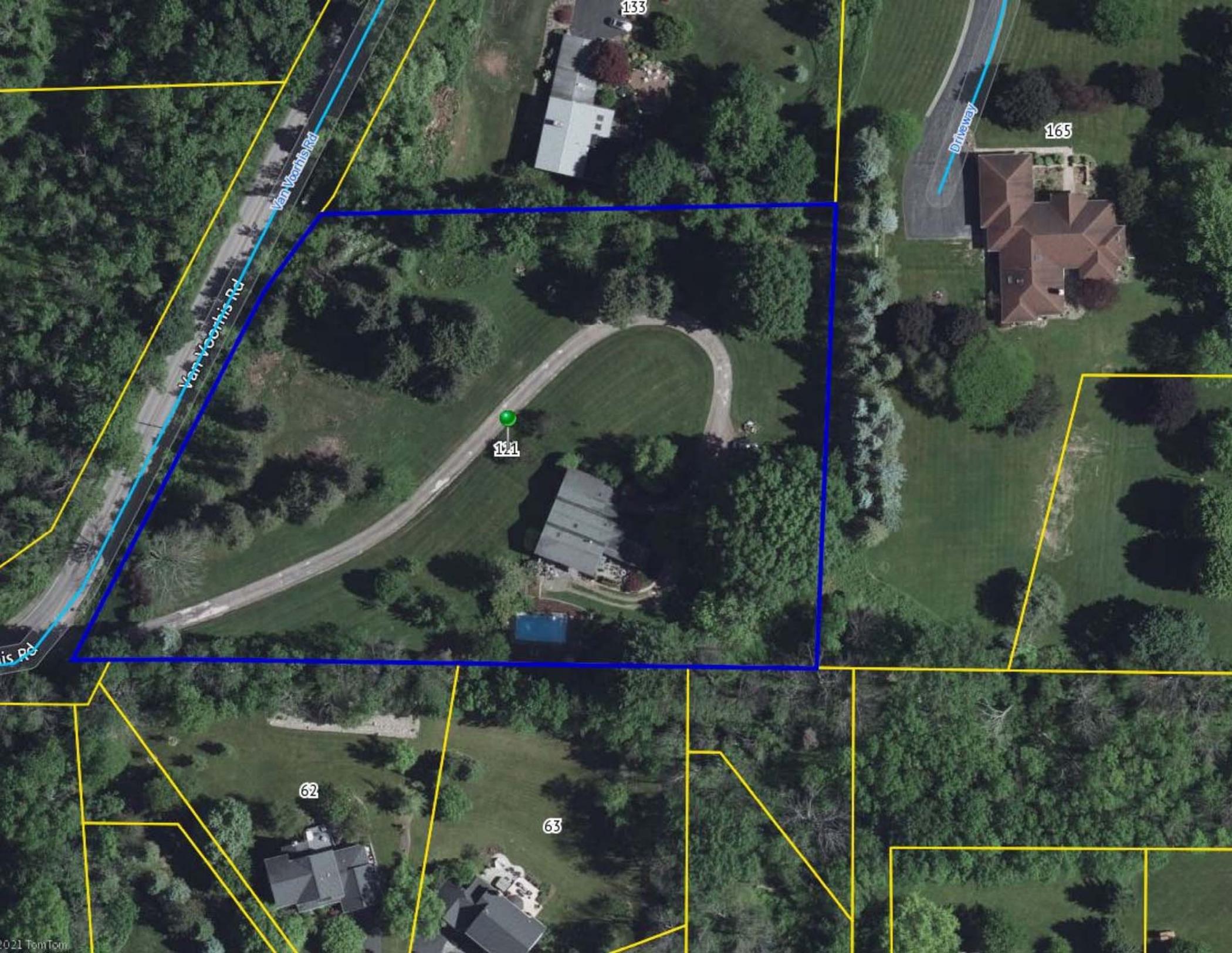


Printed August 31, 2021



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.



Van Voorhis Rd

Driveway

121

133

165

62

63

is Rd

Rev. 10/19/17 4



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: Hearing Date:

Applicant:

Address: 121 Van Voorhis Rd, Pittsford, 14534

Phone: 585-507-2324 E-Mail: Rebecca.oconnor9@gmail.com

Agent: Hank Hoak *Henry G Hoak*

Address: ~~4461 Countyline Rd., Holly, NY14470~~ *4 Kaylin Drive Rochester, NY 14624*
585 313-2619

Phone: 585 313-2618 E-Mail: bhoak@rochester.rr.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: Current Zoning:

Tax Map Number:

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Install deck to wrap around front and side of house. Deck will be within the roofline of the house except for two 16' segments that will extend 4' beyond the roof line.

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.

Rebecca O'Connor 08/11/21

Rev. 10/19/17 5



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, , the owner of the property located at:

121Van Voorhis Rd, Pittsford, 14534

Tax Parcel # do hereby authorize Hank Hoak to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of construction of a deck.

Rebecca O'Connor 8/11/21

Rev. 10/19/17 6



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 construction will have minimal to no impact to the siteline of the neighbors. Our property is not in a neighborhood and is set back from the road.

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

We feel the addition of the deck will improve the value of the property as well as contribute to our personal enjoyment. We are seeking a variance due to the town regulations.

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

The area variance is minimal and will have little to no visual impact on the neighbors.

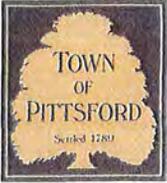
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

The majority of the new construction falls within the existing rooflines of the house. It's construction will not have an adverse impact on either the environment or the physical condition of the neighborhood or zoning district.

● **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.



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: Aug 17 21 Hearing Date: Sept, 20 21

Applicant: Henry G Hoak

Address: 4 Kaylin Dr.

Phone: 585 313-2619 E-Mail: h hoak @ rochester, n. y.

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Rebecca + Thomas O'Connor
(if different than Applicant)

Address: 121 Van Voorhis Rd.

Phone: 585 507-2324 E-Mail: Rebecca.OConnor@gmail.com

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

Property Location: 121 Van Voorhis Rd Current Zoning: R-1

Tax Map Number: 192-070-01-001

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:
4' x 26' Deck on North side
3 x 18' Deck on West side
4 x 18' Deck on West side
8 x 18' Deck on West side
4 x 54' Deck on South side

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.

Henry G. Hoak
(Owner or Applicant Signature)

Aug 17-21
(Date)

Deck To extend 8' ON WEST SIDE
AND 4' ON THE NORTH AND SOUTH
SIDE OF HOME

FENCE TO
MEET POOL CODE



ROAD
(WIDTH VARIES)

P.T. STA.
31+48.91

11.89'

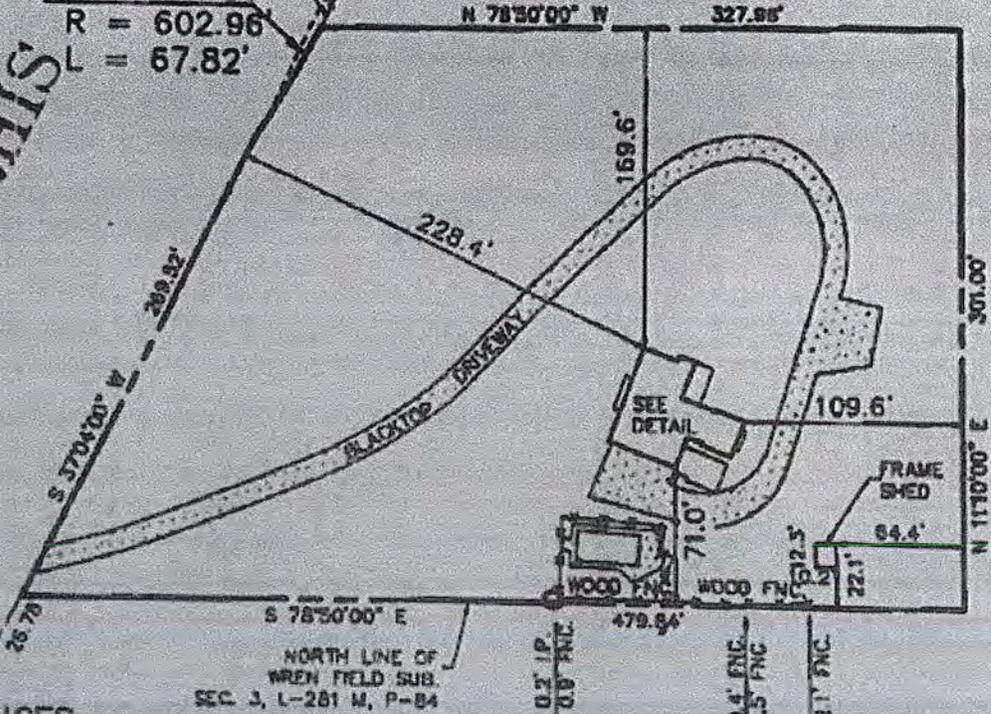
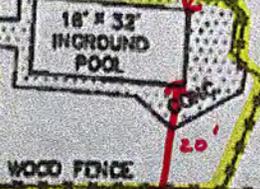
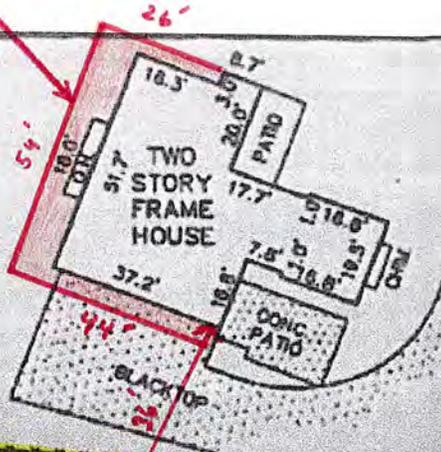
$\Delta = 06^{\circ}26'39''$
R = 602.96'
L = 67.82'

Van Voorhis

FORMER R.O.P. LINE
R.O.W. LINE

N 78°50'00" W 327.85'

DETAIL SCALE:
1" = 40' ±



REFERENCES:

- 1.) ABSTRACT OF TITLE NOT PROVIDED.
- 2.) LIBER 7147 OF DEEDS, PAGE 93.
- 3.) LIBER 281 OF MAPS, PAGE 84.
- 4.) LIBER 9417 OF DEEDS, PAGE 303.
- 5.) LIBER 3676 OF DEEDS, PAGE 520.

CERTIFICATION:

I hereby certify to: THOMAS O'CONNOR & REBECCA O'CONNOR;
WELLS FARGO HOME MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS.



16' +/-

1' +/-

2'

