

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
NOVEMBER 20, 2023**

This agenda is subject to change.

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, November 20, 2023, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 7:00PM local time.

CONTINUED HEARINGS

20 Bromley Road – Tax ID 178.06-2-30

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

24 Whitestone Lane – Tax ID 137.20-2-33

Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

NEW HEARINGS

800 Allens Creek Road – Tax ID 138.13-1-41

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an attached shed within the side setback. This property is zoned Residential Neighborhood (RN).

9 Vincent Drive – Tax ID 164.16-1-54

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition and covered porch past the building line. This property is zoned Residential Neighborhood (RN).

65 Alpine Drive – Tax ID 138.18-2-61

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition within the side setback. This property is zoned Residential Neighborhood (RN).

25 Greylock Ridge – Tax ID 164.15-2-12

Applicant is requesting relief from Town Code Sections 185-17 E. and I. and 185-113 B. (1) for the construction of a deck within the side and rear setbacks and accompanying oversized pergola. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, December 18, 2023.

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
OCTOBER 16, 2023**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on October 16, 2023, at 7:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: George Dounce, Mary Ellen Spennachio-Wagner, Jennifer Iacobucci, Jim Pergolizzi, Phil Castleberry, Tom Kidera, Barbara Servé

ABSENT:

ALSO PRESENT: April Zurowski, Planning Assistant; Bill Zink, Building Inspector; Robert Koegel, Town Attorney

ATTENDANCE: There were 13 members of the public present.

Chairman George Dounce called the meeting to order at 7:00PM.

RETURNING PUBLIC HEARING:

7 Black Wood Circle

Applicant is requesting relief from Town Code Section 185-17 H. for the expansion of a driveway resulting in maximum lot coverage exceeding 40% of the total area of the property. This property is zoned Incentive Zoning (IZ).

Chairman Dounce stated that this is an open public hearing. The applicant was not present at the September 18, 2023, meeting.

Noah Saulpaugh, of Pride Mark Homes, introduced the application. The applicant is requesting a wider driveway to accommodate family vehicles. Pride Mark Homes has been working closely with the Town Engineer, Rob Fromberger, to alleviate impervious coverage and drainage concerns. Board Member Spennachio-Wagner stated that the Zoning Board commented on impervious coverage issues during the subdivision process and was assured by Morrell Builders that issues would not arise. Mr. Saulpaugh stated that the pond storage is not currently at capacity but may be as development continues.

Board Member Spennachio-Wagner asked if Pride Mark Homes will be contracted to expand the pond. Mr. Saulpaugh confirmed.

Vice Chairwoman Servé asked if the applicant had heard any neighbor opposition. Mr. Saulpaugh stated there was no opposition. Chairman Dounce asked if Town staff had concerns with the project. Mr. Zink stated that the applicant has been working towards resolution with the Town Engineer. Board Member Spennachio-Wagner asked if the applicant would be willing to reduce the driveway expansion request. Mr. Saulpaugh could not confirm prior to a discussion with the homeowners. Board Member Pergolizzi asked the width of a typical driveway. Mr. Saulpaugh stated that a typical driveway is 17 feet wide. Chairman Dounce asked for an estimated timeline for construction. Mr. Saulpaugh stated that paving would be completed this season.

Chairman Dounce asked for public comment. Hearing none, Vice Chairwoman Servé motioned to close the public hearing, seconded by Chairman Dounce, none opposed.

Board Member Pergolizzi stated concern for the use of off-site mitigation. Board Member Iacobucci agreed and stated that the extra driveway was not necessary. Board Member Spennachio-Wagner stated concern that the 47.1% impervious coverage was too much and would feel more comfortable if 43-44% was requested. She questioned the precedence this request may set in the development.

Chairman Dounce motioned to reopen the public hearing, seconded by Board Member Kidera. Mr. Saulpaugh requested that this application is not held until November. The applicant will need to pave the stone drive before winter. He stated that although the mitigation is off-site, the pond is located directly behind this property. He stated that a reduction in the request would likely deter the homeowner from the project, as the developer and homeowner plan to share the cost for pond capacity expansion.

Board Member Castleberry motioned to close the public hearing, seconded by Vice Chairwoman Servé, none opposed.

A written resolution to grant the area variance for 7 Black Wood Circle was moved by Board Member Castleberry, seconded by Chairman Dounce. The resolution did not pass, two aye, 5 no.

A written resolution to grant the area variance for 7 Black Wood Circle, as revised per agreement with the applicant, was moved by Board Member Castleberry, seconded by Chairman Dounce. The resolution passed, 6 aye, 1 no.

NEW PUBLIC HEARINGS:

20 Bromley Road

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

Josh Consler, of 20 Bromley Road, and Kip Finley, of Victory Hill Land Company, introduced the application. The applicant intends to add a third bay to their existing two-car garage and extend the roofline to the backyard for a covered patio. Chairman Dounce asked if the applicant was willing to reduce the variance request. Mr. Finley stated that the homeowners are willing to reduce the 12-foot garage bay to 10 feet. This would result in an 8.5" variance. Board Member Spennachio-Wagner asked if the existing trailer would be stored within the new garage bay. Mr. Consler stated that he plans to sell the trailer, so it will not be on the property at all. Board Member Iacobucci asked if the applicant had received neighbor opposition. Mr. Consler acknowledged that neighbors were in attendance for public comment. He predicted that this addition would impact overall neighborhood property values. Vice Chairwoman Servé stated that a 3-car garage is out of character for this neighborhood. Chairman Dounce asked for an estimated timeline for construction. Mr. Consler intends to begin in the spring.

Chairman Dounce asked for public comment.

Mark Bradley, of 22 Bromley Road, stated his concern for the garage addition encroaching further towards his property. He stated that his home is configured with most bedrooms along

the wall adjacent to 20 Bromley Road's garage. He has voiced opposition directly to the applicant in the past. Ellie Bradley, of 22 Bromley Road, stated that she would have no opposition if this garage addition would encroach on her garage, but her house is not configured as such. Chairman Dounce, also a realtor, stated that he would not predict a negative impact on direct neighbors' property values. The Board also referenced a written comment submitted from Kathy Haywood, of 26 Bromley Road.

Chairman Dounce motioned to hold the public hearing open, seconded by Board Member Spennachio-Wagner, none opposed. Chairman Dounce asked neighbors and the applicant to discuss a reasonable resolution. The application will be revisited at the November 20, 2023, meeting.

5 Laureldale Drive

Applicant is requesting relief from Town Code Section 185-17 B. (1) and 185-17 E. for the installation of a shed past the building line off of East Street and within the side setback. This property is zoned Residential Neighborhood (RN).

Dan Sargent, of 5 Laureldale Drive, introduced the application. He stated his need for more storage on the property. The proposed shed would be placed adjacent to his neighbor's shed. Chairman Dounce asked for an estimated timeline for installation. Mr. Sargent stated that the shed will be delivered this week.

Chairman Dounce asked for public comment. Hearing none, Board Member Castleberry motioned to close the public hearing, seconded by Board Member Kidera.

A written resolution to grant the area variance for 5 Laureldale Drive was moved by Board Member Spennachio-Wagner, seconded by Board Member Castleberry. The resolution was unanimously approved, none opposed.

49 Coventry Ridge

Applicant is requesting relief from the Final Planning Board approval of the Coventry Ridge Subdivision plat map for a constructed deck located within the side setback. This property is zoned Incentive Zoning (IZ).

Austin Miller, of Spall Homes, introduced the application. The applicant plans to plant trees along the property line as homes are developed in the adjacent future section of the Coventry Ridge Subdivision. Vice Chairwoman Servé asked if the property abuts Town-owned land. Mr. Miller confirmed.

Chairman Dounce asked for public comment. Hearing none, Board Member Iacobucci motioned to close the public hearing, seconded by Board Member Spennachio-Wagner.

A written resolution to grant the area variance for 49 Coventry Ridge was moved by Board Member Kidera, seconded by Chairman Dounce. The resolution was unanimously approved, none opposed.

24 Whitestone Lane

Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

Dave Crowe, of HB Cornerstone, and Lindsey Loosen, of 24 Whitestone Lane, introduced the application. The applicant has ensured that the pavilion will meet side and rear setbacks. The roofline will meet the maximum 12-foot height requirement, but the chimney must exceed the roofline to meet NYS Building Code. Ms. Zurowski stated that Town Code references an exception for chimneys on primary structures but does not mention an exception for accessory structures.

Board Member Spennachio-Wagner noticed the plan submitted includes a pool, hot tub, and expansive patio. She asked the applicant if impervious coverage was calculated. Mr. Crowe was unsure if impervious coverage was calculated for this application. Board Member Castleberry asked for an estimated timeline for construction. Mr. Crowe stated that the applicant plans to begin construction in the spring.

Chairman Dounce asked for public comment. Hearing none, Chairman Dounce motioned to hold the public hearing open, seconded by Board Member Pergolizzi, none opposed. The Board asked Mr. Crowe to check impervious coverage before a resolution. The application will be revisited at the November 20, 2023, meeting.

4 Knowlton Lane

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a second-floor addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Kim Bailey, of Stahl Properties, introduced the application. The applicant will not be increasing the footprint of the home. Knowlton Lane is a private drive with few homes. Chairman Dounce asked for an estimated timeline for construction. Ms. Stahl stated that the applicant is looking to begin construction as soon as possible.

Chairman Dounce asked for public comment. Hearing none, Board Member Castleberry motioned to close the public hearing, seconded by Board Member Pergolizzi, none opposed.

A written resolution to grant the area variance for 4 Knowlton Lane was moved by Board Member Castleberry, seconded by Board Member Spennachio-Wagner. The resolution was unanimously approved, none opposed.

OTHER DISCUSSION:

Chairman Dounce motioned to approve the minutes of September 18, 2023, as submitted. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 9:20PM.

Respectfully submitted,

April Zurowski
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING
DEPARTMENT

Zoning Board of Appeals Referral Form Information

Property Address:

20 Bromley Road PITTSFORD, NY 14534

Property Owner:

Consler, Joshua D
20 Bromley Rd
Pittsford, NY 14534

Applicant or Agent:

Consler, Joshua D
20 Bromley 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:	10	Right Lot Line:	7.3	Right Lot Line:	2.7
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

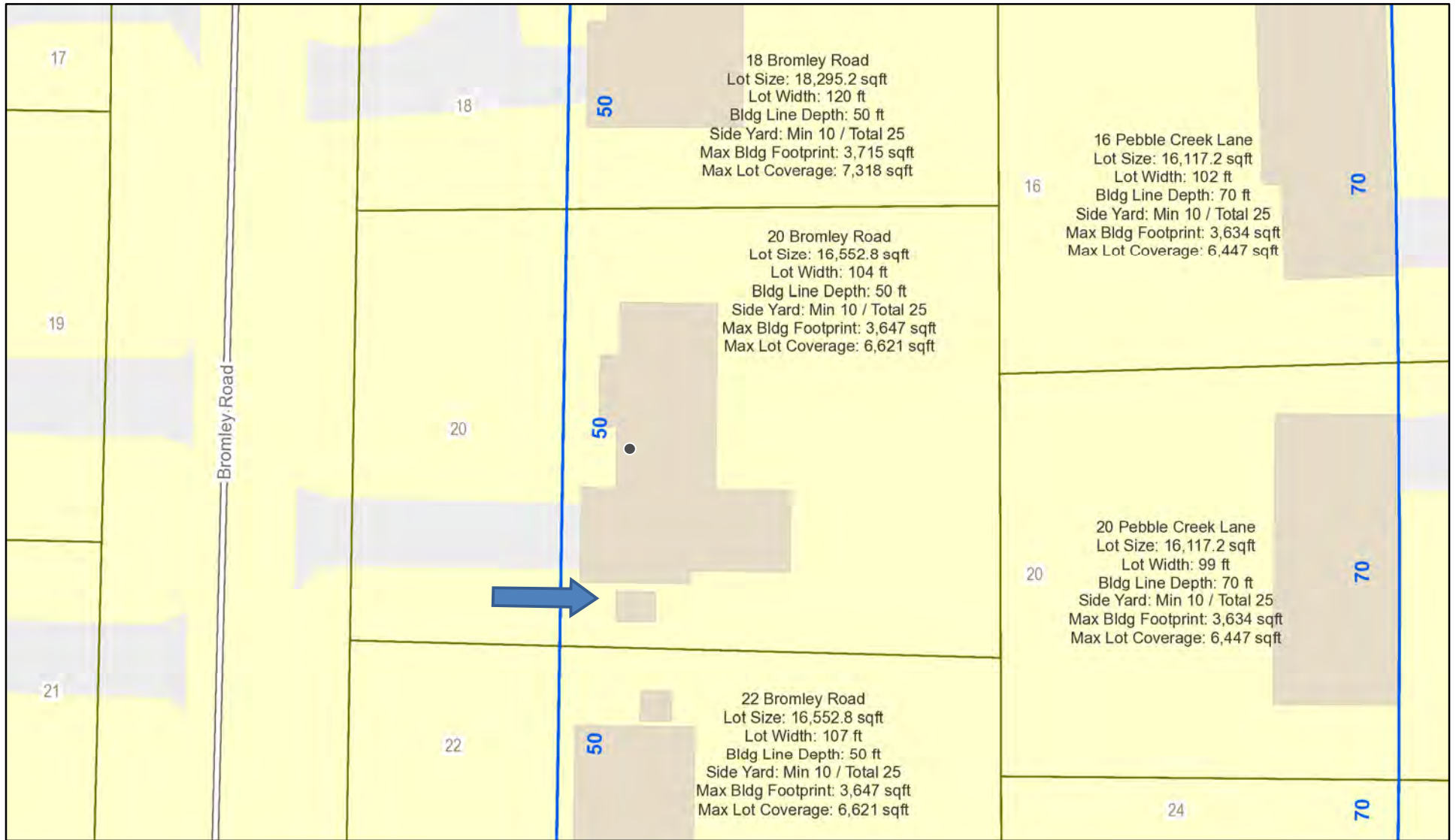
September 21, 2023

ARZ

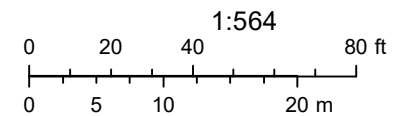
Date

April Zurowski -

RN Residential Neighborhood Zoning



Printed September 21, 2023



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.