SUN ROOM

EXISTING

DOORS

DOORS

Decking

Existing
stairs

Flower
Bed

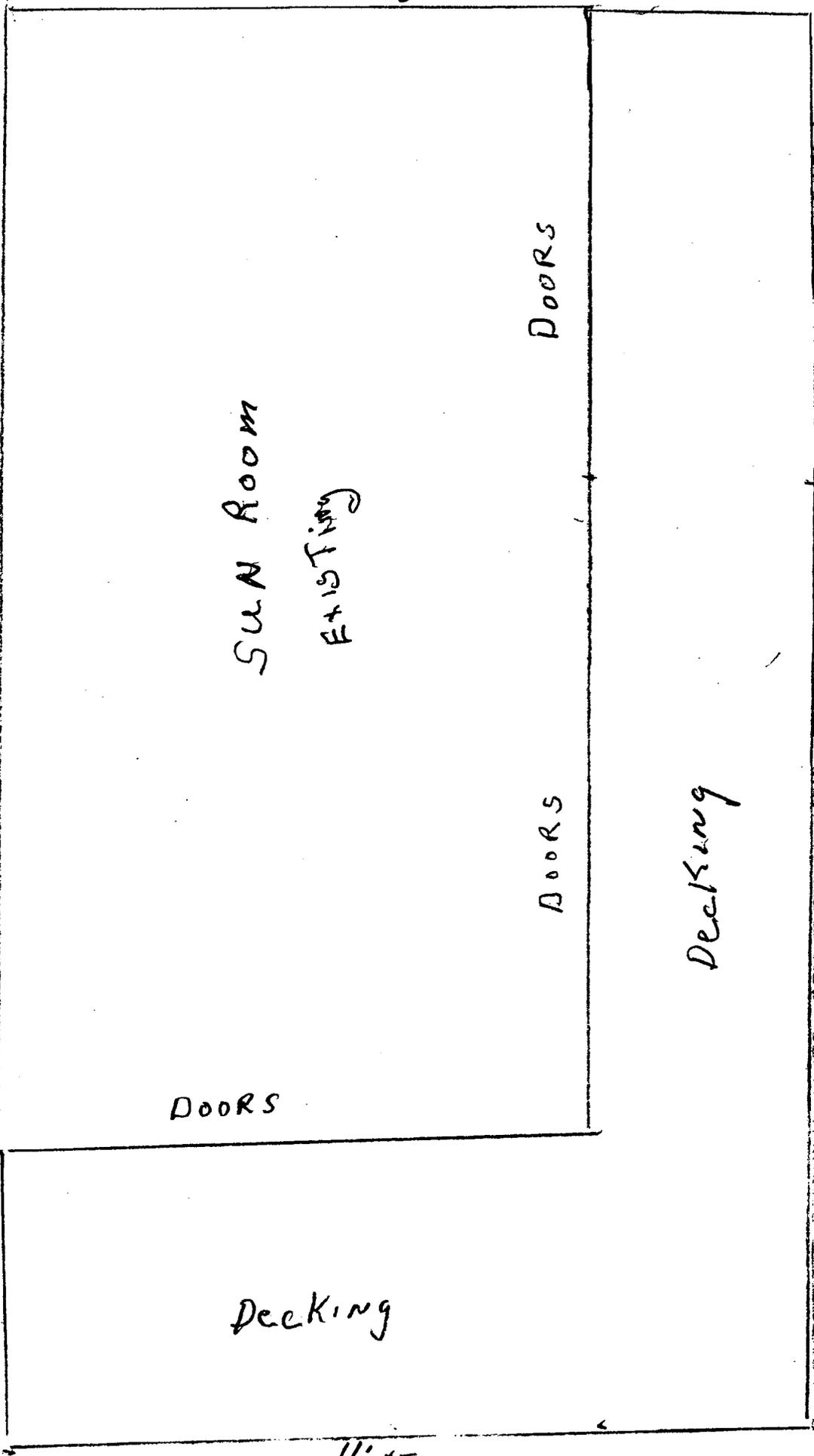
DOORS

Decking

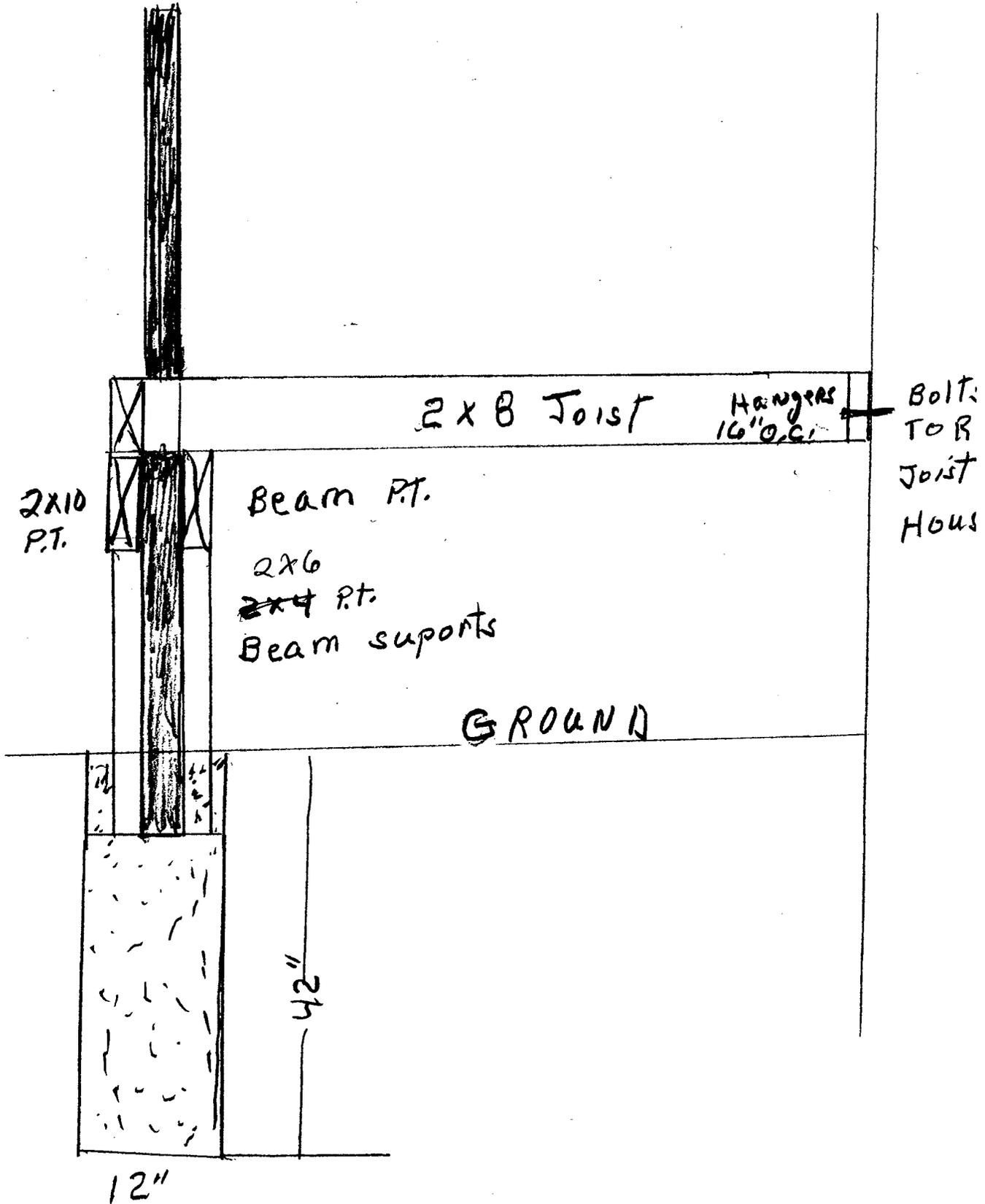
PATIO

PATIO

11' +/-

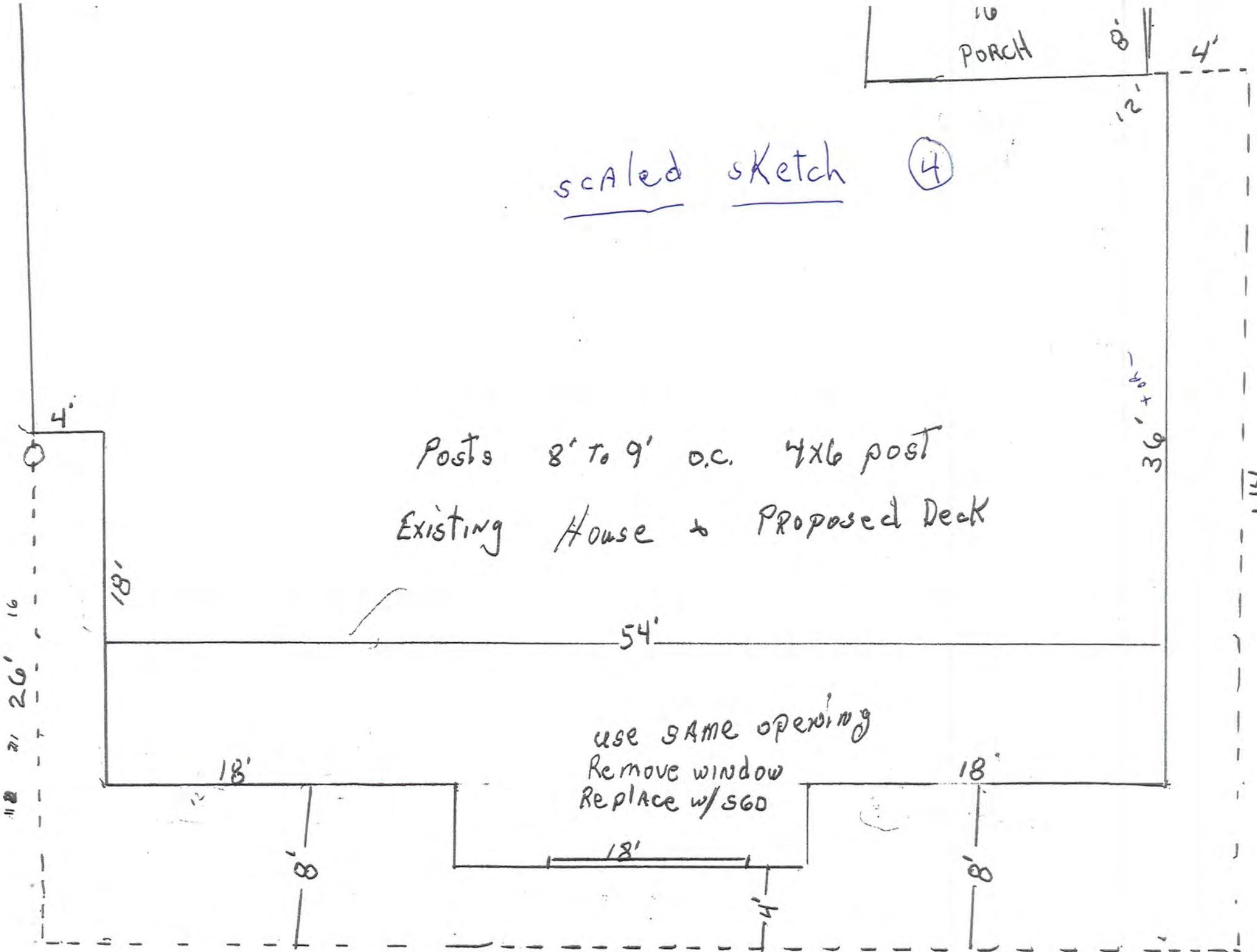


Detailed Drawing of Beam



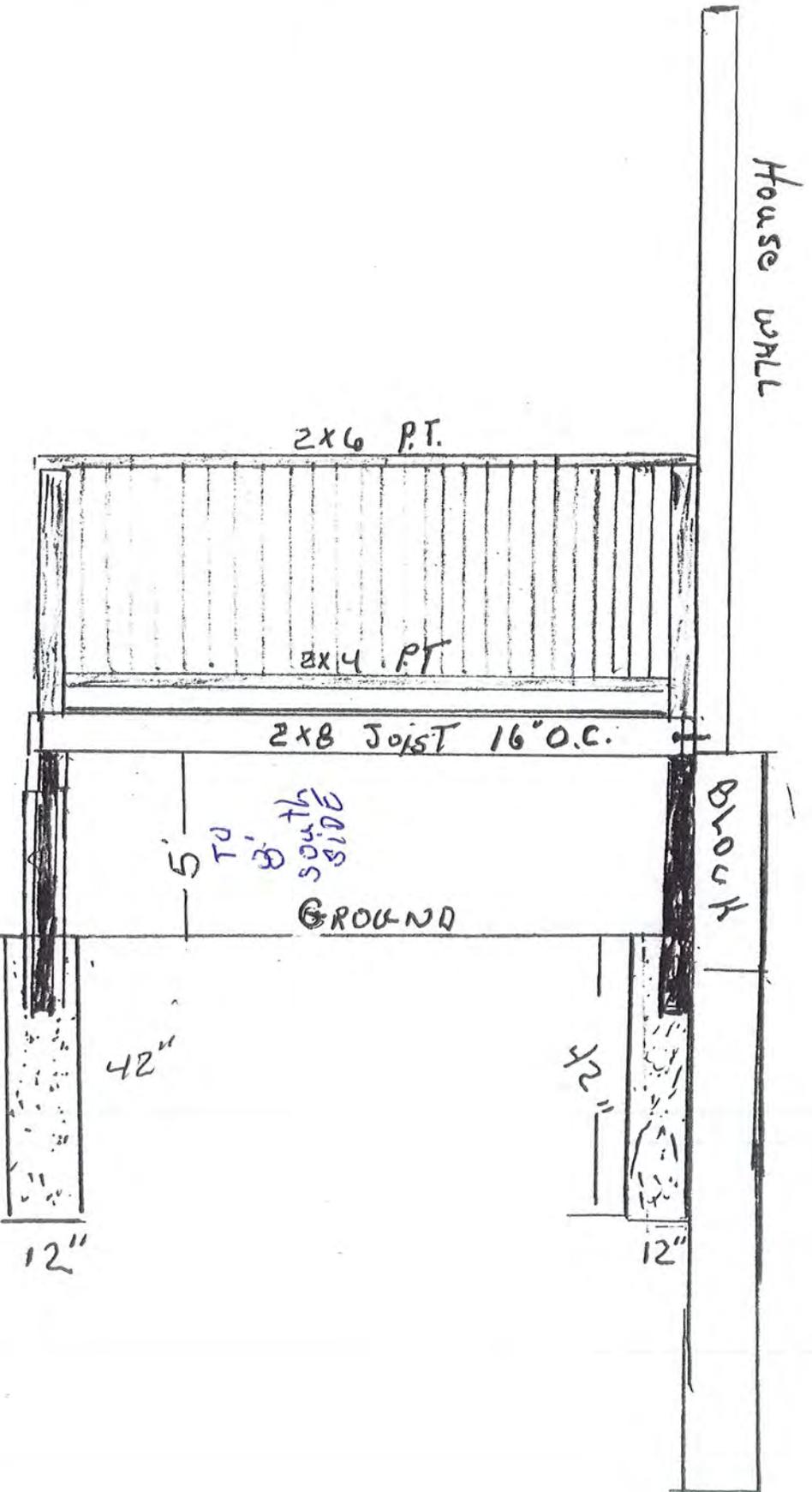
scaled sketch (4)

Posts 8' to 9' o.c. 4x6 post
Existing House to Proposed Deck



CROSS SECTION

ELEVATION (5)



Notes

Joist Hangers
AT House ✓ EA JOIST

1/2 x 3" Bolts Through
Rim Joist To House
24" O.C.

Railing 39" High
4" MAX on spindels

6x6 P.T. Posts
8'-9" O.C.











Zoning Board of Appeals Referral Form Information

Property Address:

2 Harwood Lane East Rochester, NY 14445

Property Owner:

Castellano, Lawrence
2 Harwood Ln.
East Rochester, NY 14445

Applicant or Agent:

Castellano, Lawrence
2 Harwood Ln.
East Rochester, NY 14445

Present Zoning of Property:

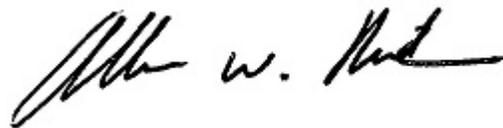
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
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
Shed Height:	12	Height:	13.6	Height:	1.6
Shed Size:	180	Size:	320	Size:	140

Code Section(s): 185-113 (B) (1), (2) & (3)

Description: Applicant is requesting relief from Town Code for the construction of an oversized, over height storage shed forward of the rear wall of the home. Property is zoned RN - Residential Neighborhood District.