4

8

12

16

20

24

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18

20

PITTSFORD

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24

26

Bromley Rd

11

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17

19

21

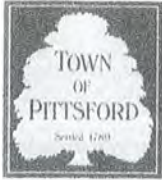
23

25

04/03/2021

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ZBA 10/16
DRB 10/26



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: Josh and Jenny Consler

Address: 20 Bromley Road

Phone: (585) 303-0232 E-Mail: bromleyrd@gmail.com

Agent: same
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: same
(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: 20 Bromley Road Current Zoning: RN

Tax Map Number: 178.060-02-030

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Garage Expansion From 2-cars to 3-cars at 20 Bromley Road:

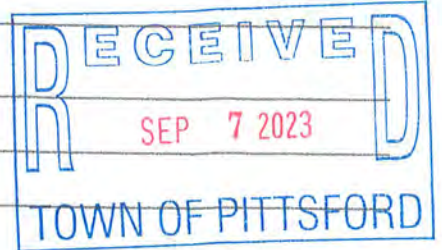
We wish to add a third bay to our existing 2-car garage and rebuild and widen the existing deteriorated covered patio/deck on the rear of the house. The third bay will be attached to the existing building.

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.

[Signature]
Jenny L. Consler
(Owner or Applicant Signature)

9/6/23

(Date)



20 BROMLEY RD.



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:

It is not uncommon in the Town for a single family residence to have a 3-car garage. Many of the residents have multiple cars and other vehicles, and other use their garages for seasonal entertainment. Although there are not many in our neighborhood, the house at 10 Bromley Road is the closest one that has a 3-car garage that appears to have been added to the original dwelling. In our opinion, it is more desirable to have a larger garage than have multiple cars parked in the driveway. We have two adult offspring living with us, who each have a car. And, we each have a car, plus we have a classic sports car, 5 total cars. We also have a collection of 6 motorcycles. Currently the motorcycles are stored in the garage and/or the trailer that is parked next to the garage, and the cars all park in the driveway.

We believe that expanding the garage to a 3-car, and selling the trailer, will improve the appearance of our property and the neighborhood.

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

Currently our solution to the storage of the many motorcycles in our collection is the storage trailer that is parked next to the existing garage that is used during the winter months so that we may park two cars in the existing garage. If we are not permitted to add on to the garage, we have the option of renting off site storage, but would still need to keep the trailer for hauling the motorcycles back and forth. That doesn't accomplish our goal of keeping the motorcycles stored on site and selling the trailer.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The area variance of 7.3' side yard setback versus the 10' required seems to be minimal to us as it is only a 27% reduction in the setback. The proposed 12' wide garage addition with a 7.3' setback will still yield a 26.6' total side setback versus the 25' required. And at its highest point, the addition will be less than 14.6' in height per Figure 7 "Building Height" in the Bulk Standards section of the Town Zoning Code. Aside from the gable end that matches the existing gable end, the addition is designed with primarily a roof sloping downward toward the property line to reduce the potential visual impact to our 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 area variance will not adversely affect the environment, or drainage, because it removes no trees and the total build-out will yield a lot coverage of 27% whereas 40% is the maximum. The driveway will only be minimally expanded at the garage door opening. We intend to modify the existing plugged downspout leaders into the swale behind the house that will alleviate the ponding of stormwater that now occurs on the side yard between our house and our neighbors at #22 Bromley.

- **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 difficulty is self created in that we have the need for multiple cars and we want a sports car and a collection of motorcycles.

20 BROMLEY RD.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Garage Expansion From 2-cars to 3-cars at 20 Bromley Road

(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

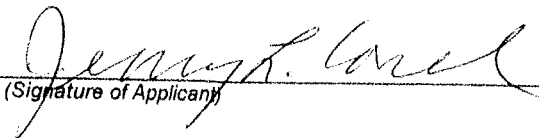
variance approval of a plat exemption from a plat or official map

... 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)



9/6/23

(Signature of Applicant)

(Dated)

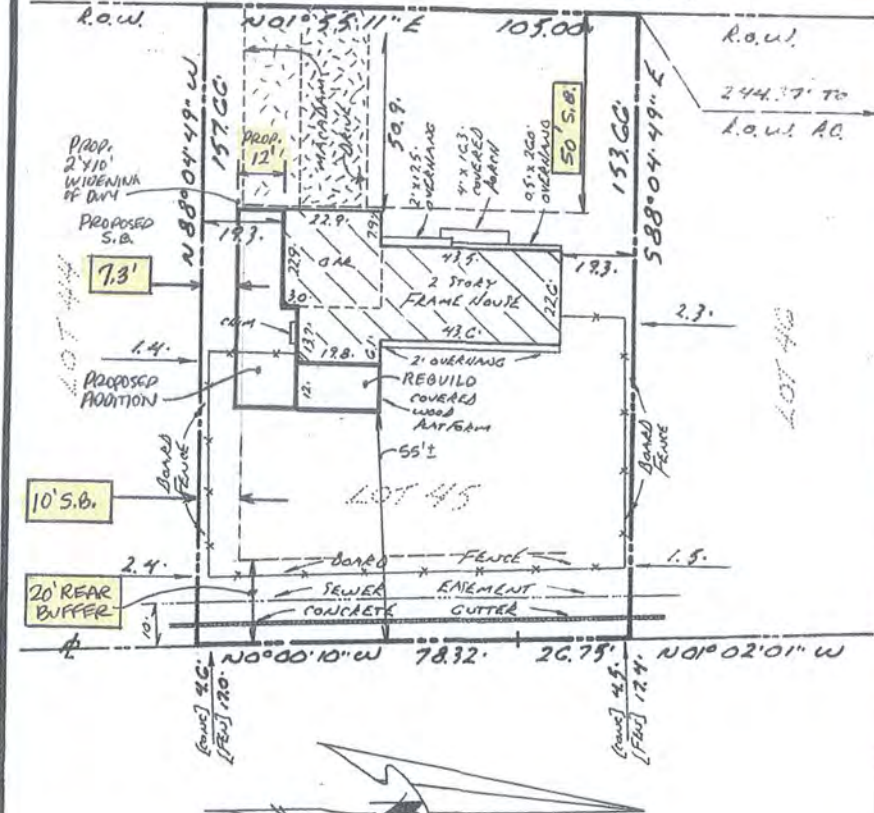
20 Bromley Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

BROMLEY (60' R.O.W.) ROAD



Kip Finley, PE
 Victory Hill Land Company
 888 Winslow Road
 Churchville, NY 14428
 (585) 451-6538
 kip.finley@gmail.com

FRONT SB WILL REMAIN @ 50.9'
 SOUTH SB IS PROPOSED @ 7.3'
 AREA VARIABLE REQUIRED FOR 2.7' (27% REDUCTION)
 COMBINED PROPOSED SB = 7.3' + 19.3' = 26.6' > 25'
 REAR SB WILL REMAIN @ ≥ 55'
 PROPOSED LOT COVERAGE
 * EXIST. PAVT = 1647 sq ft
 * EXIST. HOUSE = 2146 sq ft
 * PROP. ADDITION = 649 sq ft
 * PROP. PAVT. = 200 sq ft

 4,642 sq ft
 10,275 sq ft LOT
 = 28.5% < 40% MAX.

- REFERENCES:
- 1) ABSTRACT OF TITLE NOT KNOWN
 - 2) LIBER 103 OF MAP, PAGE 8, PITTFORD VALLEY SUBD, SECTION 2
 - 3) LIBER 9025 OF DEEDS, PAGE 144

CERTIFICATION:
 I hereby certify to:
 JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
 MICHAEL SANTARELLO, ESQ.
 JOSHUA D. CONSLER
 JOSEPH G. DeMARIA, ESQ.
 CROSSROADS ABSTRACT
 FEDERAL HOUSING ADMINISTRATION, ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
 that this map was made **MARCH 21, 2008** from notes of an Instrument Survey completed **MARCH 18, 2008** and from references listed hereon.

NOTE: Property corners should only be set by a licensed land surveyor. Snow cover has impeded ability to locate ground features.

TITLE: **INSTRUMENT SURVEY MAP**
#20 BROMLEY ROAD
LOT 45- PITTFORD VALLEY SUBDIVISION, SECTION 2
TOWN OF PITTFORD, MONROE COUNTY, NEW YORK

Tax Account No.
178,000-02-030

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. *Only copies from the original of this survey map shall certify for a valid title.

B
BILESCHI LAND SURVEYING
 435 REYNOLDS ARCADE
 ROCHESTER, NEW YORK 14614
 (585) 454-6010 (phone)
 (585) 454-6015 (fax)
 JAMES M. LEONI, L.S. OF CONSULT

DATE: **MARCH 21, 2008**
 FILE No.
 OWNER: **PINK**
 SCALE: **1 inch = 30 FEET**

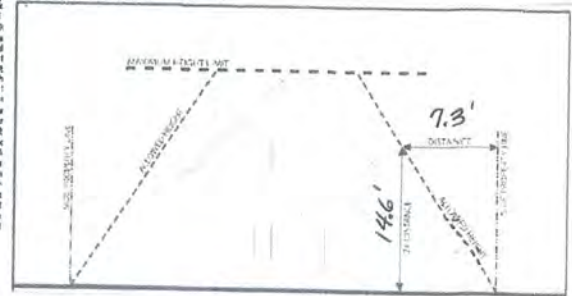


Figure 7. Building Height

M. Building height: The maximum permitted height for structures or additions is 30 feet, except that chimneys attached to such structures may extend five feet above the highest point of the structure. However, upon proper application, the Design Review and Historic Preservation Board may permit additional height, provided that it finds that such height is appropriate within the context of the neighborhood, to a maximum of 40 feet. Further, no portion of the structure shall be taller than twice its distance from the nearest side property line, up to the maximum permitted height (Figure 7).

#20 BROMLEY ROAD

Victory Hill

Victory Hill Land Co.

20 Bromley Rd.

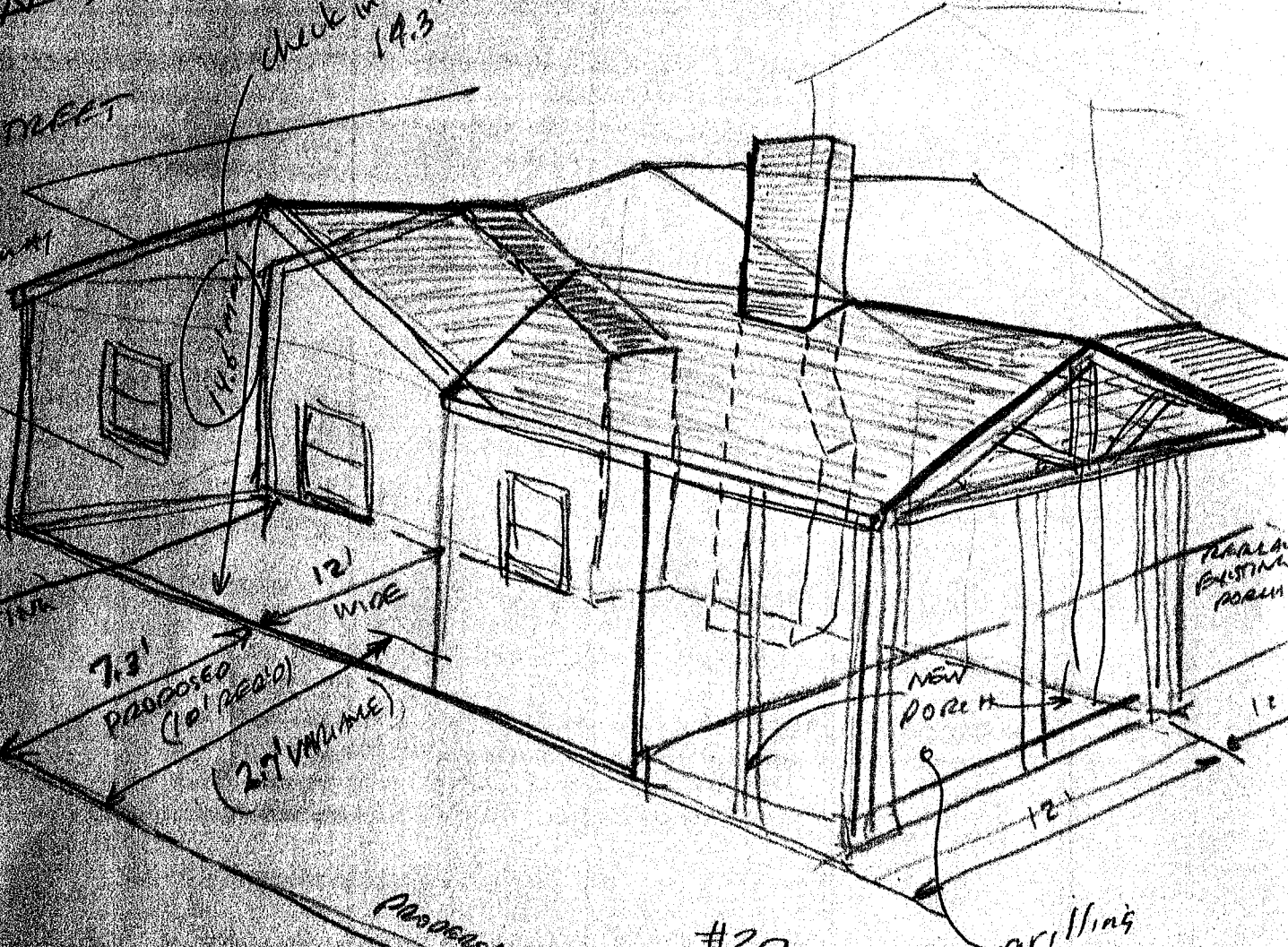
PROJECT: Consler

DATE: 7/25/2023

check in the field
14.3'



STREET



14.3'
EXISTING

7.3'
PROPOSED
(6'1" DEPTH)

12'
WIDE

(2'9" VOLUME)

NEW
POREN

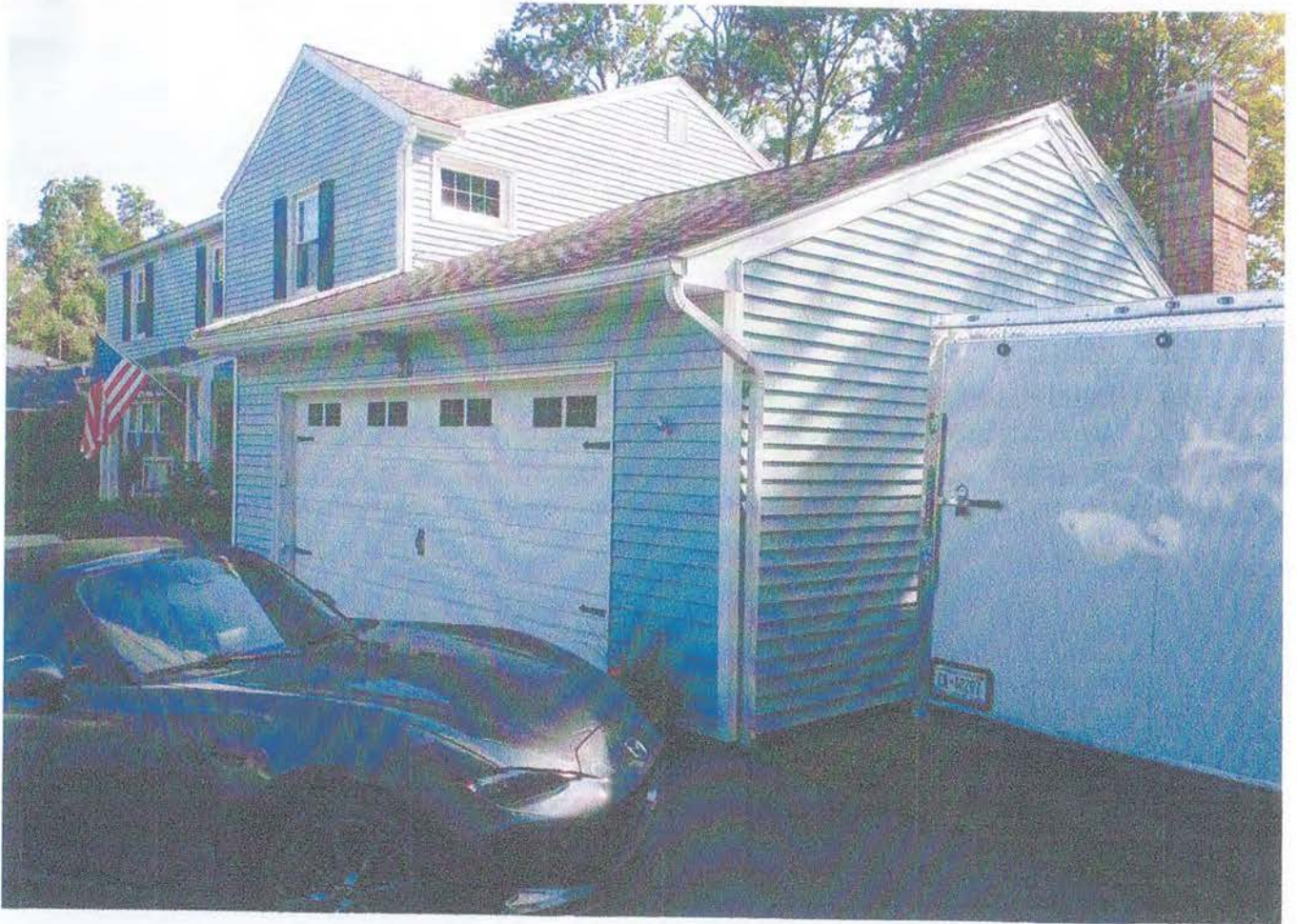
PASTORAL
EXISTING
ROOM

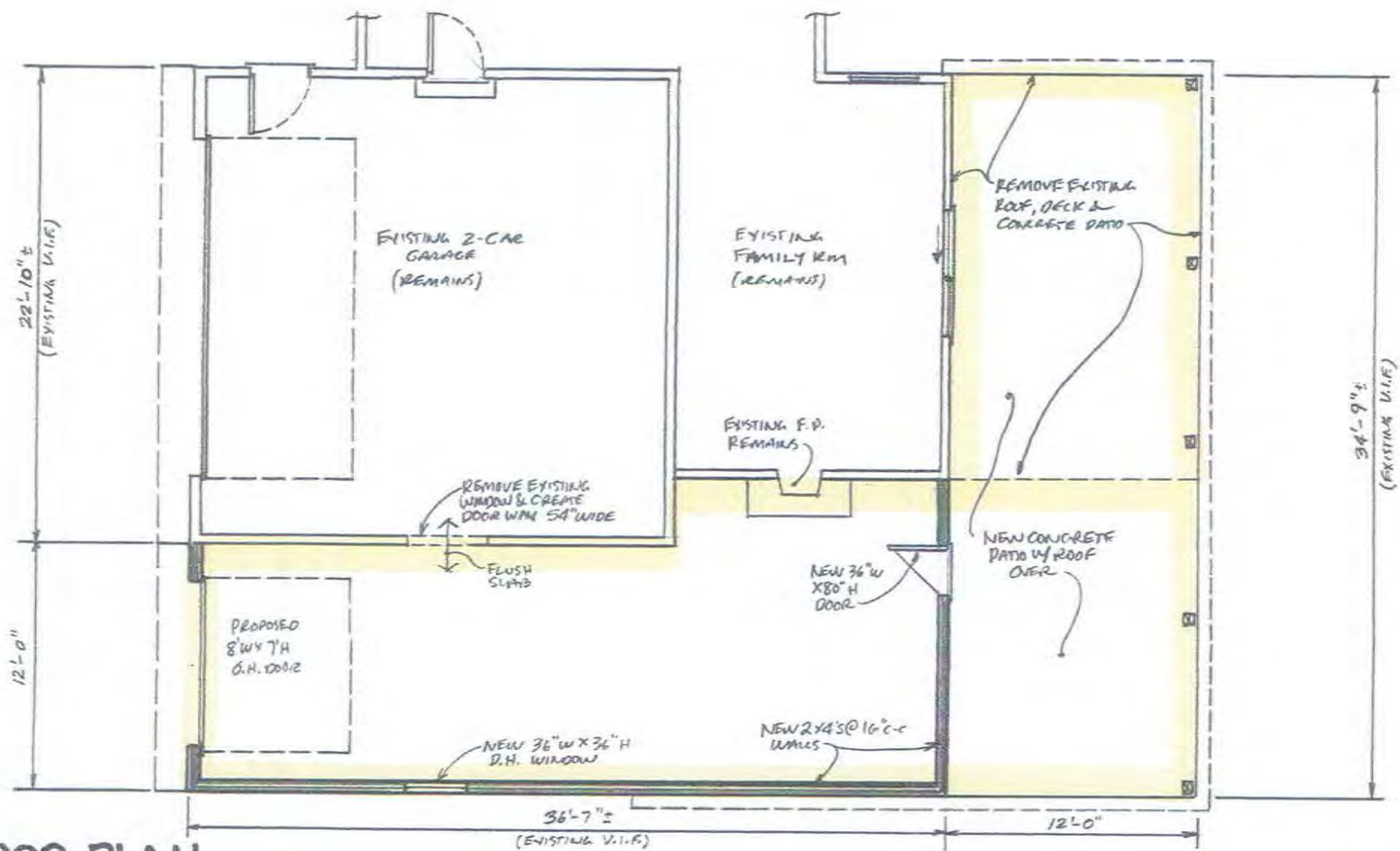
grilling
area

PROPOSED LINE 2

#20

#22
BROMLEY





FLOOR PLAN

SCALE: 3/16" = 1'-0"

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip.finley@gmail.com
 (585) 451-8538

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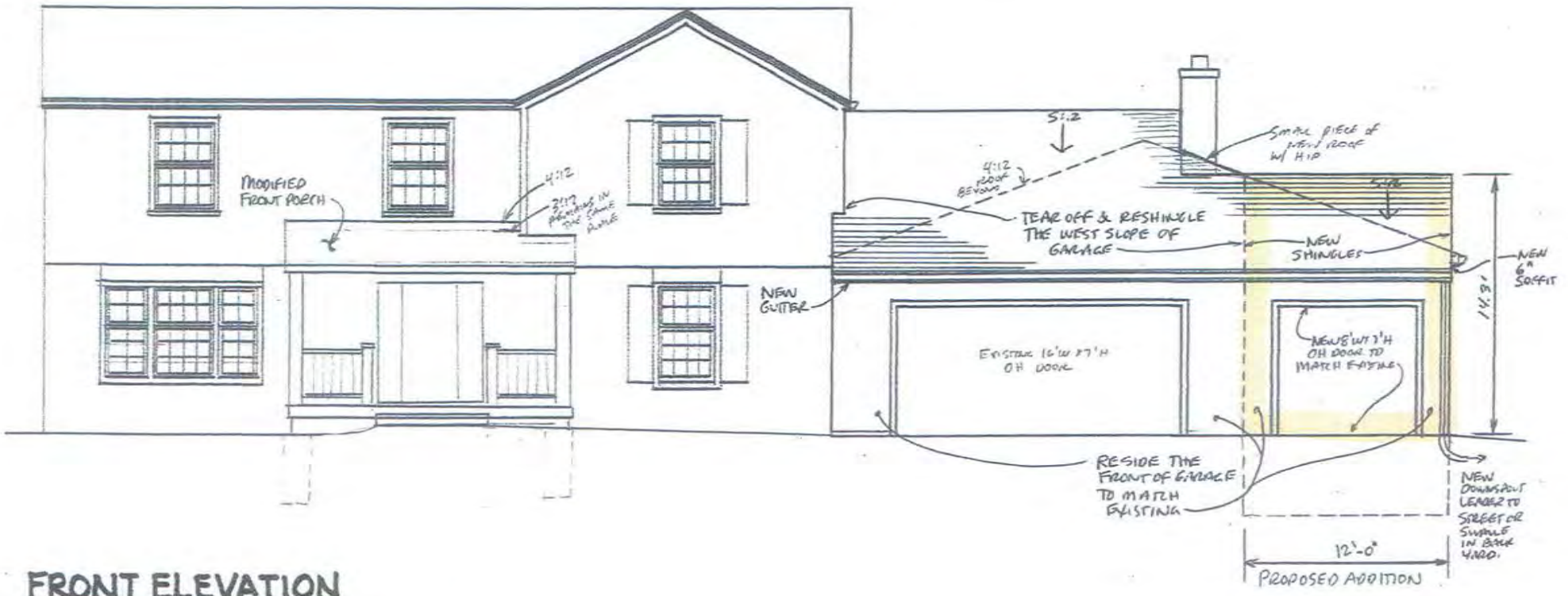
REVISIONS