September 01, 2021



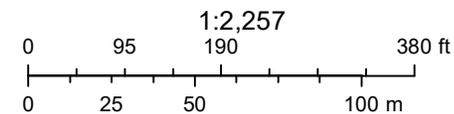
Date

Allen Reitz - Assistant Building Inspector

RN Residential Neighborhood Zoning

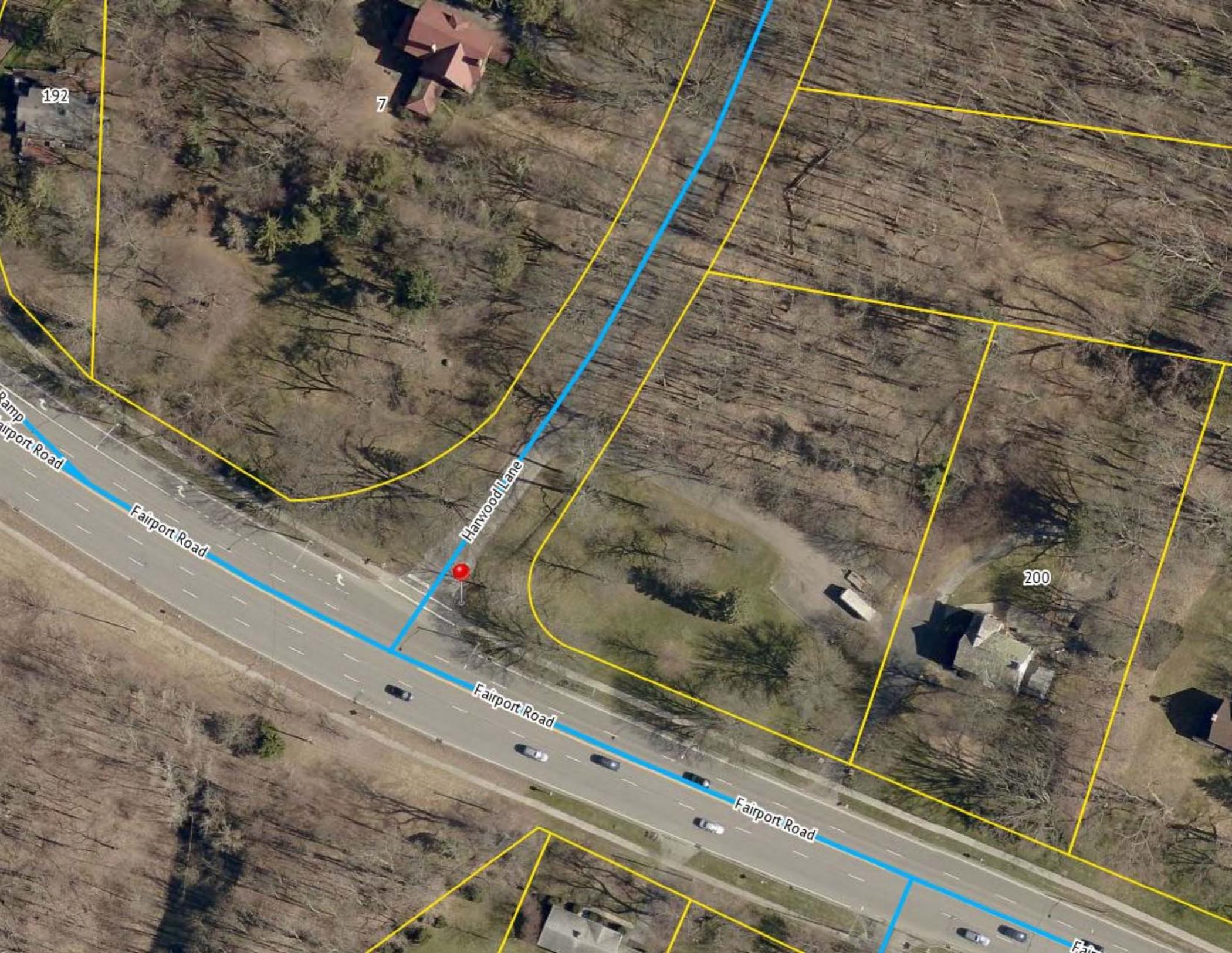


Printed September 3, 2020



Town of Pittsford GIS

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192

7

200

Pamp
Fairport Road

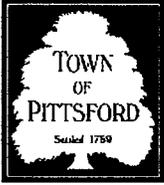
Fairport Road

Harwood Lane

Fairport Road

Fairport Road

Fairport Road



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: Lawrence R. Castellano

Address: 2 Harwood Lane East Rodesta NY. 14445

Phone: 585-406-1414 E-Mail: Larrydeerhunter@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: 2 Harwood Lane 14445 Current Zoning: Rural - Residential

Tax Map Number: 151.07-1-11

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

A 16' x 20' outbuilding (shed) to be located 175' west of neighbor to the east and 80' East of Harwood Lane and 350' North of Rt 31-F In the woods behind our new 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.

Lawrence R. Castellano

(Owner or Applicant Signature)

8/12/21

(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 outbuilding (shed) will sit on 1/2 acres of land, there are other sheds on the street also situated on large parcel of land like mine. In addition lawn equipment will be kept out of sight.

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

There are no outbuilding located on the property to store equipment in. Storage is required for the equipment need to maintain the property including lawn mowers, garden tools, small tractor.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The variance is a minimal, There are no houses near the area, numerous large Trees around the property lessening the visual Impact. I will be planting more trees in the Future.
Thanks.

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 structures will sit a good distance away from all surrounding properties and will only be for an outbuilding. The house to the east of me is almost 200 ft away.

- **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, however, there are no structures that allow for storage of lawn maintenance and yard tools. The property would be much clearer with the aforementioned items being in a building creating a more pleasing appearance in keep with the neighborhood. My wife and I feel it will blend in with the rural feeling of the area.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Lawrence R. Castellano
(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)

Lawrence R. Castellano
(Signature of Applicant)

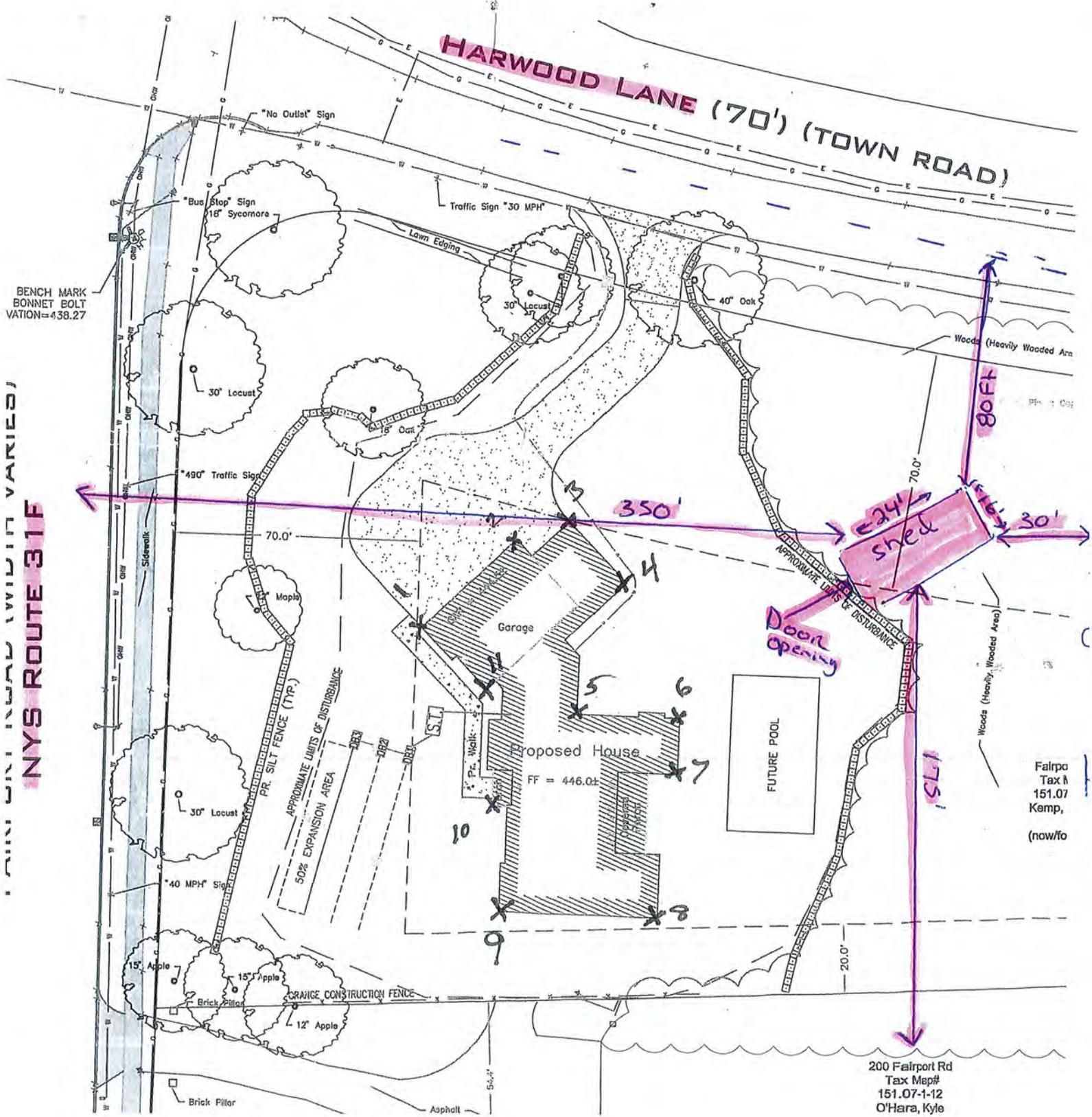
8/12/21
(Dated)

2 Harwood Lane
(Street Address)

E. Rochester 14475
(City/Town, State, Zip Code)

As staked for clearing
10-7-20

NYS ROUTE 31F



Fairport
Tax Map
151.07
Kemp,
(now/fo

200 Fairport Rd
Tax Map#
151.07-1-12
O'Hara, Kyle

Wm. J. Rowland Assoc., Inc.

**94 Stottle Road
Churchville, NY 14428**

(585) 889-5552

Email: deerrun@frontiernet.net

www.RowlandRenovations.com

QUOTE

August 6, 2021

Mr. & Mrs. Larry Castellano

Larry Castellano
Victoria Argento
Two Harwood Lane
East Rochester, NY 14445

14445

16 x 24 shed
4 x 4 on grade under 2 x 8 floor
2 x 8 pressure treated floor joist
¾ pressure treated plywood floor
2 x 4 framed walls 16" oc
(1) 8 x 7 non insulated garage door
(1) 9 light 32" passage door
(2) 3 x 4 vinyl window
6/12 roof pitch with 1' overhang
1' overhang on gable ends
30 year architectural shingle to match house
Vinyl siding to match house best possible
Trim covered with aluminum
Wood ramp for garage door

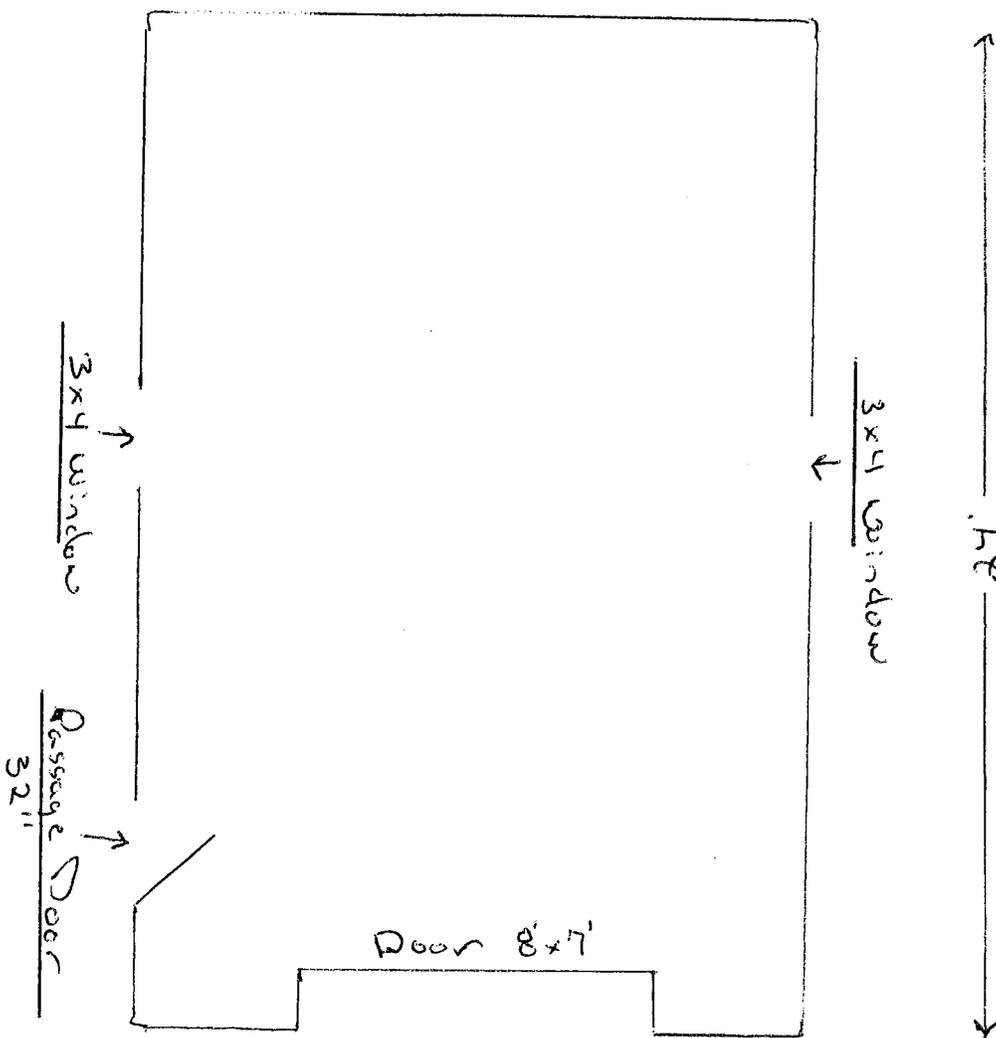
Labor & material \$24,800.00

Vinyl Cupola
on Top

6/12 pitch Roof
1' Foot overhang

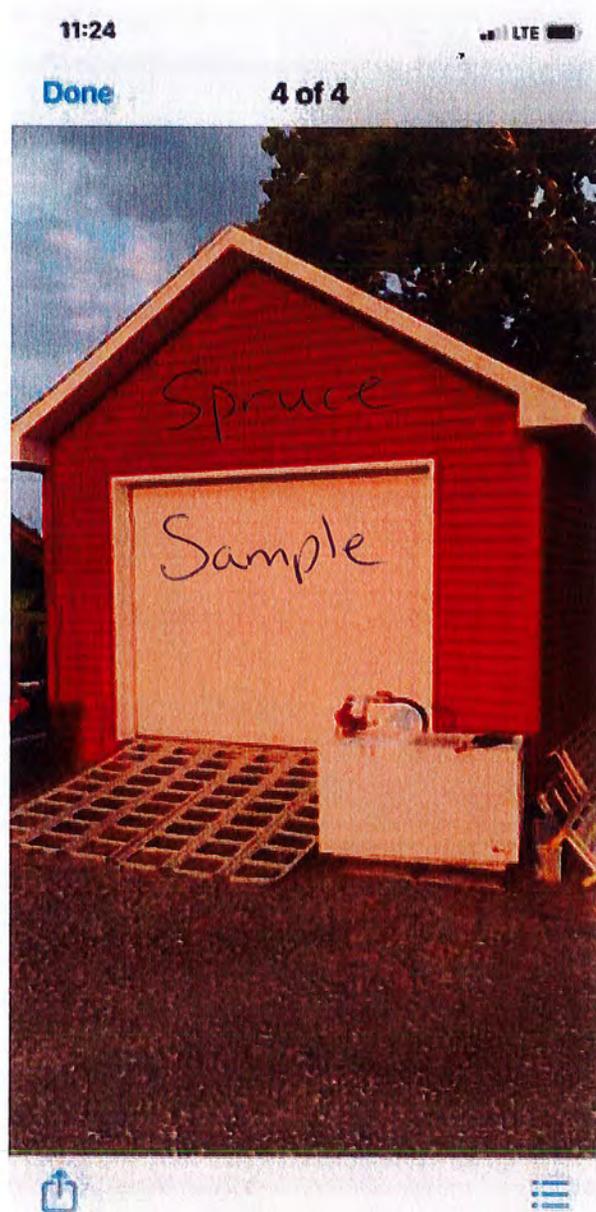
Back

← 16' →



Front

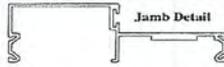
The color will be
The same color of our new House
* Spruce light Green.
white Trim





1853 Utility door the original universal swing utility door. Versatile design allows builders to use a single door to meet a wide variety of building requirements. Design is compatible with all types of standard accessories, including panic hardware, door closers and lock sets.

- An economical and durable design for agricultural, Industrial and non-residential buildings.
- Built to take years of punishment and still remain appealing to the eye.
- Pre-hung universal 3-1/2" with stainless steel hinges.
- Door may be installed right or left hand, swing in or out.
- Universal header and threshold.
- White textured steel door skin.
- Mill finished aluminum jamb.
- Door is prepped for lockset with a 2-3/4" backset.



width	actual unit size
20"	21-9/16" x 81-3/4"
24"	25-9/16" x 81-3/4"
30"	31-9/16" x 81-3/4"
32"	33-9/16" x 81-3/4"
34"	35-9/16" x 81-3/4"
36"	37-9/16" x 81-3/4"
48"	49-9/16" x 81-3/4"

Add desired clearance for RO.



R51 Steel Door pre-hung 4-way swing, completely universal.

- 1-3/4" thick door pressure injected with polyurethane foam - R11 insulation value.
- 24 ga. hot dipped galvanized steel exterior polyester painted and baked for durability.
- Premium white smooth steel panels.
- Door is prepped for lockset with a 2-3/4" backset.
- Rollformed white steel frame.

Stocked in 3068 smooth panel: 9 lite & blank.

Actual unit size: 38-5/8" x 81"
add desired clearance for RO.



High Quality Fiberglass Composite doors



Features & Benefits

- ✓ Vinyl Jamb and brick mould.
- ✓ Fiberglass smooth skin slab.
- ✓ Adjustable threshold.
- ✓ Six edge composite.
- ✓ Grids between glass.

A long lasting door that does not need to be painted, but is paintable. (painting helps keep the door cleaner)

This door is an excellent choice for:

- Residential houses.
- Agricultural.
- Storage applications.

No Rot, Dents, or Rust!



Jamb is fully vinyl composite. Will not Rot.

- 30" actual unit size: 31-5/8" x 81-3/4"
- 32" actual unit size: 33-5/8" x 81-3/4"
- 34" actual unit size: 35-5/8" x 81-3/4"
- 36" actual unit size: 37-5/8" x 81-3/4"
- 72" actual unit size: 74-1/4" x 81-3/4"

Add desired clearance for RO.
Pre-hung for easy installation and prepped for lockset with a 2 3/4" backset. (Lockset not included)

Options:

Jamb width: 4-9/16" or 6-9/16" priced below.

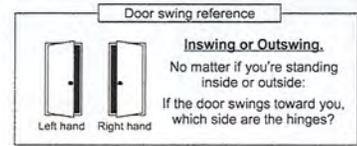
Cut down custom height adder.....\$45.00

* Low E glass option available.....\$35.00

** Low E Glass Standard.

(32) & (36) is width IN STOCK.

Allow 2-4 days lead time for non stock doors.



Double Composite door features a vinyl jamb, brick mould, and fiberglass door. All surfaces and edges are vinyl or fiberglass, will not rot, dent or rust.

Pre-hung for easy installation and prepped for lockset with a 2 3/4" backset

Jamb: 4-9/16 or 6-9/16 jamb and brickmold

Width: Double 36" or double 32" panels

Glass: Nine light, one light, or full light

Lead time: 2-3 days

72" actual unit size: 74 1/2" W x 81-3/4" H

64" actual unit size: 66 1/2" W x 81-3/4" H

Double 1853 Utility door

Door may be installed inswing or outswing

Universal header and threshold, optional 20" x 24" single pane glass

White textured steel door skin with mill finished aluminum jamb

Door is prepped for lockset with a 2-3/4" backset

Width: double 36" or double 48" panels

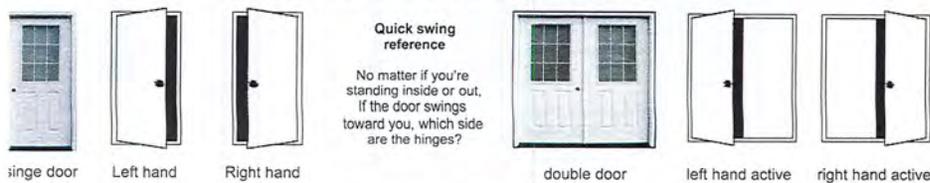
72" actual unit size: 74-3/16" W x 81-3/4" H

96" actual unit size: 98-3/16" W x 81-3/4" H

Nine light	One light*	1/4 light**	full light*	Full 15 light	Curve top	Prairie style**
4-9/16: (32)(36)						
6-9/16: Width:30",32",34",36"	30",32",34",36"	36"	36"	36"	32", 36"	30",32",34",36"
Blank 6 panel	Blank Flush panel	Sunburst	Vent light	Privacy	1/2 Light** Internal blinds	Full light** Internal blinds
4-9/16: (36)						
6-9/16: Width:30",32",34",36"	36"	32", 36"	30",32",34",36"	30",32",34",36"	30",32",34",36"	36"

Door swing chart

Use this chart for all EB Martin doors. some manufacturers call swings in a different way.



Quick swing reference

No matter if you're standing inside or out. If the door swings toward you, which side are the hinges?

Zoning Board of Appeals Referral Form Information

Property Address:

14 Round Trail Drive PITTSFORD, NY 14534

Property Owner:

Kozlov, Alexei
14 Round Trail Dr
Pittsford, NY 14534

Applicant or Agent:

Kozlov, Alexei
14 Round Trail Dr
Pittsford, NY 14534

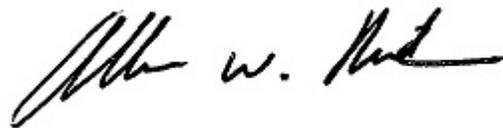
Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	10	Left Lot Line:	4	Left Lot Line:	6
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) (6)

Description: Applicant is requesting relief from Town Code for the construction of a garden shed to be located in the rear yard and encroaching into the side setback. Property is zoned RN- Residential Neighborhood District.

August 30, 2021



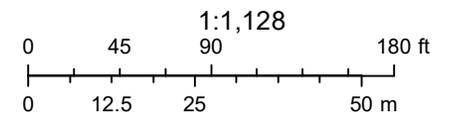
Date

Allen Reitz - Assistant Building Inspector

RN Residential Neighborhood Zoning

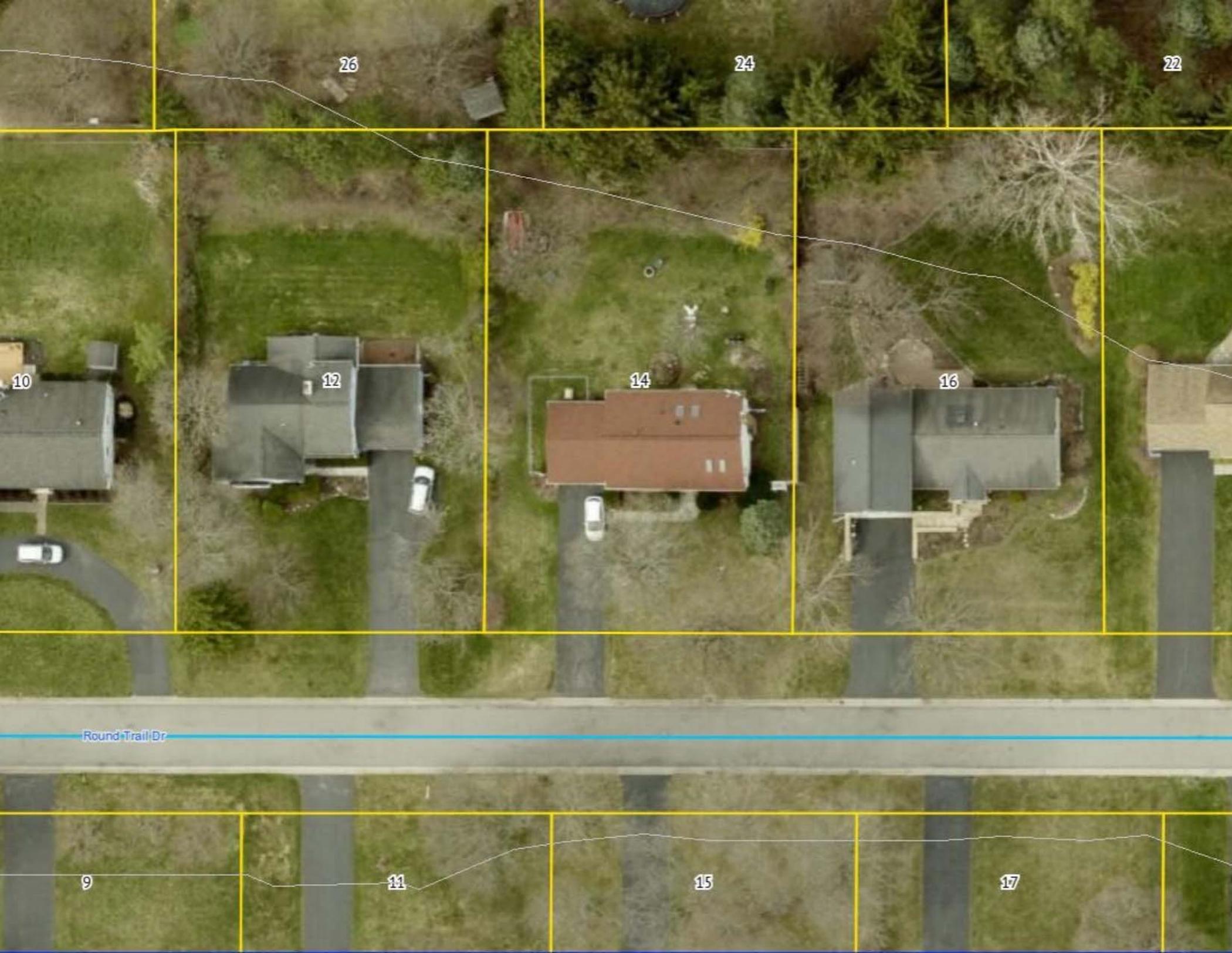


Printed August 30, 2021



Town of Pittsford GIS

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26

24

22

10

12

14

16

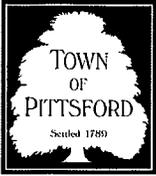
Round Trail Dr

9

11

15

17



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: August 13, 2021 Hearing Date: September 20, 2021

Applicant: Alexei Kozlov

Address: 14 Round Trail Drive

Phone: (565) 465-9948 E-Mail: lehich.ak@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:

Install a 10 ft. Wide x 12 ft. Long x 11 ft." Tall wood garden shed(Fig.1,2,3 attached) in the backyard area approximately 42 ft. and 4 ft. away from the rear and west side property lines, respectively (Figure 4, Instrument Location Map sketch attached).

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)

08/13/21

(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:

1. The proposed area for shed installation is well screened from the street, Figures 5&6.
2. We plan to maintain the character of the property by painting the shed the same color as the house and putting identical shingles on the roof of the shed.
3. The shed will be fully screened from the west side by the trees growing on the property line, as shown in Figure 7.
4. From the east side, the shed will be screened by the privacy fence and apple trees, Figure 8.