**CONSLER RESIDENCE GARAGE ADDITION
 AND EXTERIOR RENOVATIONS**

20 Bromley Road
 Town of Pittsford, New York

**SHEET A-1
 CONCEPT "A"**



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Kip Finley, PE
d.b.a Victory Hill Land Company
868 Winslow Road
Churchville, NY 14428
kip_finley@gmail.com
(585) 451-6538

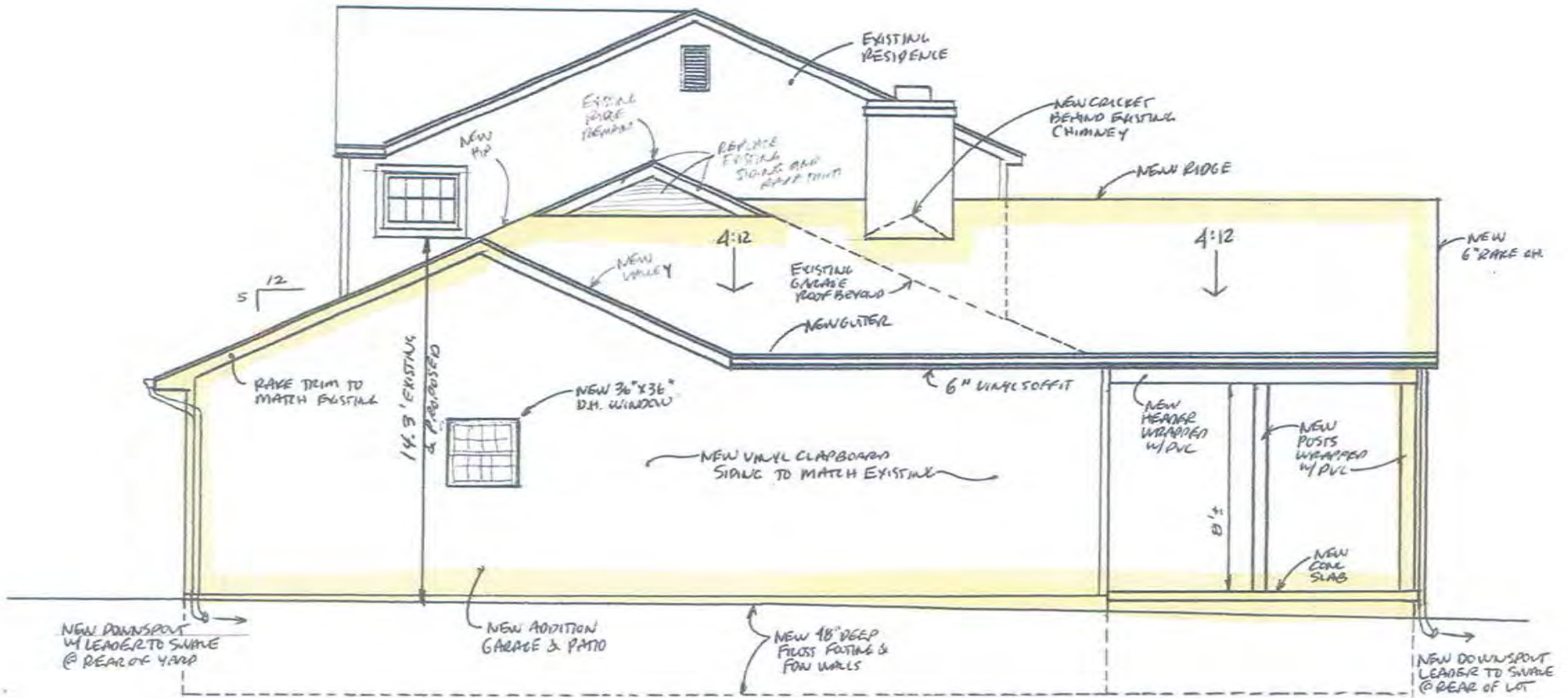
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REVISIONS



**CONSLER RESIDENCE GARAGE ADDITION
AND EXTERIOR RENOVATIONS**
20 Bromley Road
Town of Pittsford, New York

**SHEET A-2
CONCEPT "A"**



RIGHT SIDE ELEVATION

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

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip.finley@gmail.com
 (585) 451-8538

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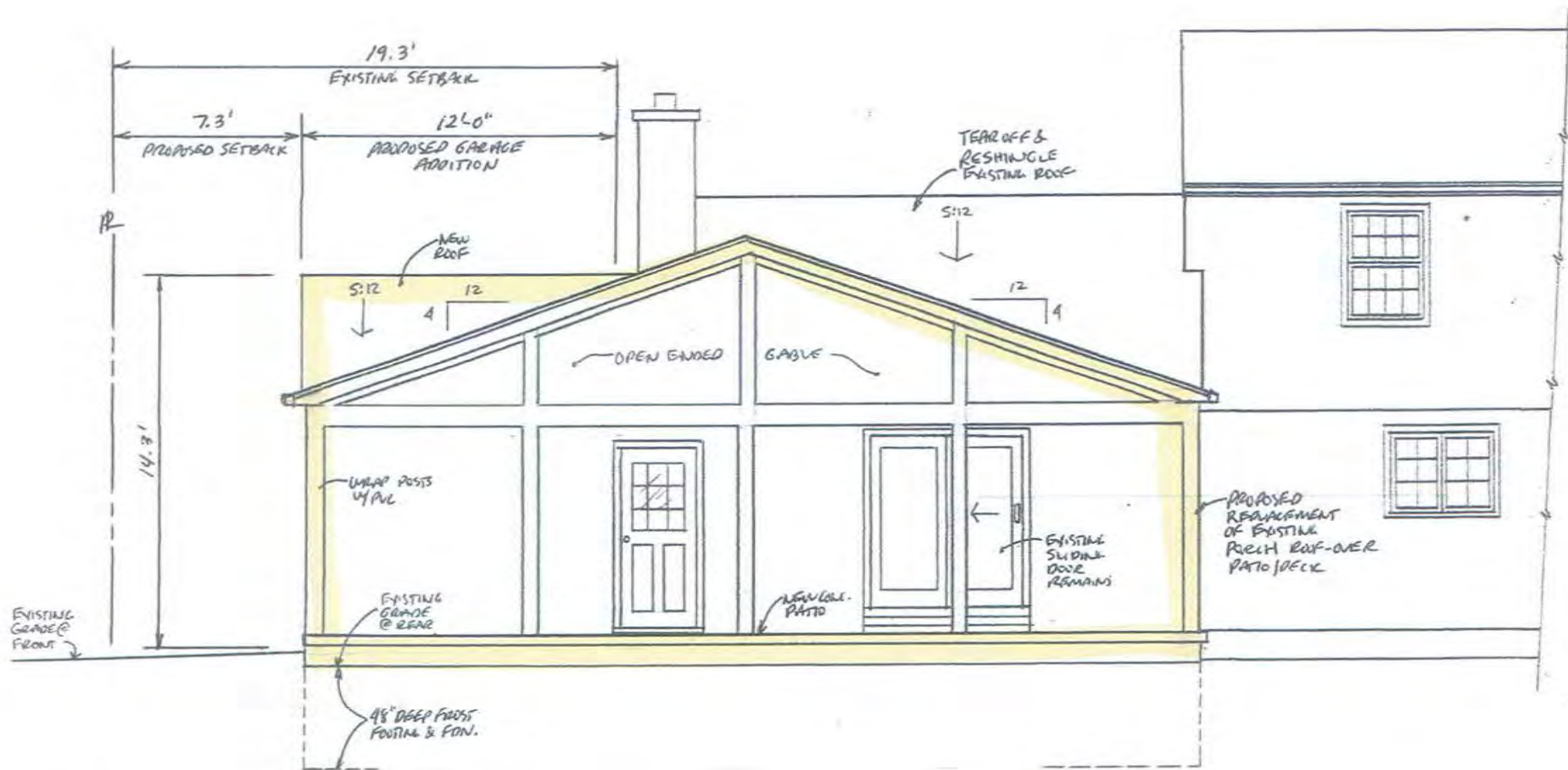
REVISIONS



CONSILER RESIDENCE GARAGE ADDITION AND EXTERIOR RENOVATIONS

20 Bromley Road
 Town of Pittsford, New York

SHEET A-3
 CONCEPT "A"



REAR ELEVATION

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

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip_finley@gmail.com
 (585) 451-6538

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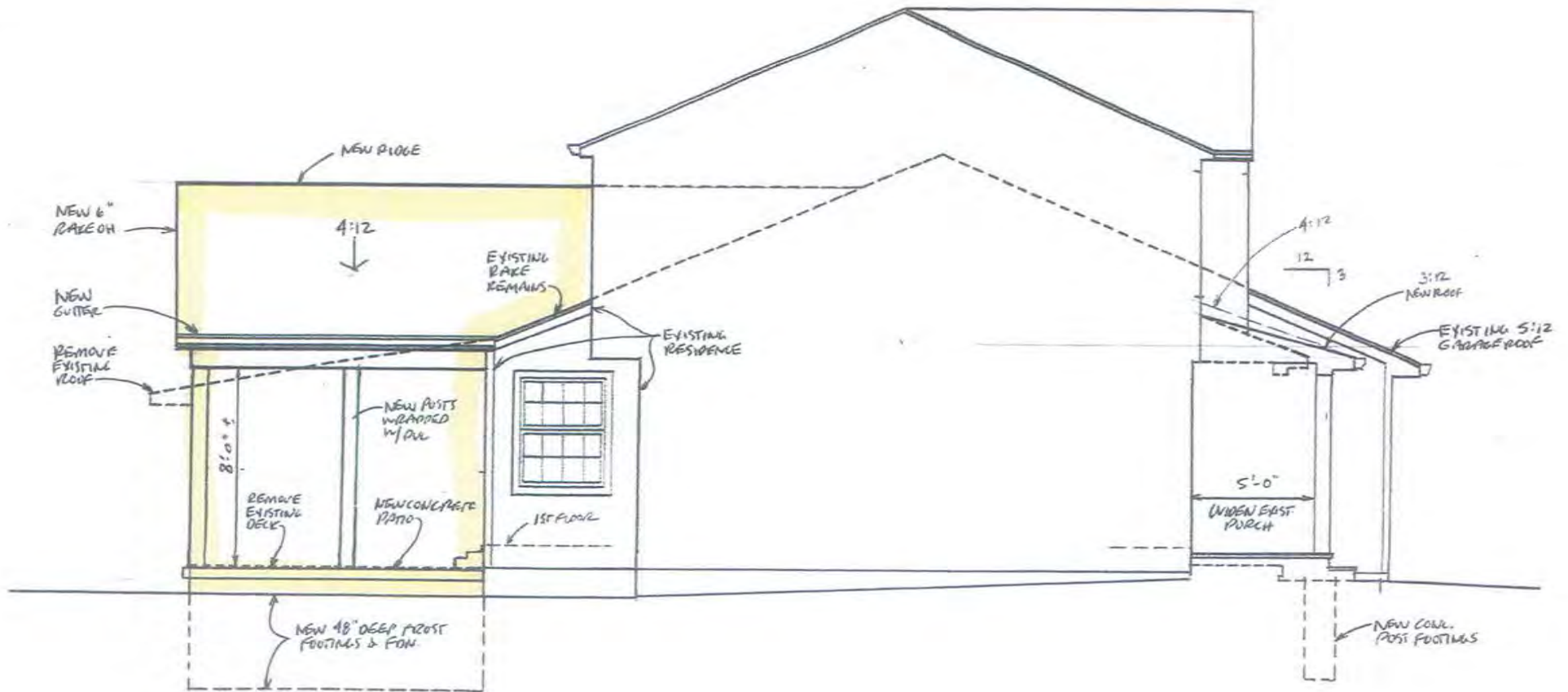
REVISIONS



CONSLER RESIDENCE GARAGE ADDITION AND EXTERIOR RENOVATIONS

20 Bromley Road
 Town of Pittsford, New York

SHEET A-4
CONCEPT "A"



LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip.finley@gmail.com
 (585) 451-6538

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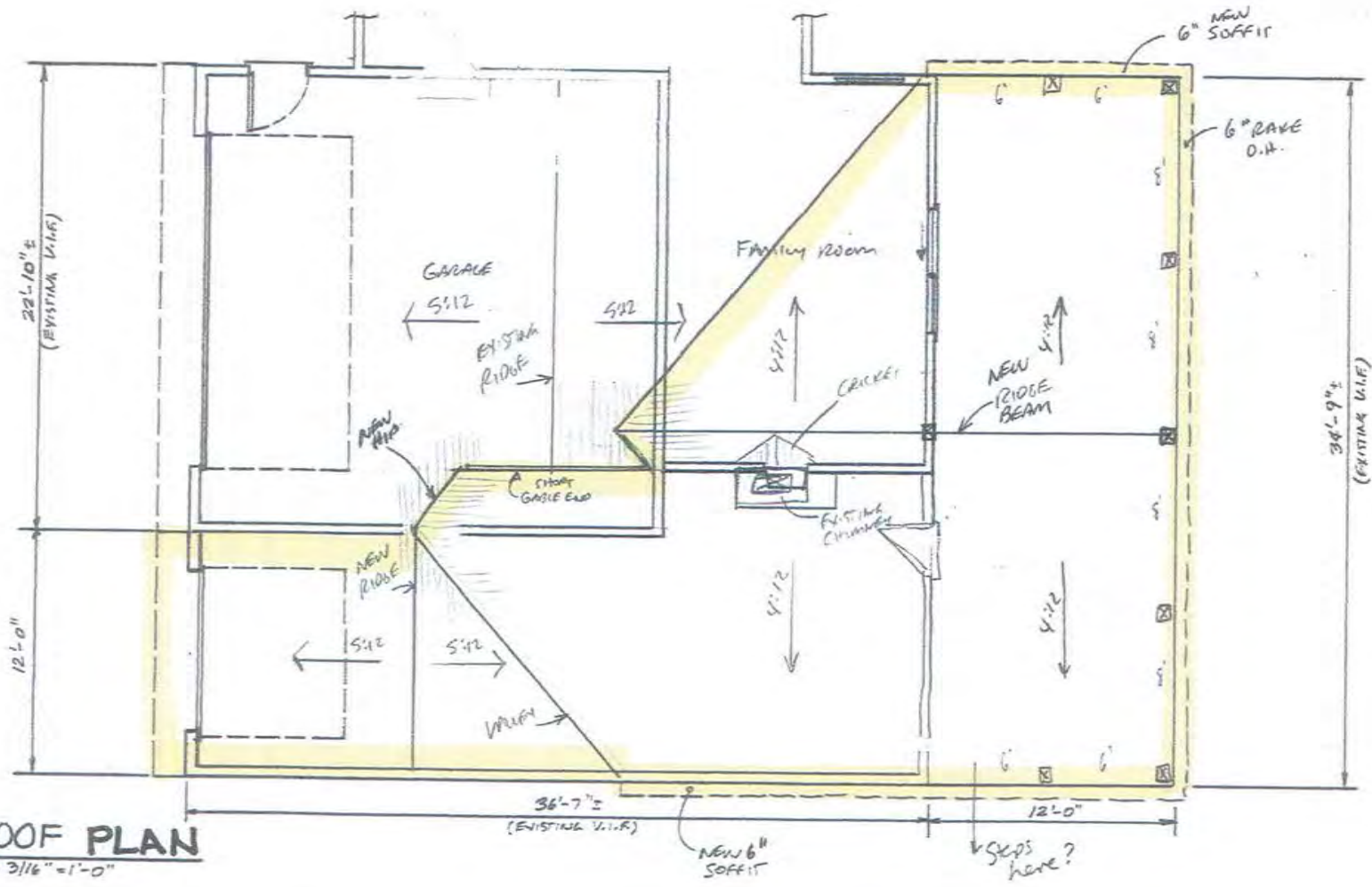
REVISIONS



**CONSLER RESIDENCE GARAGE ADDITION
 AND EXTERIOR RENOVATIONS**

20 Bromley Road
 Town of Pittsford, New York

**SHEET A-5
 CONCEPT "A"**



ROOF PLAN

SCALE: 3/16" = 1'-0"

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip.finley@gmail.com
 (585) 451-6538
 Copyright 2023: Alterations
 Permitted by Engineer Only

REVISIONS



**CONSLER RESIDENCE GARAGE ADDITION
 AND EXTERIOR RENOVATIONS**
 20 Bromley Road
 Town of Pittsford, New York
**SHEET A-6
 CONCEPT "A"**

Zoning Board of Appeals Referral Form Information

Property Address:

24 Whitestone Lane ROCHESTER, NY 14618

Property Owner:

Loosen, Sean M
24 Whitestone Ln
Rochester, NY 14618

Applicant or Agent:

Loosen, Sean M
24 Whitestone Ln
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:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	180	Size:	450	Size:	270.0

Code Section(s): Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

Staff Notes: Our Town Zoning Code specifically allows chimneys to exceed 5 feet above the roofline on primary structures, but does not include accessory structures. The height of an accessory structure shall not exceed 12 feet as measured from the average grade at the front of the accessory structure to the highest point of the structure, in this case the chimney is attached.

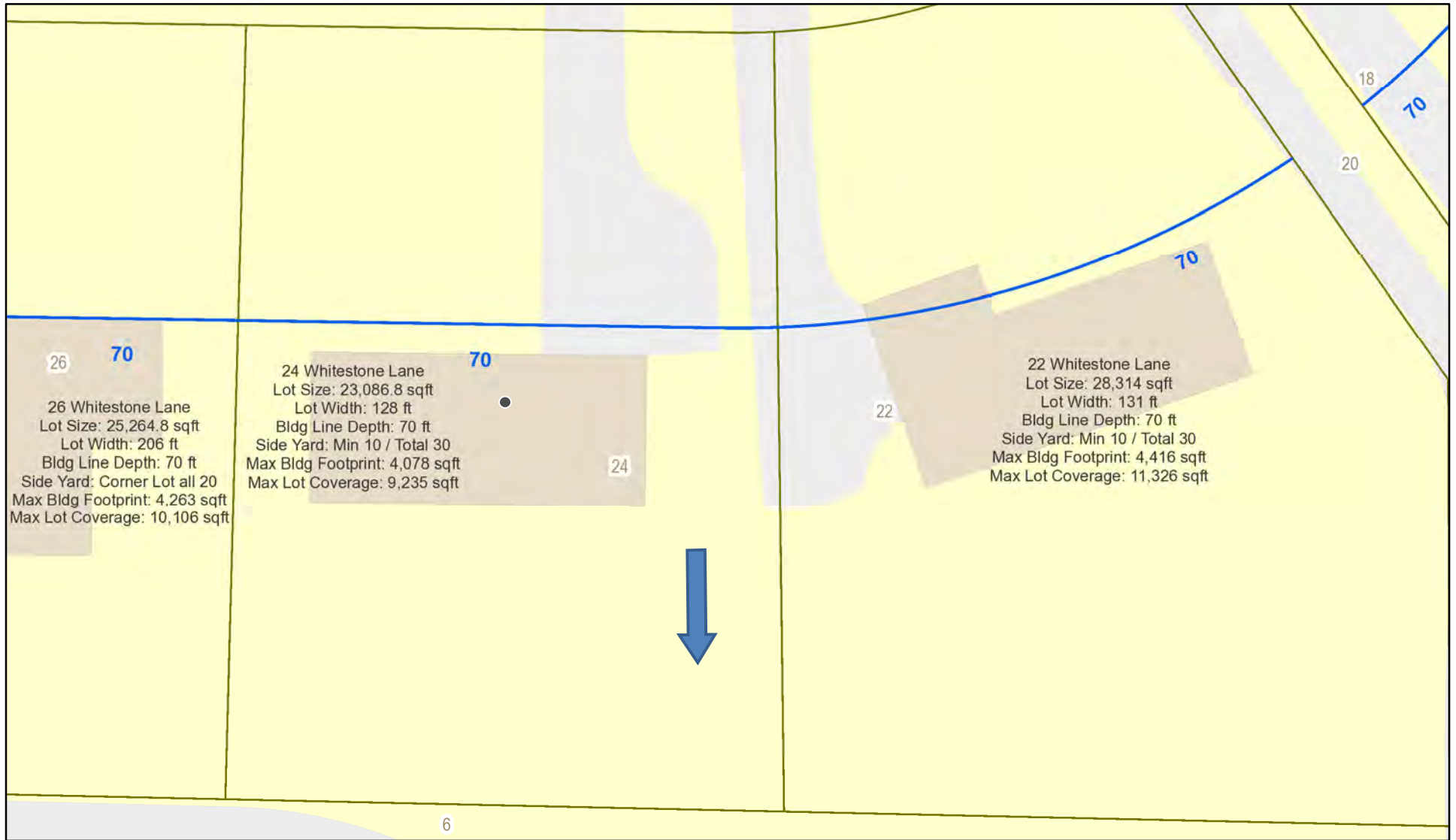
September 21, 2023

ARZ

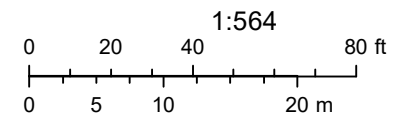
Date

April Zurowski -

RN Residential Neighborhood Zoning

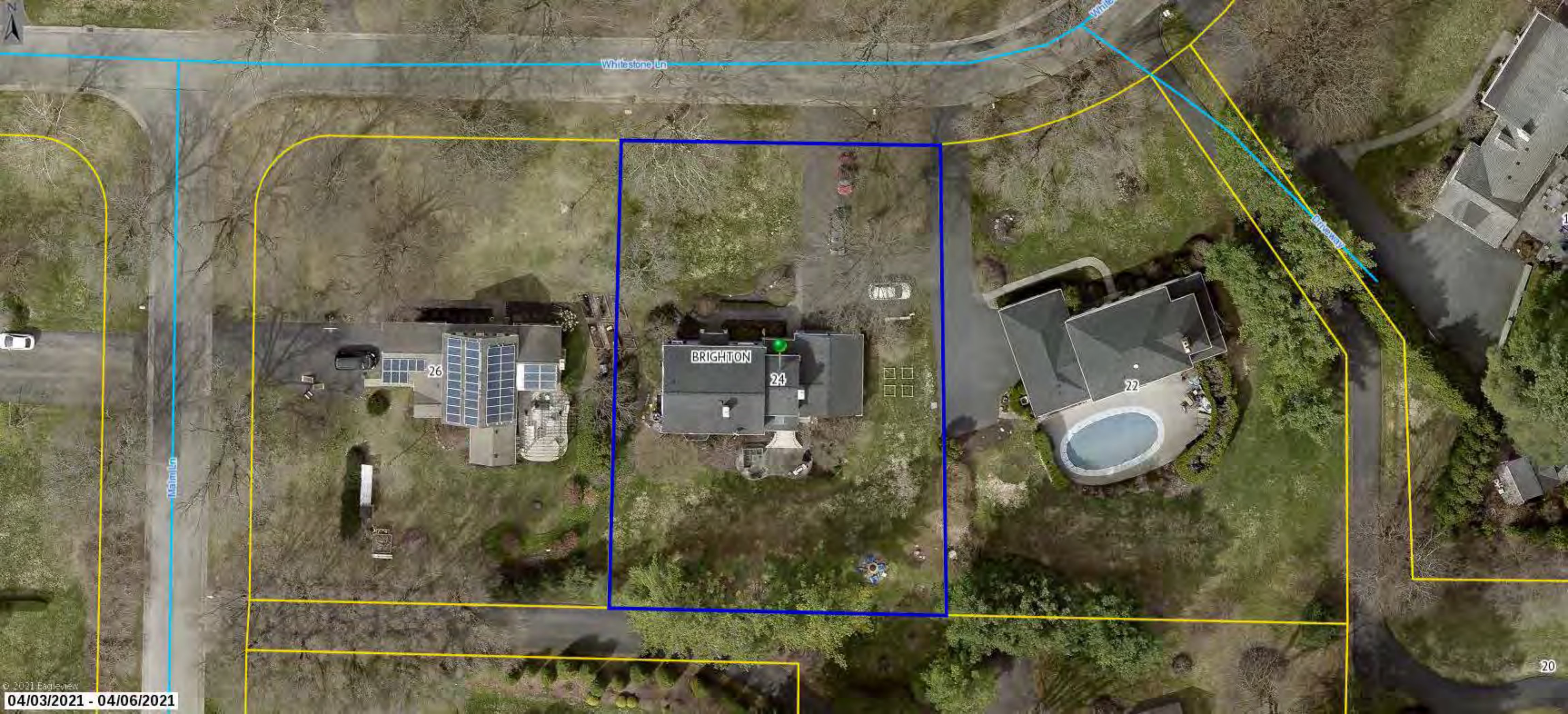


Printed September 21, 2023



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.