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. Our house is a split-level (raised-ranch) one and has no basement. We need some extra storage space to keep the gardening tools, backyard furniture, lawn mover, grill, sport equipment, etc... Right now, everything gets stacked up in the garage, making parking of our two cars a significant challenge (the side mirrors on both our cars were damaged multiple times). Also, we use for storage the best/largest room in the lower level of the house. And, most importantly, it gets more and more difficult every year to move the lawn, and we plan to purchase a tractor mower in the nearest future. There is no place in our narrow garage to store it, we need the shed.
2. We would be happy to build the shed in the rear buffer zone, but it is physically impossible due to significant ground elevation in back area of our property, which starts about 36 ft. from the rear property line and goes all the way back up to 8 ft high in average, Figure 9&10.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

We would consider the requested area variance as minimal, since only half of the structure will be situated inside the well-screened side yard zone.

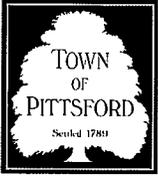
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

The proposed shed location is well screened from any direction around. In our opinion, and due to the particular landscaping situation, bringing the shed inside the buildable area (10 ft. away from the west side property line) would make it even more visible for our neighbors from both side, and from the street as well.

- **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, it is self-created, since we need an extra storage space



TOWN OF PITTSFORD

AREA VARIANCE

APPLICATION FORM

CHECK LIST

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

CHECKLIST: Please check your paperwork against the following list prior to submitting it to the Zoning Board of Appeals Secretary. These documents should be collated into packets no larger than 8 ½” by 11” in size so they are readily available.

- 1. Zoning Board of Appeals application form (pg. 5) **12 copies**
- 2. Authorization to make application (pg. 6) **12 copies (when applicable)**
- 3. Instrument survey map, **12 copies**
- 4. Scaled sketch, **12 copies**
- 5. Elevations, **12 copies**
- 6. Any other materials, such as photographs, maps, landscape plans, specifications, details, etc. which would further clarify the application, **12 copies**
- 7. Tests (written response to each) for granting area variances (pg. 7) **12 copies**
- 8. Disclosure Form E (pg. 8) **12 copies**
- 9. Check made out to “Town of Pittsford” for application fee.

GIVEN TO APPLICANT:

- Referral form
- Applicable Code Sections
- Application Packet

RECEIVED FROM APPLICANT:

- 12 complete sets of application materials
- Fee Payment

Date of Public Hearing: 9-20-21

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

Figure1, 14 Round Trail drive, garden shed general view



We plan to paint the shed and place the schingles

Figure 2, 14 Round Trail drive, garden shed front view (street view)

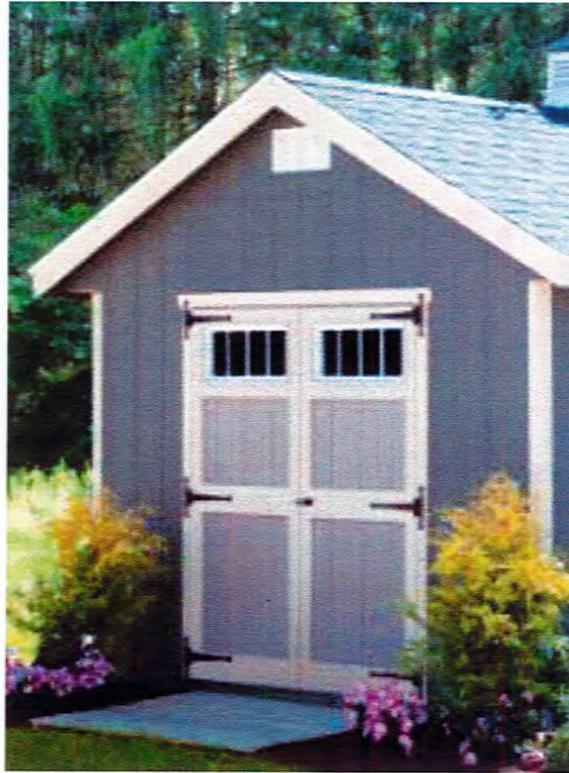


Figure 4, 14 Round Trail drive, instrument location map sketch

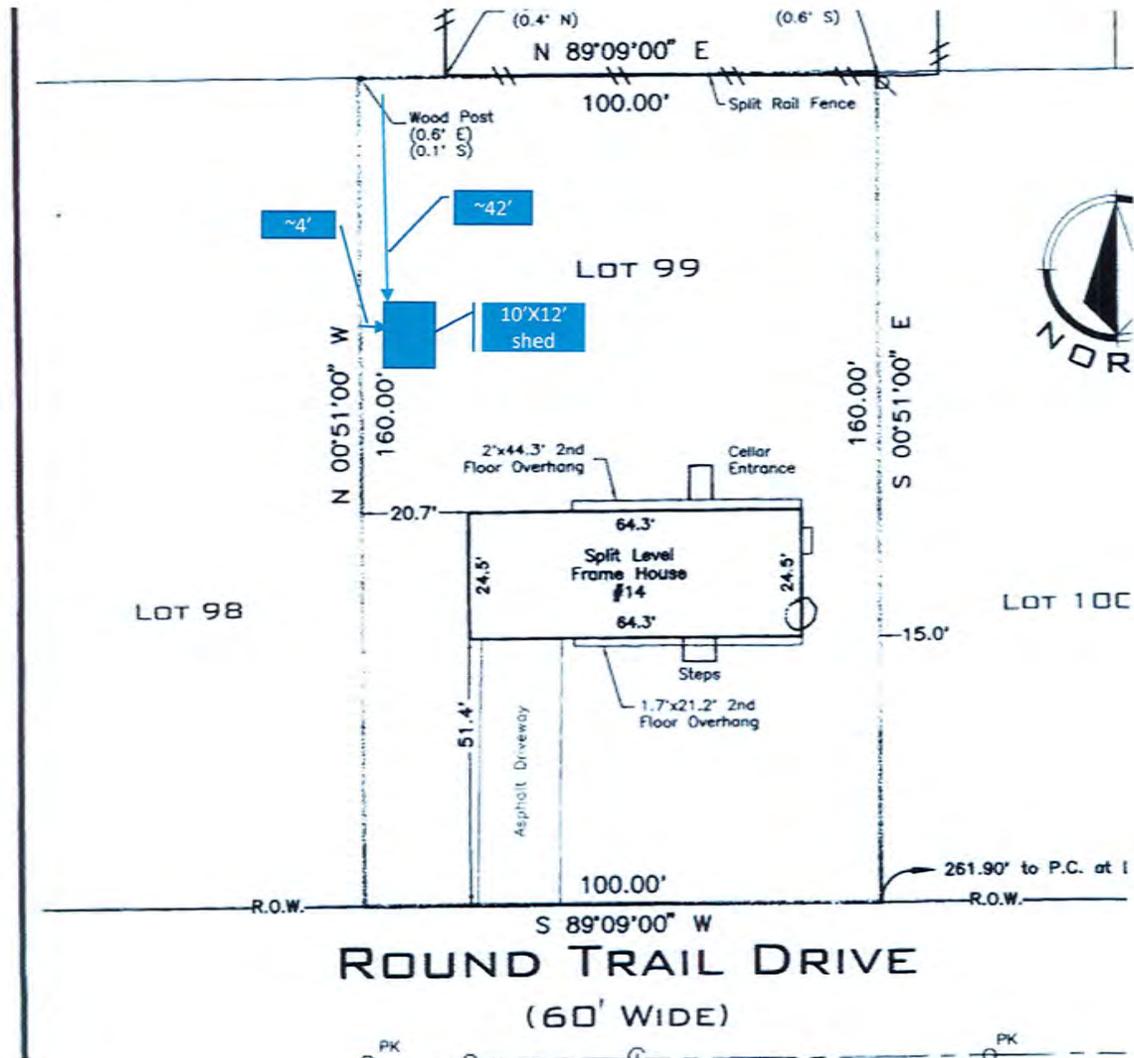


Figure 5, 14 Round Trail drive, garden shed location, street view

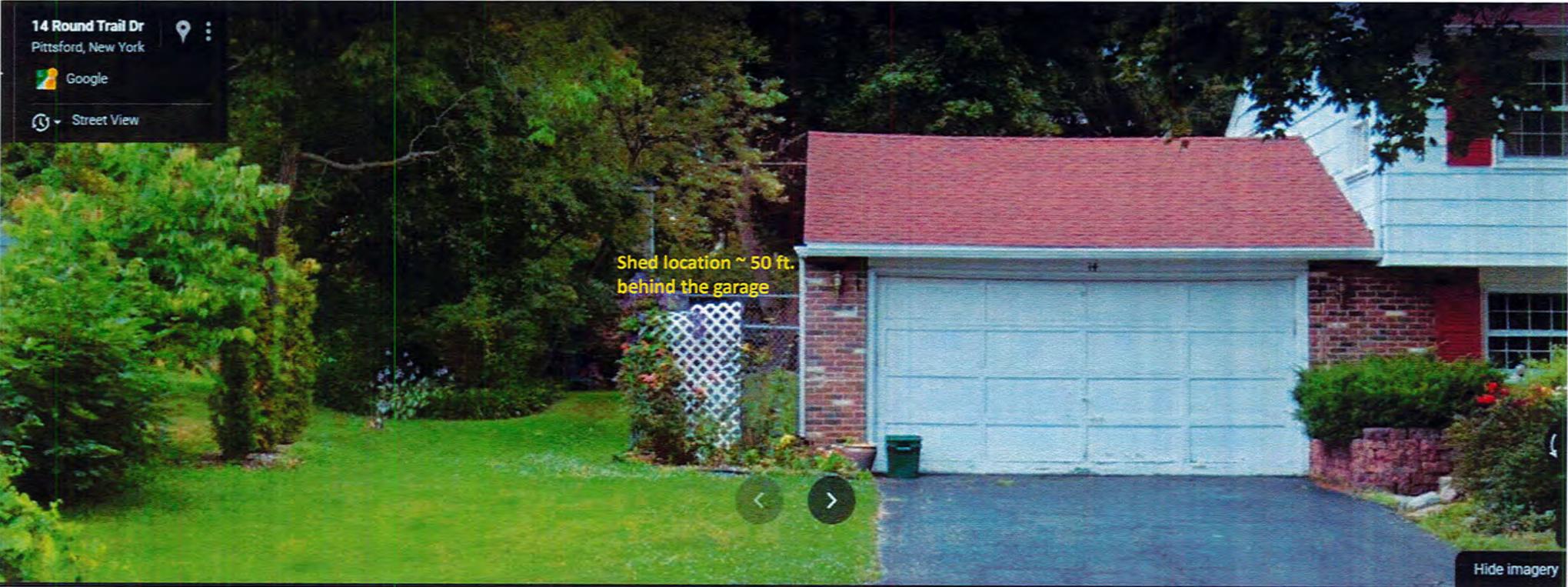


Figure 6, 14 Round Trail drive, garden shed location, street view



Figure 7, 14 Round Trail drive, garden shed location, west side property line screening

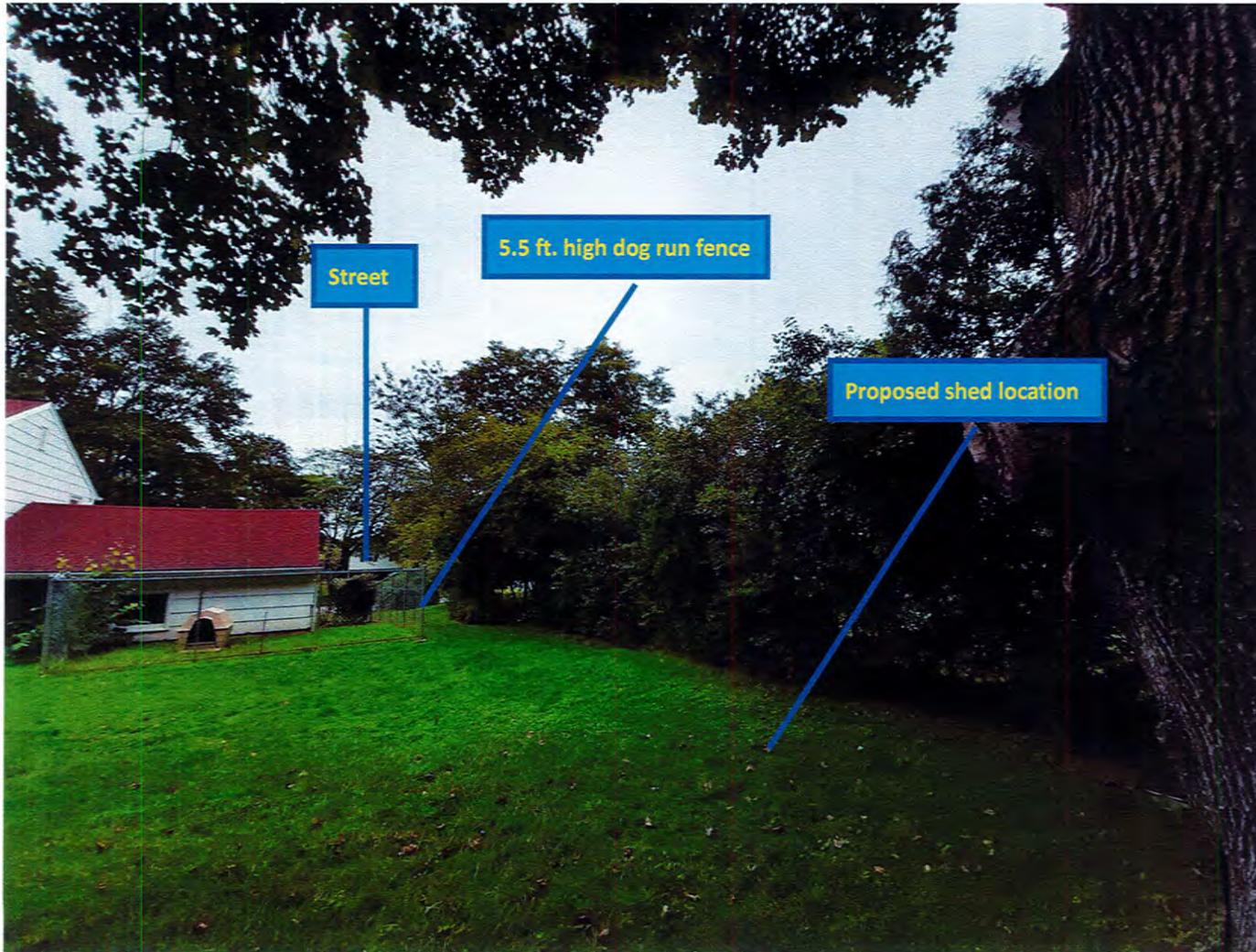


Figure 8, 14 Round Trail drive, east side property line screening, picture was taken from the proposed shed location



Figure 9, 14 Round Trail drive, garden shed location, Google view sketch



Figure 10, 14 Round Trail drive, elevated area in the rear part of the backyard, picture was taken from the proposed shed location



Zoning Board of Appeals Referral Form Information

Property Address:

23 Butternut Drive PITTSFORD, NY 14534

Property Owner:

Davis, Joanne A
23 Butternut Dr
Pittsford, NY 14534

Applicant or Agent:

Davis, Joanne A
23 Butternut Dr
Pittsford, NY 14534

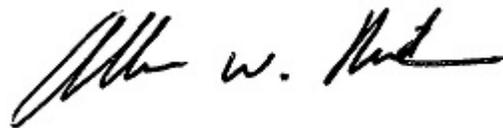
Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	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:	12	Height:	13.6	Height:	1.6
Size:	180	Size:	336	Size:	156

Code Section(s): 185-113 (B) (1) 185-113 (B) (2)

Description: Applicant is requesting relief from Town Code for the construction of an oversized, over height single car garage. Property is zoned RN- Residential Neighborhood District.

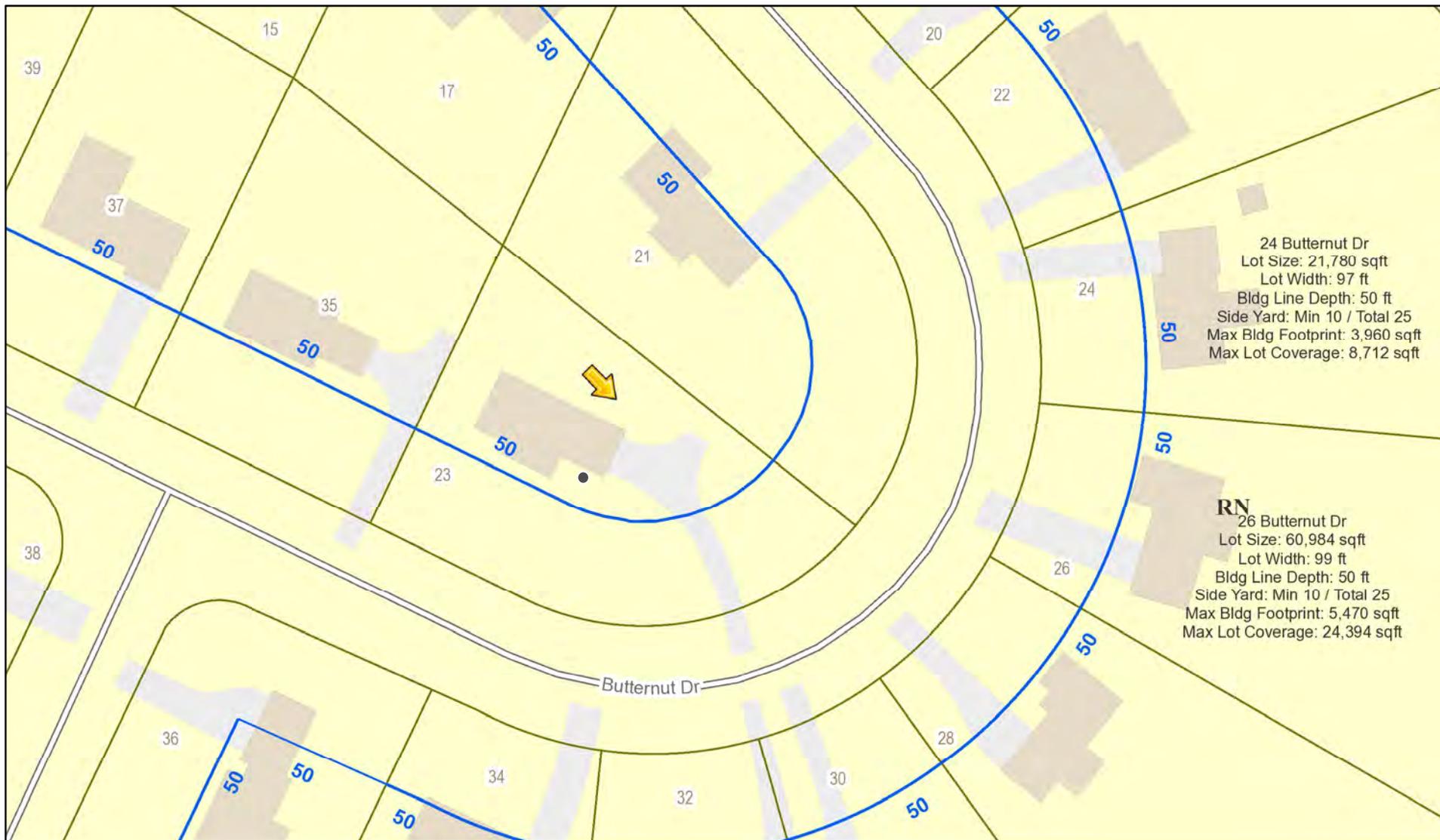
August 30, 2021



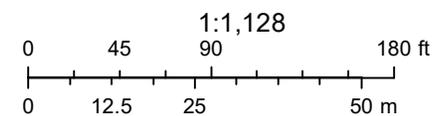
Date

Allen Reitz - Assistant Building Inspector

RN Residential Neighborhood Zoning

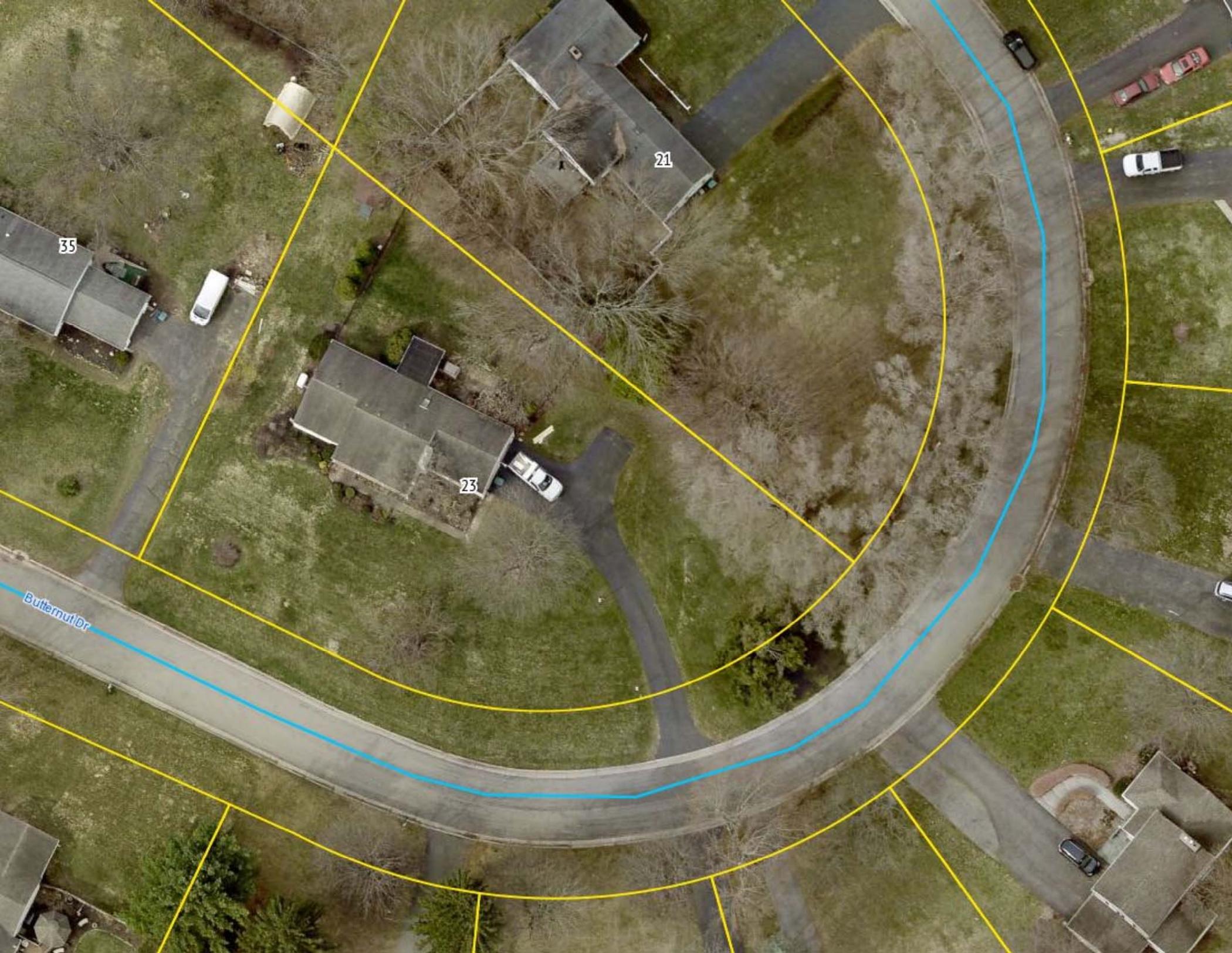


Printed August 30, 2021



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.

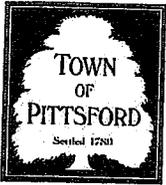


21

23

35

Butternut Dr



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: JoAnne Arena Davis

Address: 23 Butternut Drive Pittsford NY 14534

Phone: 585-703-7382 E-Mail: arenadavis@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: 23 Butternut Drive Current Zoning: Residential

Tax Map Number: 264689 165. 09-1-26

Application For: Residential Commercial Other

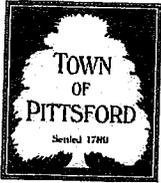
Please describe, in detail, the proposed project:

The addition of a 336 sq ft 3rd garage bay separated by 8' from the existing garage in order to preserve well maintained landscaping. Structure will be connected to the existing garage with a pergola.

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.

JoAnne Arena Davis
(Owner or Applicant Signature)

8/8/2021
(Date)



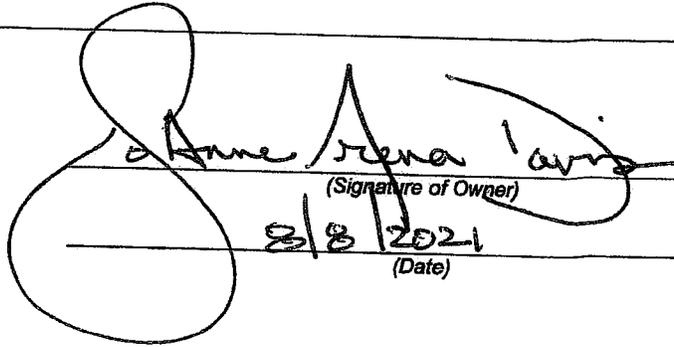
TOWN OF PITTSFORD AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

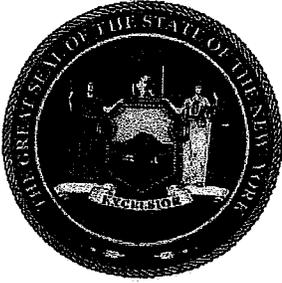
Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, JoAnne Arena Davis, the owner of the property located at:
23 Butternut Drive Pittsford NY 14534
(Street) (Town) (Zip)

Tax Parcel # 264689 165.09-1-26 do hereby authorize
Paul Morabito to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of
obtaining a variance


(Signature of Owner)
8/8/2021
(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 request is an effort to add a third garage bay to the existing ranch house while keeping mature gardens intact. The request to add the garage to the existing house with a narrow pergola permits the creation of a small covered garden, where the existing garden currently resides. As a lot located on the bend in Butternut Drive, the connection of the one bay garage with a pergola vs. a roof allows the garden to remain visible to the street. From the street, the pergola will be constructed to appear as a roof/breezeway connecting the new garage to the existing garage as is required by town code. Adjacent properties will in no way be negatively impacted by the design of the garage/roof as it will be in keeping with the existing house model.

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

A breezeway connecting the third garage bay to the house would require the destruction of a beautiful, well established garden (as noted by neighbors) that contribute to the overall landscape design of the property. This variance would allow construction of a third garage bay that will add value to the property and to the neighborhood, while enhancing the existing structure. The space between the third bay and the existing garage will be narrow enough to allow flow to the design but have an added feature of an attractive landscape incorporated.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The variance is minimal in that the request is a modest variation from town requirements.

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 variance will not have an adverse effect or impact on the physical or environmental condition of the neighborhood because this is a request to keep an existing attractive garden that enhances the value of the property and is an attractive visual aspect of the property. No environmental impact is incorporated into the design.