Whilstone Ln

Maim Ln

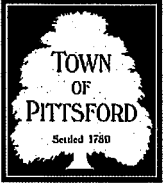
26

BRIGHTON

24

22

20



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 15, 2023 Hearing Date: October 16, 2023

Applicant: Lindsey and Sean Loosen

Address: 24 Whitestone Lane, Rochester, NY 14618

Phone: (585) 729-7754 E-Mail: lindsey.loosen@gmail.com

Agent: David Crowe

(if different than Applicant)

Address: 99 Garnsey Road

Phone: (585) 967-7780 E-Mail: dcrowe@hbcornerstone.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: Town of Pittsford Current Zoning: Residential

Tax Map Number: 137.20-2-33

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

We are requesting to add a 450 sqft roofed accessory structure to our backyard. The purpose is to provide shade and weather cover during the traditional pool season months. We are currently installing a pool in our backyard, and this space is intended to enhance our family's enjoyment of that pool as well as the entire backyard. We are a growing family of six (6) who love to entertain, and more importantly, each of our four (4) daughters regularly invite friends to come to our home, and backyard, and soon, our pool. This variance is being requested to provide the additional support and functional space which is essential to allow our growing family, and our many friends to better enjoy the pool and backyard during these outdoor summer months.

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)

9/15/23
(Date)

Matthew C. Emens

From: Loosen, Lindsey C. <lloosen@woodsoviatt.com>
Sent: Thursday, September 14, 2023 12:16 PM
To: Matthew C. Emens; David J. Crowe; Sean Loosen
Subject: RE: 24 Whitestone Lane - Loosen Residence - Pool Pavilion

Yes, we approve DJCA/HBC to act as our agent in our application for the Zoning Area Variance to the Town of Pittsford for the proposed Pool Pavilion (open air) for our home at 24 Whitestone Lane, Pittsford, NY.

Thank you,
Lindsey

Lindsey C. Loosen, Esq.
Associate

Direct Dial: 585-987-2827
Direct Fax: 585-445-2327

lloosen@woodsoviatt.com

Firm Phone: 585-987-2800
Firm Fax: 585-454-3968
woodsoviatt.com



1900 Bausch & Lomb Place, Rochester, New York 14604

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From: Matthew C. Emens <memens@HarrisBeach.com>
Sent: Thursday, September 14, 2023 12:11 PM
To: Loosen, Lindsey C. <lloosen@woodsoviatt.com>; David J. Crowe <DCrowe@HarrisBeach.com>; Sean Loosen <sloosen@pdscinc.com>
Subject: 24 Whitestone Lane - Loosen Residence - Pool Pavilion
Importance: High

EXTERNAL EMAIL

Lindsey,

We are sending this note to get your approval for DJCA/HBC to act as your agent related to the application for the Zoning Area Variance to the town of Pittsford for the proposed Pool Pavilion (open air) to your home at 24 Whitestone Lane, Pittsford, NY.

Can you please respond to this e-mail with your authorization to us to act as your authorized agent.

INSTRUMENT LOCATION MAP

SHOWING

LOT 12

OF THE

CLOVERDALE SUBDIVISION

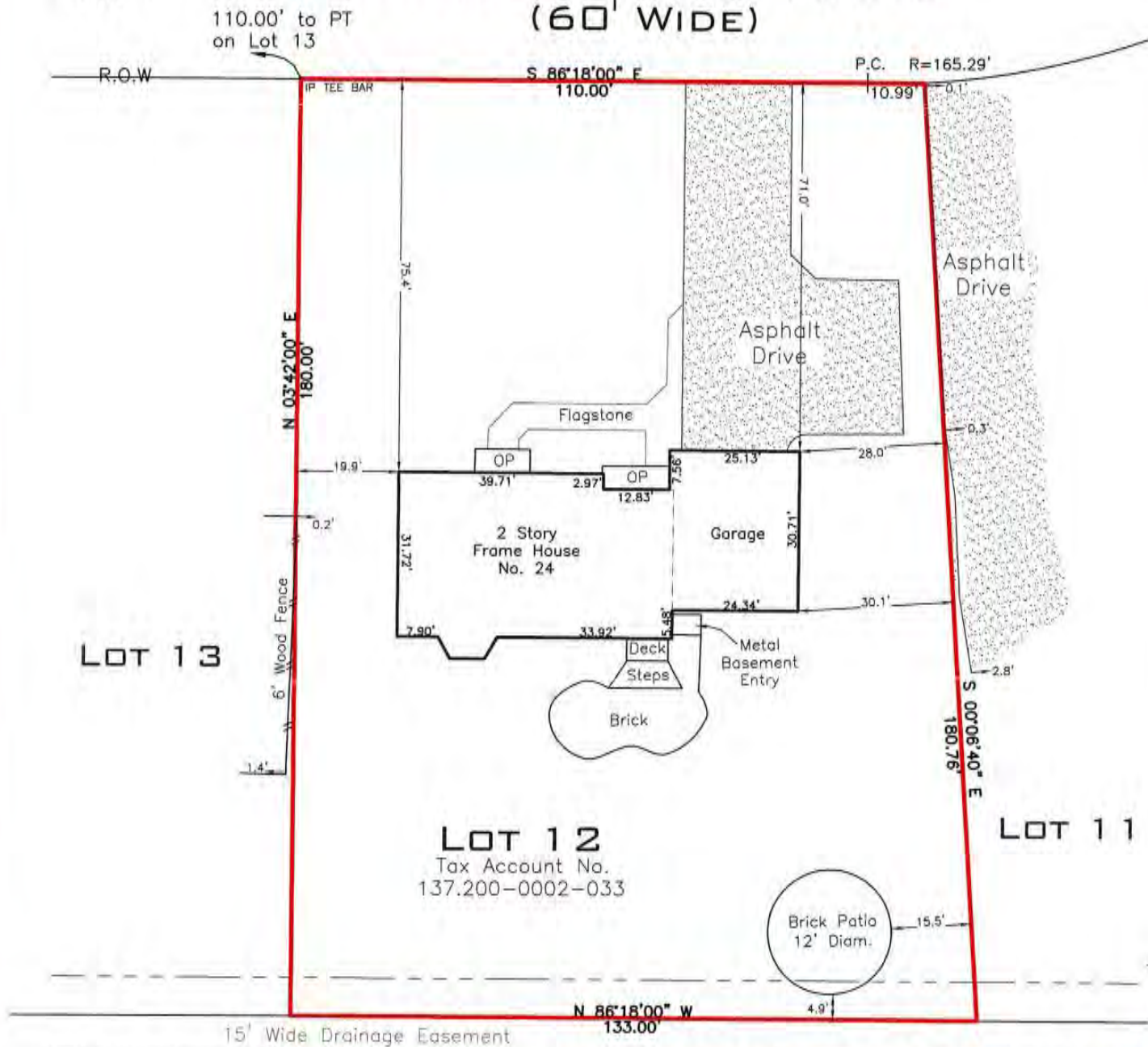
(LIBER 150 OF MAPS, PAGE 45)

~SITUATE IN:~

TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK
SCALE: 1"=30' DATED: OCTOBER 7, 2015



WHITESTONE LANE (60' WIDE)



CERTIFIED TO:

SEAN M. LOOSEN
LINDSEY LOOSEN
M&T BANK, ISADA/ATIMA
MARCHIONI & ASSOCIATES
WOODS OVIATT GILMAN LLP
STEWART TITLE INSURANCE COMPANY

REFERENCES:

- 1) TAX MAP# 137.200-2-33
- 2) STEWART TITLE INSURANCE COMPANY
ABSTRACT NO. 182924 DATED: OCTOBER 7, 2015
- 3) LIBER 150 OF MAPS, PAGE 45
- 4) LIBER 9192 OF DEEDS, PAGE 331



LANDTECH

SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
PHONE (585) 442-9902 - FAX (585) 271-3012

PROJECT NUMBER: 15553

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.



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 structure's design is consistent with the aesthetic and improvements of the neighborhood.

The neighborhood has seen a lot of positive changes to the homes in the past five (5) years and many home owners in the neighborhood are expanding their outdoor living spaces to better enjoy the precious summer months. We believe that this structure is consistent with the improvements being made in the neighborhood. The design of the pool pavilion was painstakingly configured to maximize its open and transparent appearance. As proposed, the pool pavilion consists primarily of a low pitch roof supported by 8 columns. Walls were intentionally minimized to enhance the open view. Our goal is to create an very transparent, but still covered structure which allows a clear and open view into, out of, and through it. We very much want to enhance the backyard view, not block it.

Its important to note that we love our home and neighborhood. We've lived in the neighborhood for almost nine (9) years and plan on living here indefinitely. We are very excited about the investment, development, and positive updates we see happening around us, and only want to support and continue to that trend towards a more livable and like-able outdoor neighborhood community.

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 are a family of six (6). The square footage allowed for an accessory structure is 180 square feet, which does not allow for many people to fit under the structure rain or shine. Simply put, we need a space that fits our growing family.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Substantial as we are requesting 450 square feet of outdoor space to be approved, when current zoning will allow only 180 square feet.

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 structure will be constructed within the setback and height restrictions as dictated by zoning. All drainage will be properly captured and directed, and sensitively designed landscaping will be added so that our neighbors view will be enhances, not negatively impacted. In addition, we are adding more trees around the property to support the mature aesthetic our neighborhood reflects.

We think that its important to note that we have spoken to, and reviewed the design thoroughly with all neighbors abutting our property. They have all expressed their full support in the design, and agree with the granting of the requested Area Variance. Please see their letters of support that we have submitted to you, for your review and consideration.

- **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 are requesting the approval of an accessory structure larger than what is allowed under the town code and zoning.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

24 Whitestone Lane - Loosen Residence - Pool Pavilion

(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

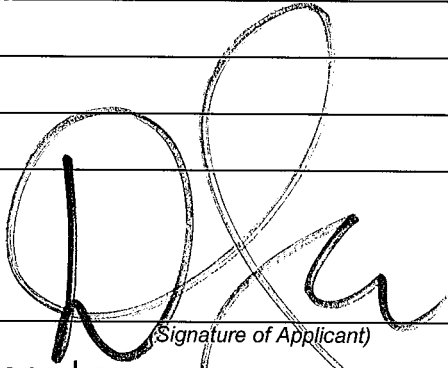
variance approval of a plat exemption from a plat or official map

...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.

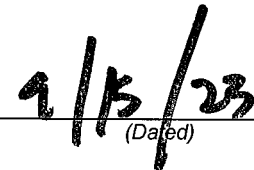
I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those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

Name(s)

Address(es)



(Signature of Applicant)



(Dated)

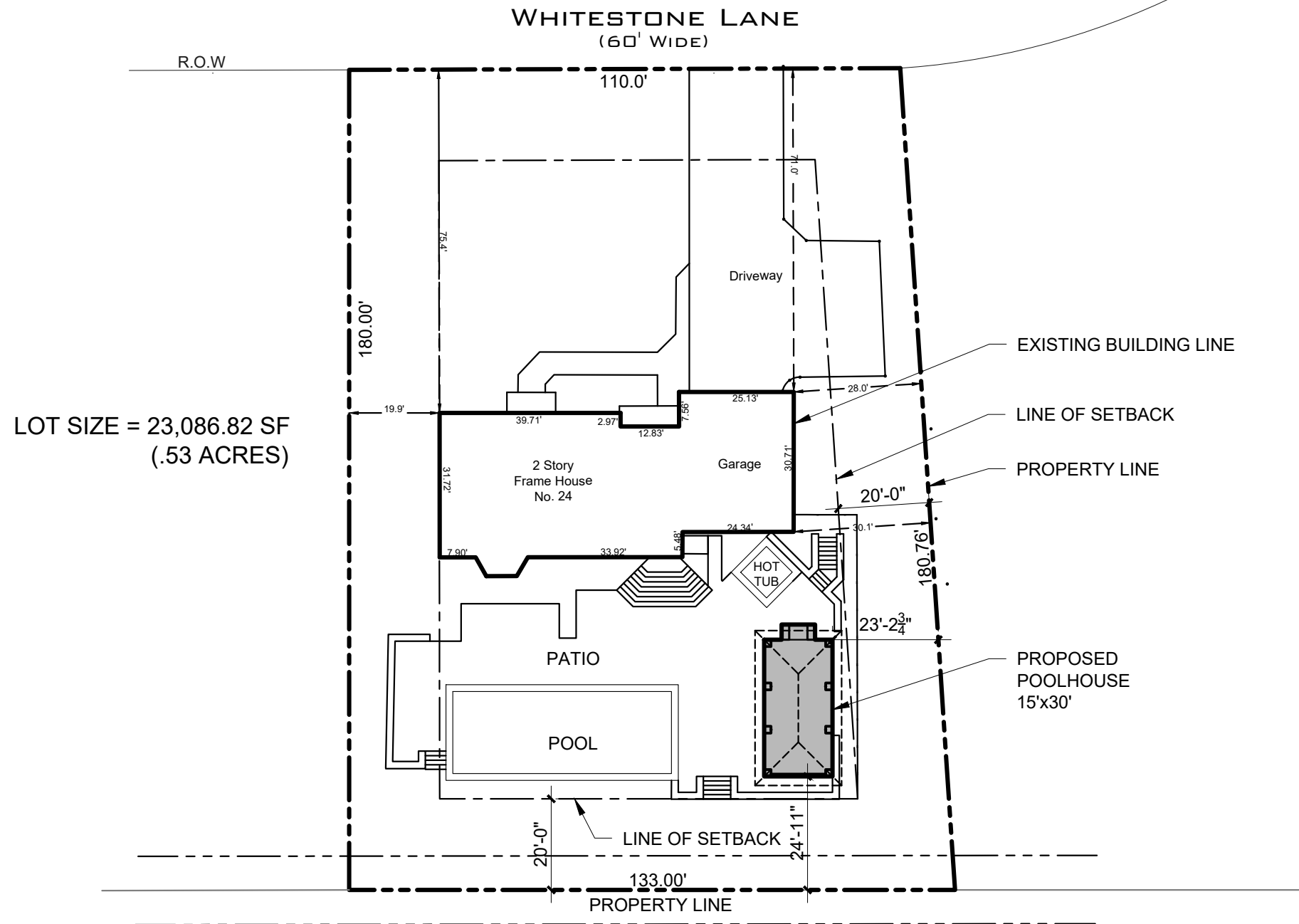
24 Whitestone Lane

(Street Address)

Rochester, NY 14618

(City/Town, State, Zip Code)

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTEINME
 FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse\Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN_m.js.dwg



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'



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DJC ARCHITECTURE

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Revisions:
 -

Progress Print
NOT FOR CONSTRUCTION

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**Architectural
 Site Plan**

Scale: 1" = 30'

Date:
 9/14/23 1:58 PM

Drawn By:

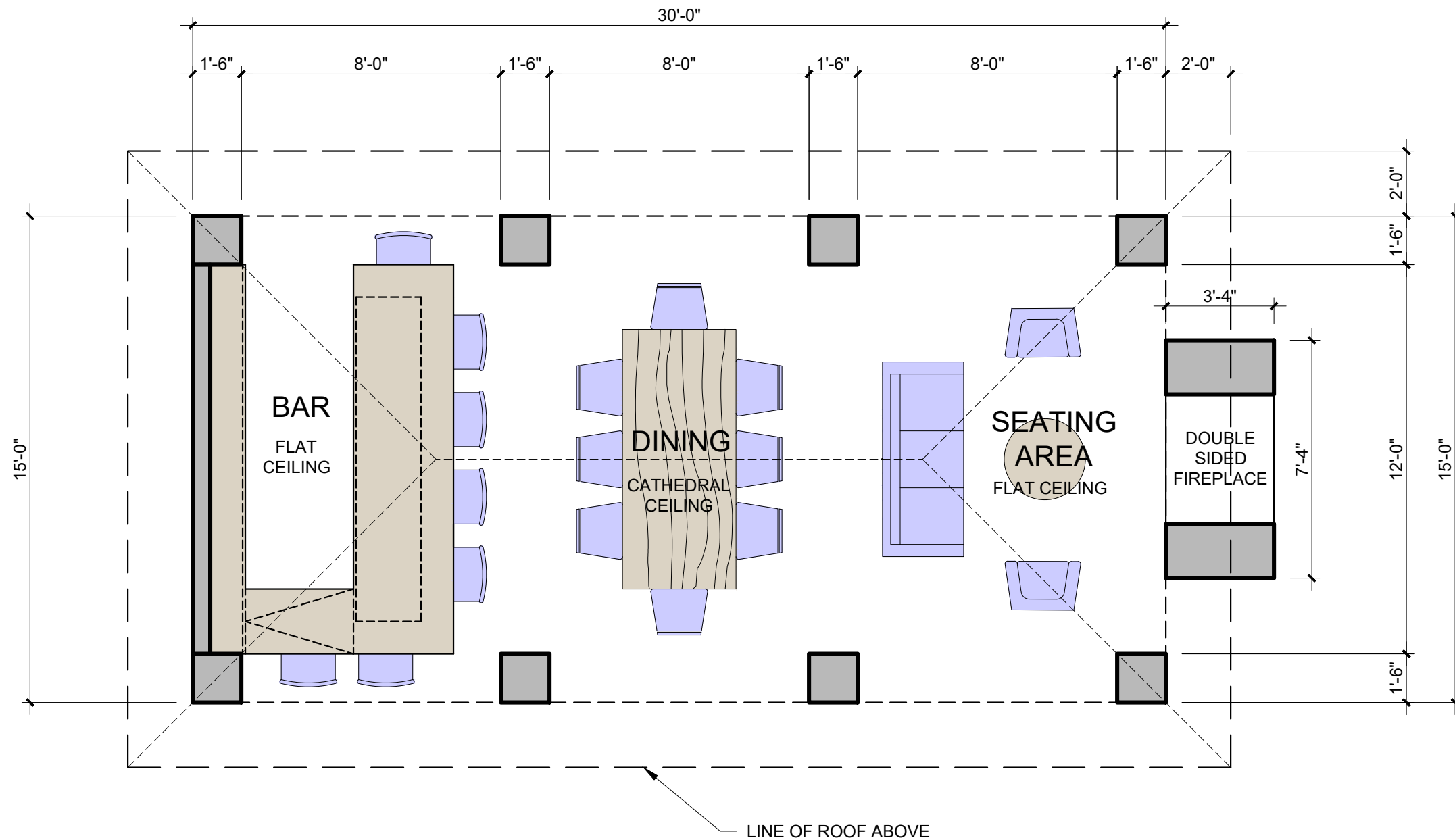
Project Name:

LOOSEN POOLHOUSE
 24 WHITESTONE LANE
 PITTSFORD, N.Y. 14618

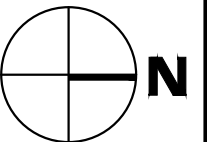
Dwg No.

A000

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FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN_r.mjs.dwg



FLOOR PLAN (15' x 30' = 450 SF)
SCALE: 1/4" = 1'-0"



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Revisions:
-

Progress Print
NOT FOR CONSTRUCTION

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

Floor Plan

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

Date:
9/14/23 1:58 PM

Drawn By:

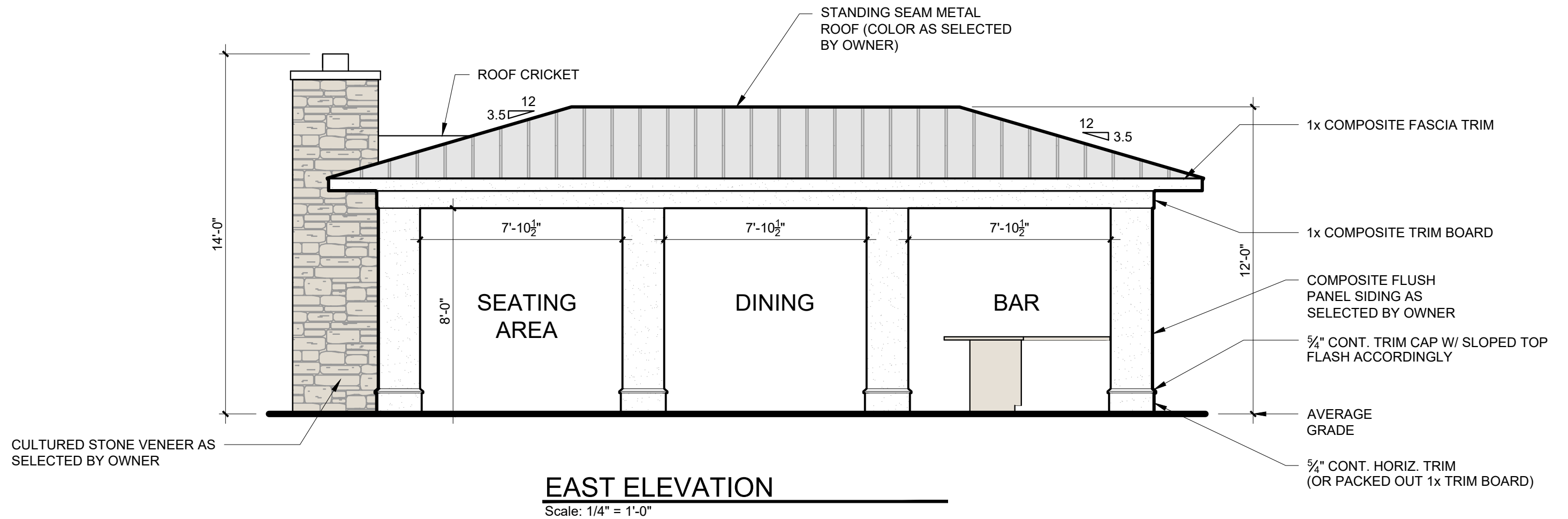
Project Name:

LOOSEN POOLHOUSE
24 WHITESTONE LANE
PITTSFORD, N.Y. 14618

Dwg No.

A100

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 www.hbcornerstone.com

DJC ARCHITECTURE
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 Pittsford, NY 14534
 585.419.8800 P + 585.419.8814 F
 www.hbcornerstone.com

Revisions:
-

Progress Print
NOT FOR CONSTRUCTION
 PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:
East Elevation

Scale: 1/4" = 1'-0"
 Date:
 9/14/23 1:58 PM
 Drawn By:

Project Name:
LOOSEN POOLHOUSE
 24 WHITESTONE LANE
 PITTSFORD, N.Y. 14618

Dwg No.
A201

September 14, 2023

Zoning Board of Appeals
Town of Pittsford
11 S. Main Street
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Poolhouse

Dear Board Members:

I am a resident of the Town of Pittsford and live at 6 Malm Lane which is located behind the Loosen's home. This letter is submitted to you in hopes to share my support of the Loosen's plans to construct their pool house on their property. I have no objection and I'm comfortable with the project. I've had the opportunity to meet with and discuss the project with the homeowners, Sean and Lindsey Loosen and my questions have been answered to my satisfaction.

Sincerely,

A handwritten signature in black ink that reads "Andrea Convery". The signature is written in a cursive style and is placed on a light-colored rectangular background.

Andrea Convery

6 Malm Lane

Rochester, NY 14618

To Whom it May Concern:

My name is Judy Ackerman. I live at 22 Whitestone Lane in the town of Pittsford. My next door neighbors, at 24 Whitestone Lane, are Sean and Lindsay Loosen and their four beautiful daughters.

I was asked to write a note of support for the Loosen's plan to renovate their home, specifically regarding the wonderfully and tastefully designed pool house addition to their property. Not only adding value to their home, but to the neighborhood as a whole. The Loosen's have my full support for the construction of a pool house. I have absolutely no objection to their proposal and ask that the Town of Pittsford grant the variance

On a personal note I am truly blessed to have this lovely family next door. They are proud homeowners, very friendly, always helpful and a joy to know.

If you have any questions please contact me at, 585- 442-0597.

Thank you in advance for your time and consideration on this matter.