- **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 exception is self-created in that the landscape that will be incorporated into the design was created years ago to enhance the appearance of the property. The landscape offers color, texture and a balance to the existing house that without an approved variance, will be erased from view of the neighbors and replaced by a wooden structure.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Garage addition at 23 Butternut Dr. 14534

(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...

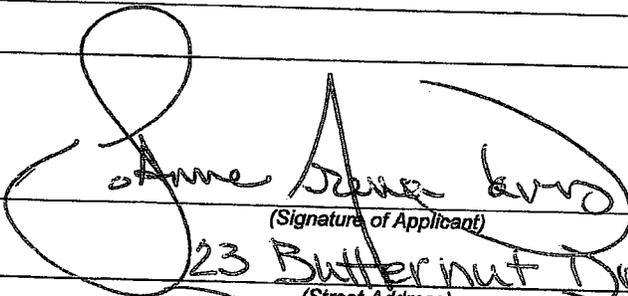
change of zoning special permit building permit permit amendment
 variance approval of a plat exemption from a plat or official map

...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)

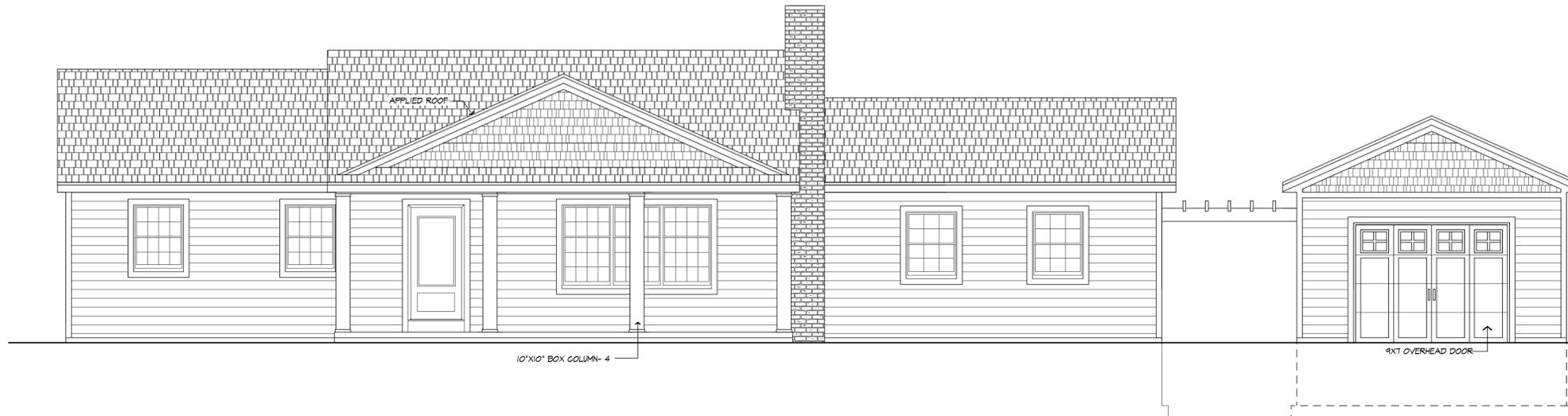
Address(es)


(Signature of Applicant)

23 Butternut Drive
(Street Address)

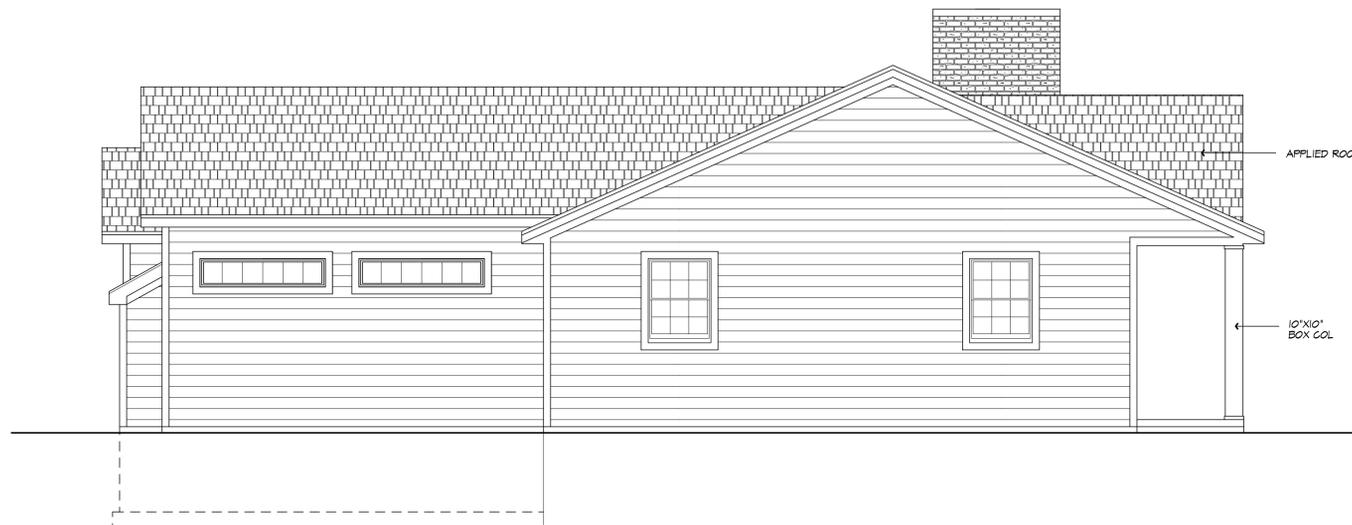
Pittsford NY 14534
(City/Town, State, Zip Code)

8/8/2021
(Dated)



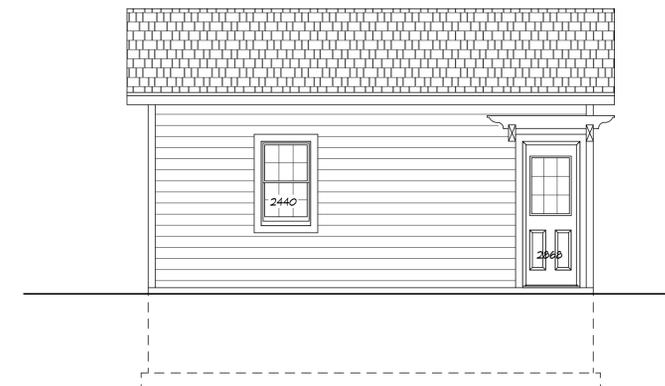
FRONT ELEVATION

PROPOSED



LEFT SIDE ELEVATION

PROPOSED



GARAGE LEFT ELEV.

PROPOSED



MORABITO ARCHITECTS
PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
 LICENSED IN CO., MA, ME, NY, PA, SC

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PROJECT:
 JOANNE DAVIS
 23 BUTTERNUT DR
 PITTSFORD, NY

CLIENT:
 JOANNE DAVIS

DRAWING:
 ELEVATIONS - PROPOSED

DRAWN: VM/PM
CHECKED: V

DATE: JULY 2021

SCALE: 1/4"=1'-0"

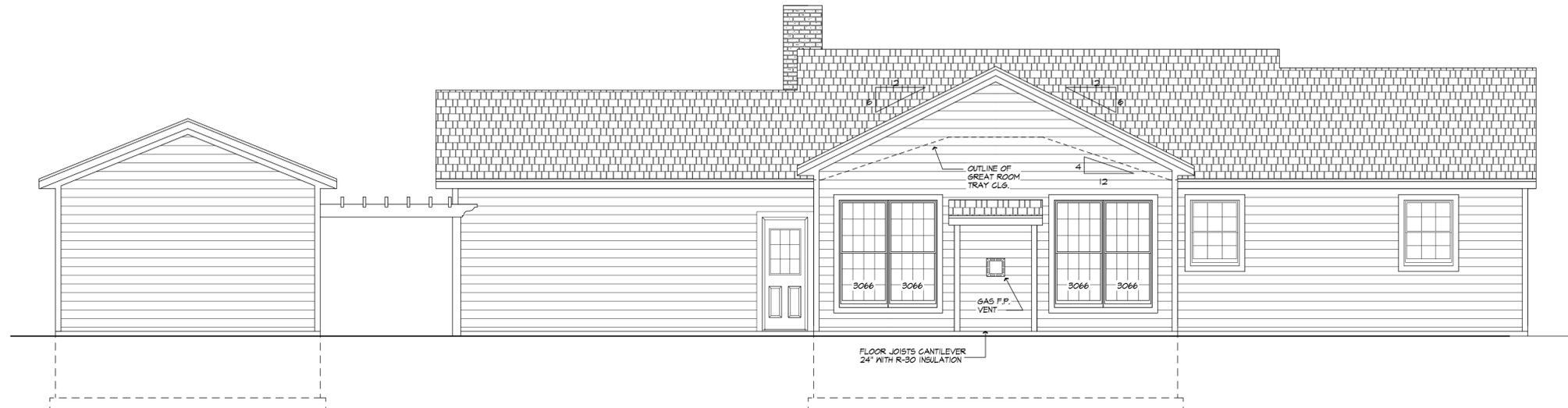
JOB NO.: 19MB844

SHEET:

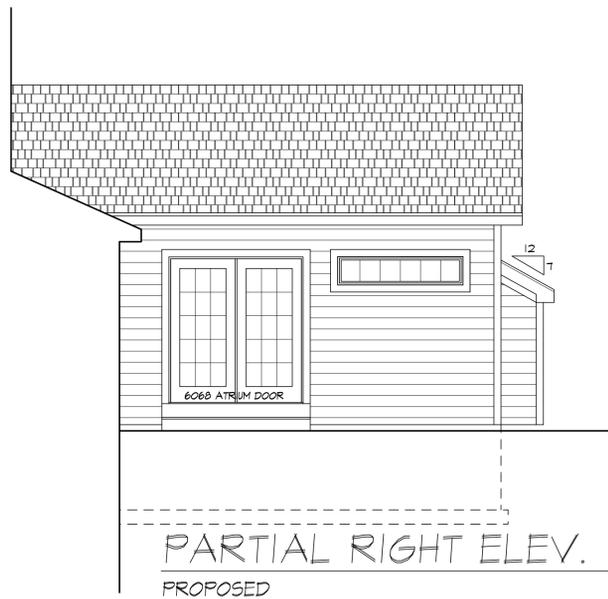
1

OF **5** SHEETS

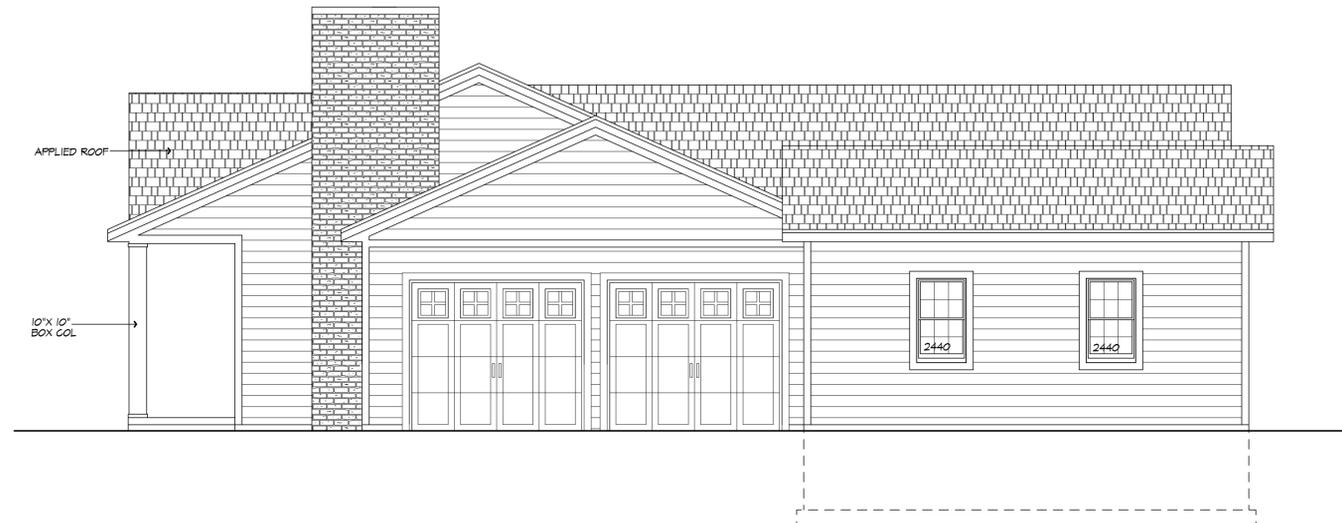




REAR ELEVATION
PROPOSED



PARTIAL RIGHT ELEV.
PROPOSED



RIGHT SIDE ELEVATION
PROPOSED



**MORABITO
ARCHITECTS**

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
LICENSED IN CO., MA., ME., NY, PA., SC

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PROJECT:
JOANNE DAVIS
23 BUTTERNUT DR
PITTSFORD, NY

CLIENT:
JOANNE DAVIS

DRAWING:
ELEVATIONS - PROPOSED

DRAWN: VM/PM
CHECKED: V

DATE: JULY 2021

SCALE: 1/4"=1'-0"

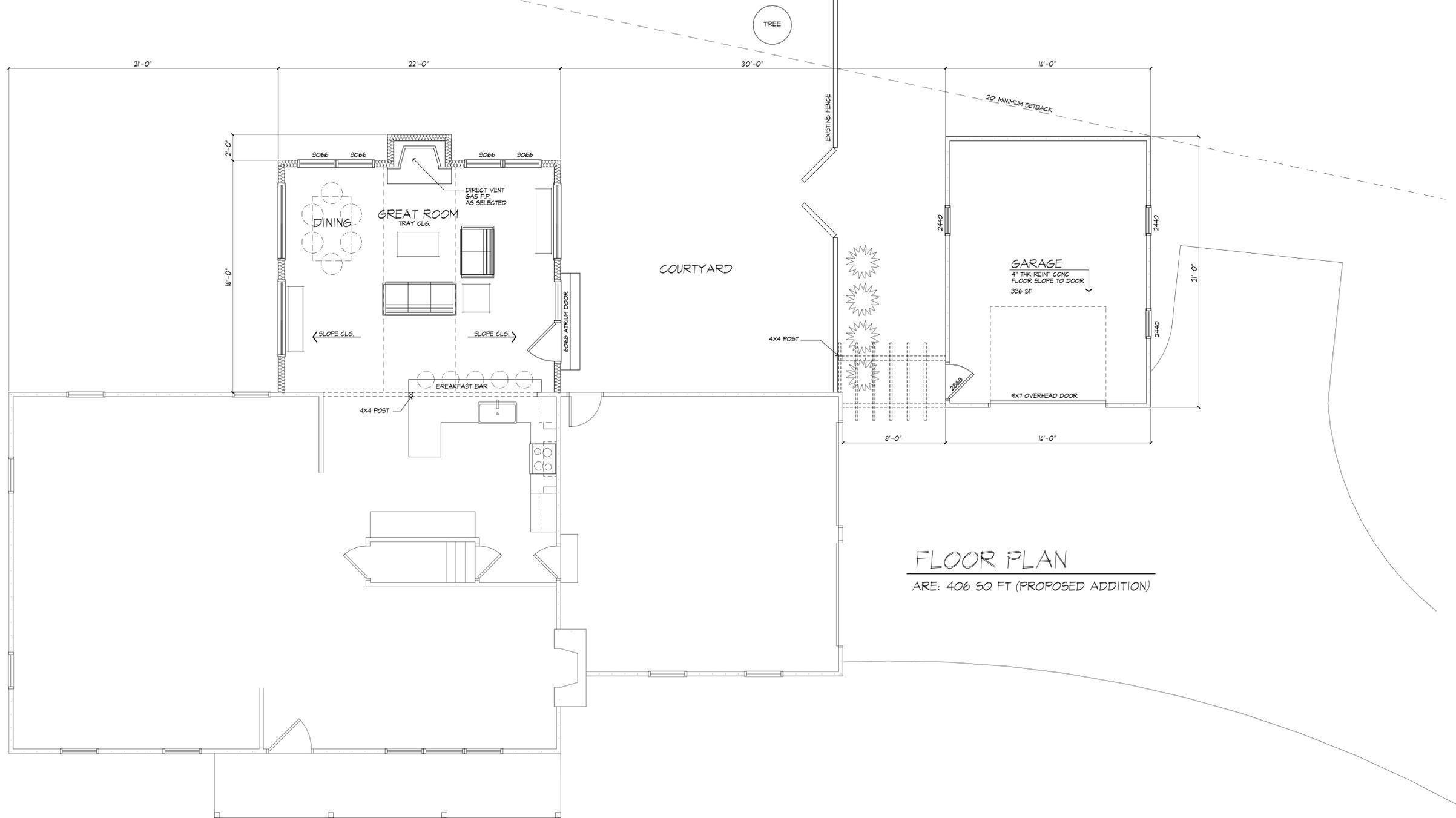
JOB NO.: 19MB844

SHEET:

2

OF **5** SHEETS





FLOOR PLAN
 ARE: 406 SQ FT (PROPOSED ADDITION)



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PROJECT:
 JOANNE DAVIS
 23 BUTTERNUT DR
 PITTSFORD, NY

CLIENT:
 JOANNE DAVIS

DRAWING:
 FLOOR PLAN

DRAWN: VM/PM
CHECKED: V

DATE: JULY 2021

SCALE: 1/4"=1'-0"

JOB NO.: 19MB844

SHEET:
4
 OF **5** SHEETS



NOTICE:

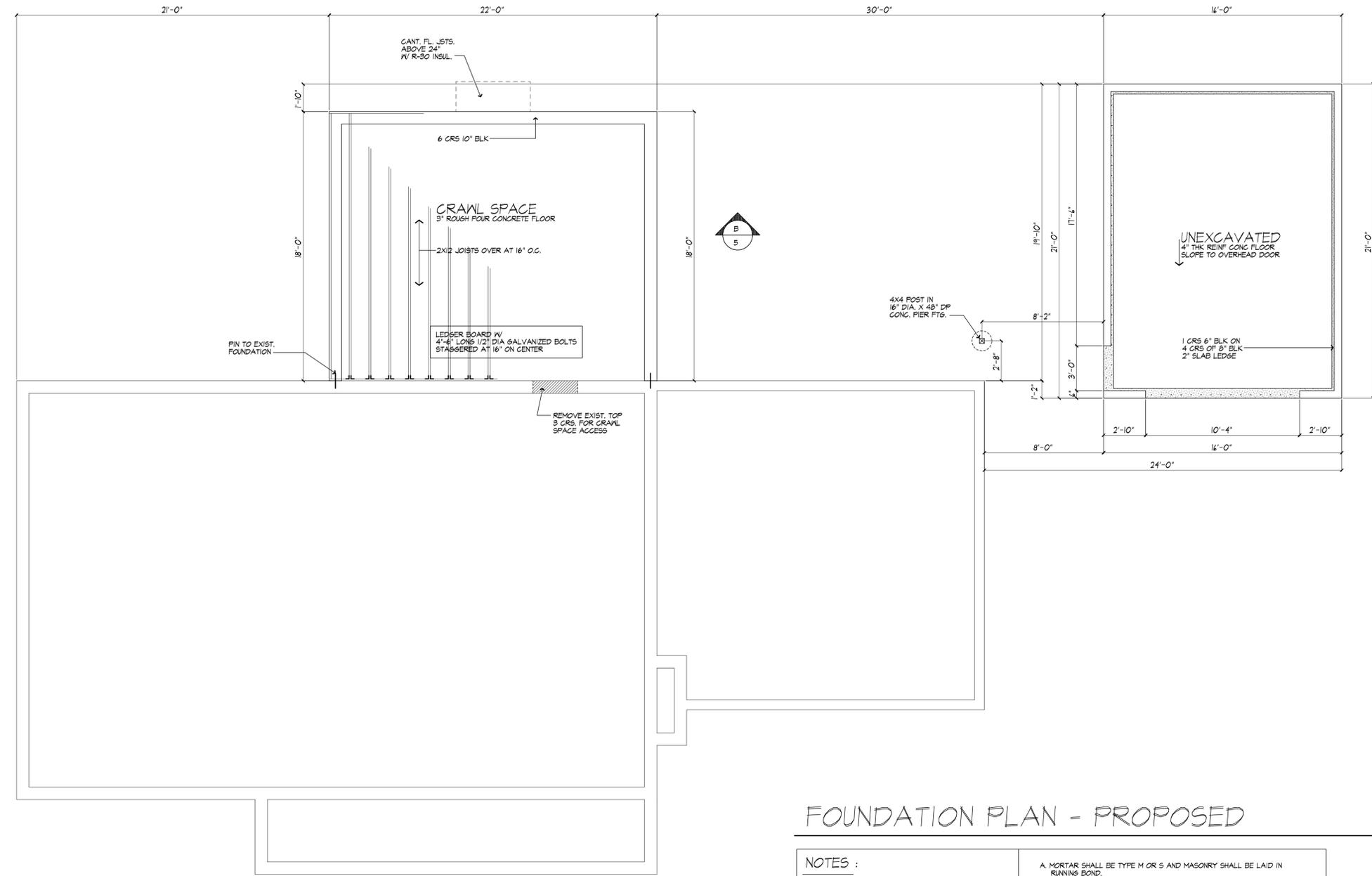
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FOUNDATION PLAN - PROPOSED

- NOTES :**
- 1. FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
 SIZE: 8" BLK - 20" WIDE X 12" THK.
 - 2. MIN. CONG. COMPRESSIVE STRENGTH IN 28 DAYS:
 GARAGE: 3500 P.S.I.
 - A. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
 - B. SOIL CLASSSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.
 - C. FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND PER SQUARE FOOT PER FOOT = 0.157 KPA/MM.

PROJECT:
 JOANNE DAVIS
 23 BUTTERNUT DR
 PITTSFORD, NY

CLIENT:
 JOANNE DAVIS

DRAWING:
 FOUNDATION/CRAWLSPACE PLAN

DRAWN: VMP/PM
CHECKED: V

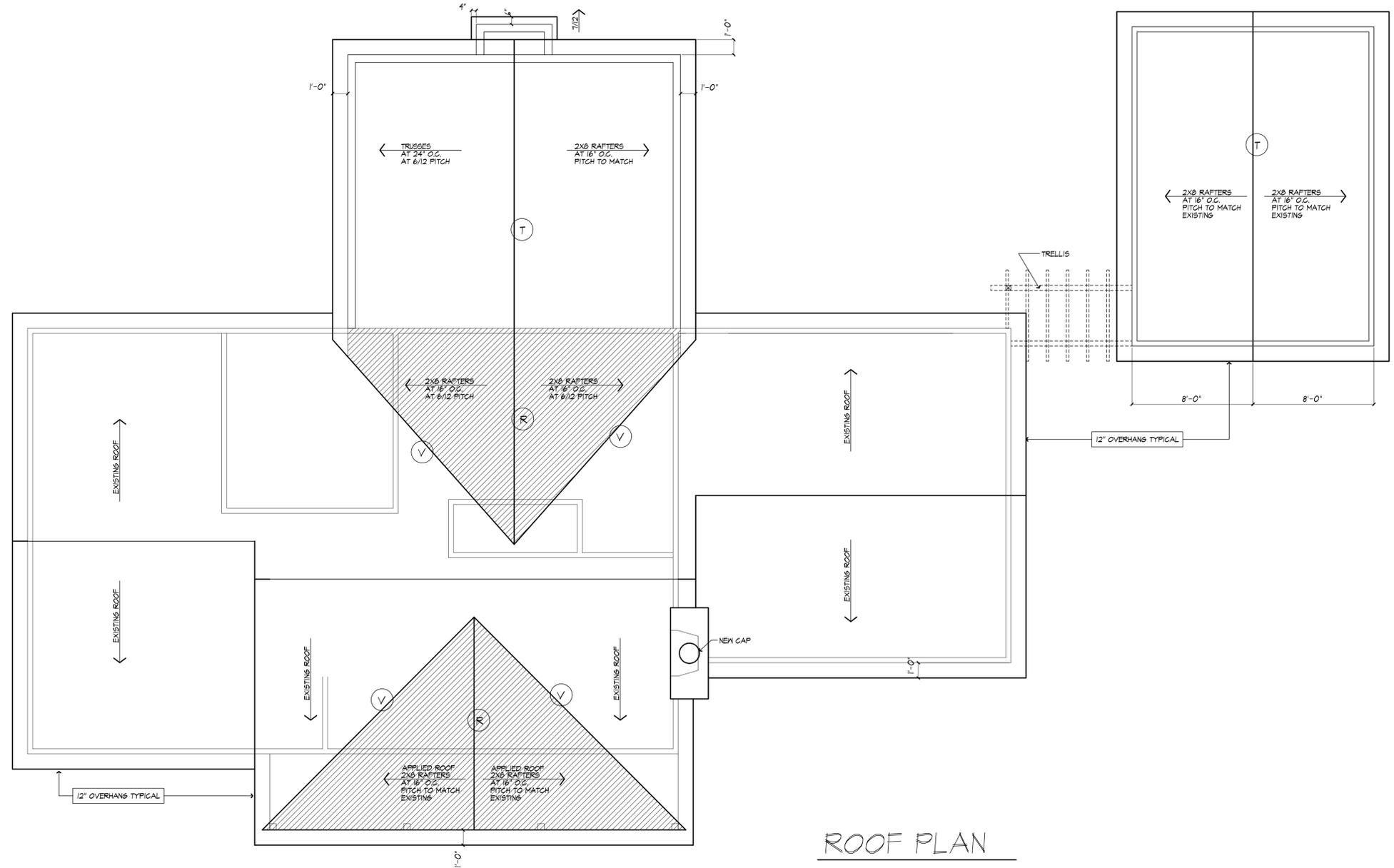
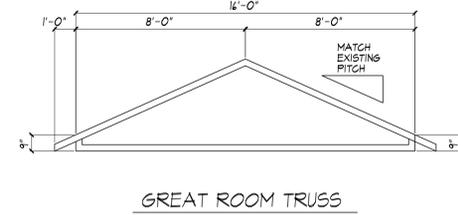
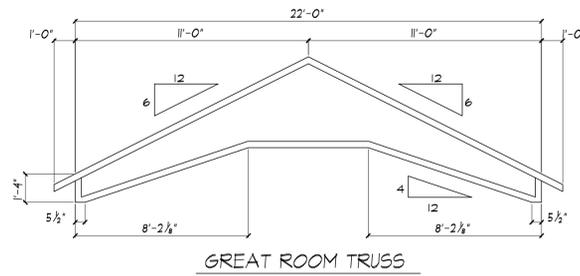
DATE: JULY 2021

SCALE: 1/4"=1'-0"

JOB NO.: 19MB844

SHEET:
3
 OF 5 SHEETS





ROOF LEGEND	
* /12	2x8 RAFTERS AT 16' O.C. 1/4" PITCH NOTED
(R)	2x12 RIDGE BOARD
(VR)	2x12 VALLEY RAFTER
(T)	TRUSS RIDGE
*NOTE: PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R602.2.1 (RESIDENTIAL CODE OF NEW YORK)	



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Pittsford, NY 14534

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PITTSFORD, NY

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JOANNE DAVIS

DRAWING:
ROOF PLAN

DRAWN: VM/PM
CHECKED: V

DATE: JULY 2021

SCALE: 1/4"=1'-0"

JOB NO.: 19MB844

SHEET:

5

OF 5 SHEETS