Regards,

A handwritten signature in cursive script that reads "Judith R. Ackerman". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Judith Ackerman

September 14, 2023

Zoning Board of Appeals
Town of Pittsford
11 S. Main Street
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Pool House

Dear Board Members:

We are residents of the Town of Pittsford and live directly to the north of the Loosen's home at 25 Whitestone Lane. This letter is submitted to you to state that we support the Loosen's plans to construct a pool house on their property. We've had a chance to review the plans for the pool house and we think the design is consistent with the look and feel of our neighborhood. We've had all of our questions answered by the homeowners, Sean and Lindsey Loosen, and we believe this project will be a positive improvement to the neighborhood. We have no objection with their project and support the Town granting their area variance request.

Sincerely,


Frank and Becky Pecora

September 14, 2023

Zoning Board of Appeals
Town of Pittsford
11 S. Main Street
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Pool House

Dear Board Members:

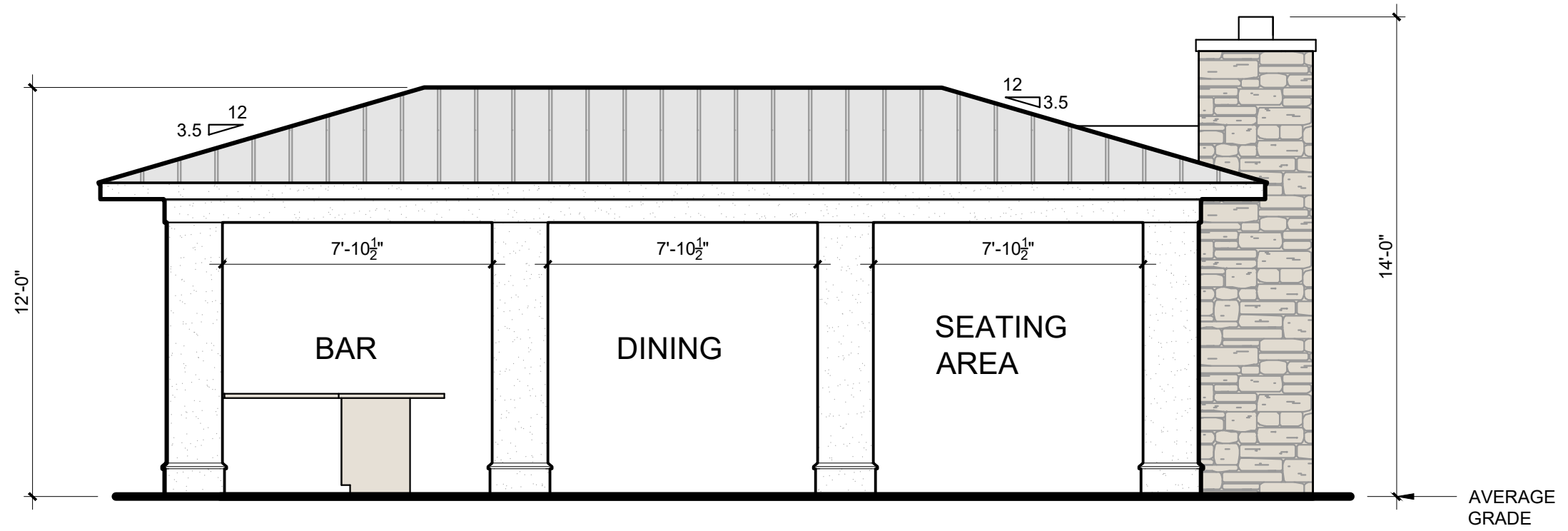
We are residents of the Town of Pittsford and live directly to the west of the Loosen's home at 26 Whitestone Lane. This letter is submitted to you to state that we support the Loosen's plans to construct a pool house on their property. The Loosen's have always taken great care of their property and support the look and feel of our neighborhood. We've had a chance to review the plans for the pool house and we've had our questions answered to our satisfaction by the homeowners, Sean and Lindsey Loosen. We have no objection with their project and support the Town granting their area variance request.

Sincerely,

Camille and Darren Houpt

The image shows two handwritten signatures in black ink. The top signature is written in a cursive style and appears to read 'Camille Houpt'. Below it is a second signature, also in cursive, which appears to read 'Darren Houpt'. The signatures are positioned to the left of the typed name 'Camille and Darren Houpt'.

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTENME
 FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse\Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN_r.mjs.dwg



WEST ELEVATION

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

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Revisions:
 -

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PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

West Elevation

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

Date:
 9/14/23 1:58 PM

Drawn By:

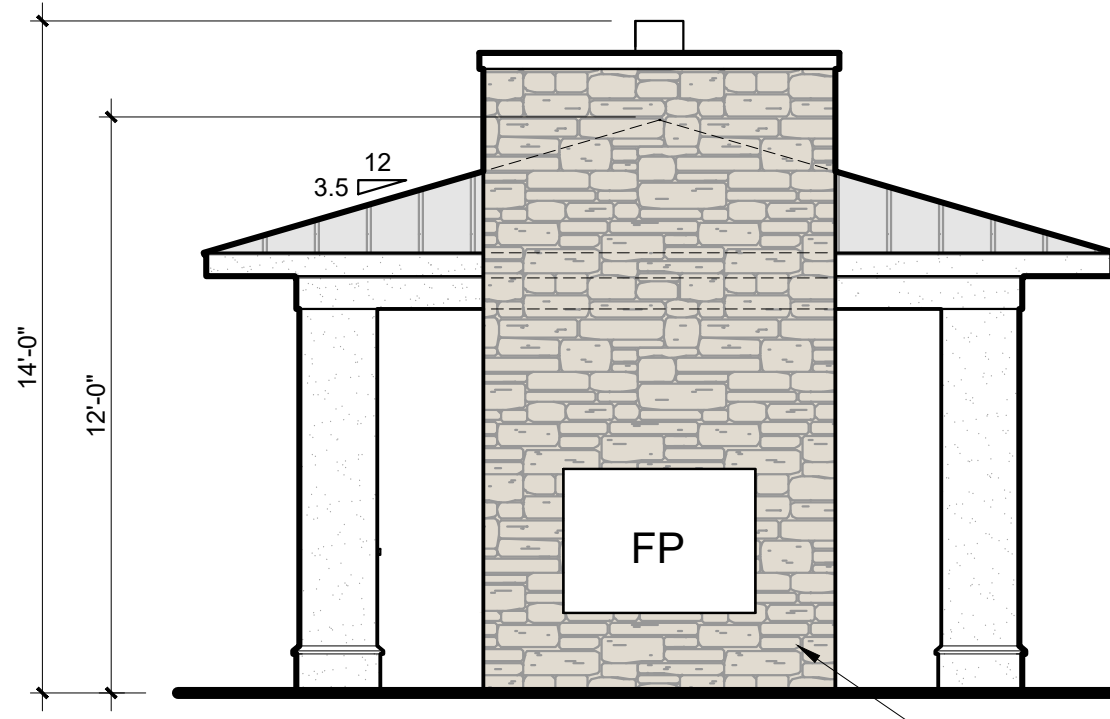
Project Name:

LOOSEN POOLHOUSE
 24 WHITESTONE LANE
 PITTSFORD, N.Y. 14618

Dwg No.

A202

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTEINME
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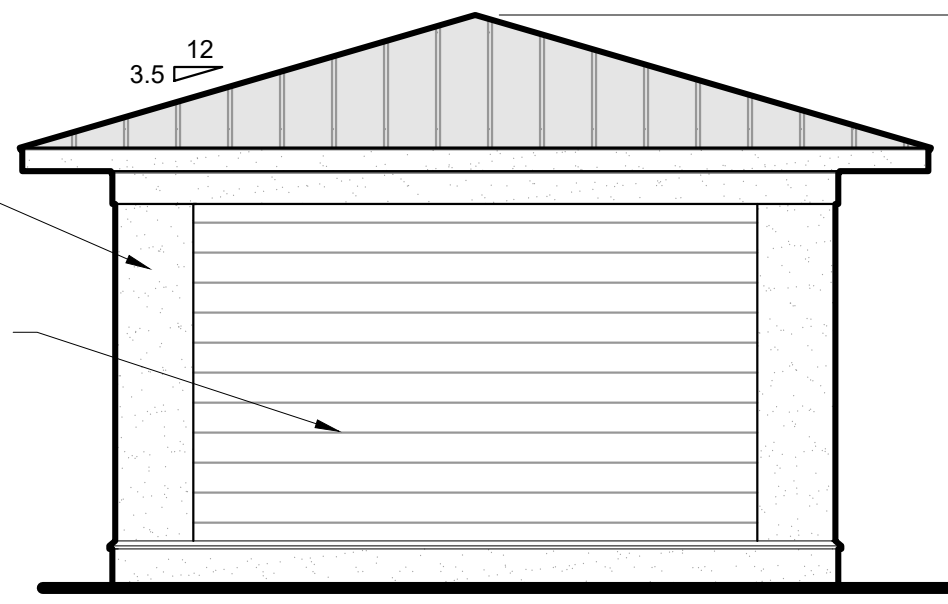
NORTH ELEVATION

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

COMPOSITE FLUSH
PANEL SIDING AS
SELECTED BY OWNER

HORZ. SIDING AS SELECTED
BY OWNER

AVERAGE
GRADE
CULTURED STONE VENEER AS
SELECTED BY OWNER



SOUTH ELEVATION

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

AVERAGE
GRADE

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Revisions:
-

Progress Print
NOT FOR CONSTRUCTION

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**North & South
Elevations**

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

Date:
9/14/23 1:58 PM

Drawn By:

Project Name:

LOOSEN POOLHOUSE
24 WHITESTONE LANE
PITTSFORD, N.Y. 14618

Dwg No.

A200

Zoning Board of Appeals Referral Form Information

Property Address:
800 Allens Creek Road ROCHESTER, NY 14618

Property Owner:
DiCesare, Brandon
800 Allens Creek Rd
Rochester, NY 14618

Applicant or Agent:
DiCesare, Brandon
800 Allens Creek Rd
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:	10	Right Lot Line:	9.4	Right Lot Line:	0.6
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an attached shed within the side setback. This property is zoned Residential Neighborhood (RN).

Staff Notes: Code Enforcement Officers at the Town were notified that this project was under construction without a permit. Upon investigation, the attached shed is located 0.6 feet into the side setback.

October 24, 2023

ARZ

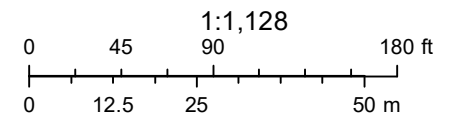
Date

April Zurowski -

RN Residential Neighborhood Zoning



Printed October 24, 2023



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.



PITTSFORD

800

858

840

810

885

835

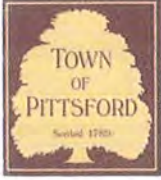
825

780

809

Allens Creek Rd

Allens Creek Rd



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 21, 2023 Hearing Date: November 20, 2023

Applicant: Brandon DiCesare

Address: 800 Allens Creek Rd. Rochester, NY 14618

Phone: (716) 983-3203 E-Mail: bdicesare@optimabenefitsgroup.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____



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

Property Location: _____ Current Zoning: _____

Tax Map Number: _____

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

We are looking to add a shed to the side of our garage that is 12x20. This structure is for storage and will not have any access to the residence and will be using the exterior wall of the gargage to enclose the structure. The shed will leave 9feet 5inches from the property line. The other side of the property provides 29feet 8inches of clearance. So in total the property will have 39 feet 1 inch.

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)

9/21/23
(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:

There is also ready mature growth of trees lining the property between the neighbor and our home. There visual we essentially be unchanged as they were already looking at the side of the garage. This will not affect any visuals as it relates to anyone else as the property is set far back from the road and there are no backyard neighbors that would be affected.

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 unfortunately miscalculated the size of the structure needed in order to remain within the 10feet requirement. We have already poured the concrete pad and have erected a portion of the structure. We did think we had enough clearance but after reviewing the survey we were off by roughly 7.2 inches.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

I feel the area is very minimal at 7.2 inches. As the survey says the property line from the corner of the back of the house is 21.4, and the structure is 12 feet which means we are past code by the .6. Assuming the .40 is 40% of 12 and not 4 inches.

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:

This a simple structure just for storage purposes that will essentially have the same look as the current exterior structure. There will be no effect to anyone as there are mature trees dividing the properties.

- **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, unfortunately we did not review the survey map prior nor think this would be an issue as it was just a storage shed.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

800 Allens Creek Storage Shed

(Project Name)

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

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

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

change of zoning special permit building permit permit amendment

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

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

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

Name(s)

Address(es)



(Signature of Applicant)

September 21, 2023

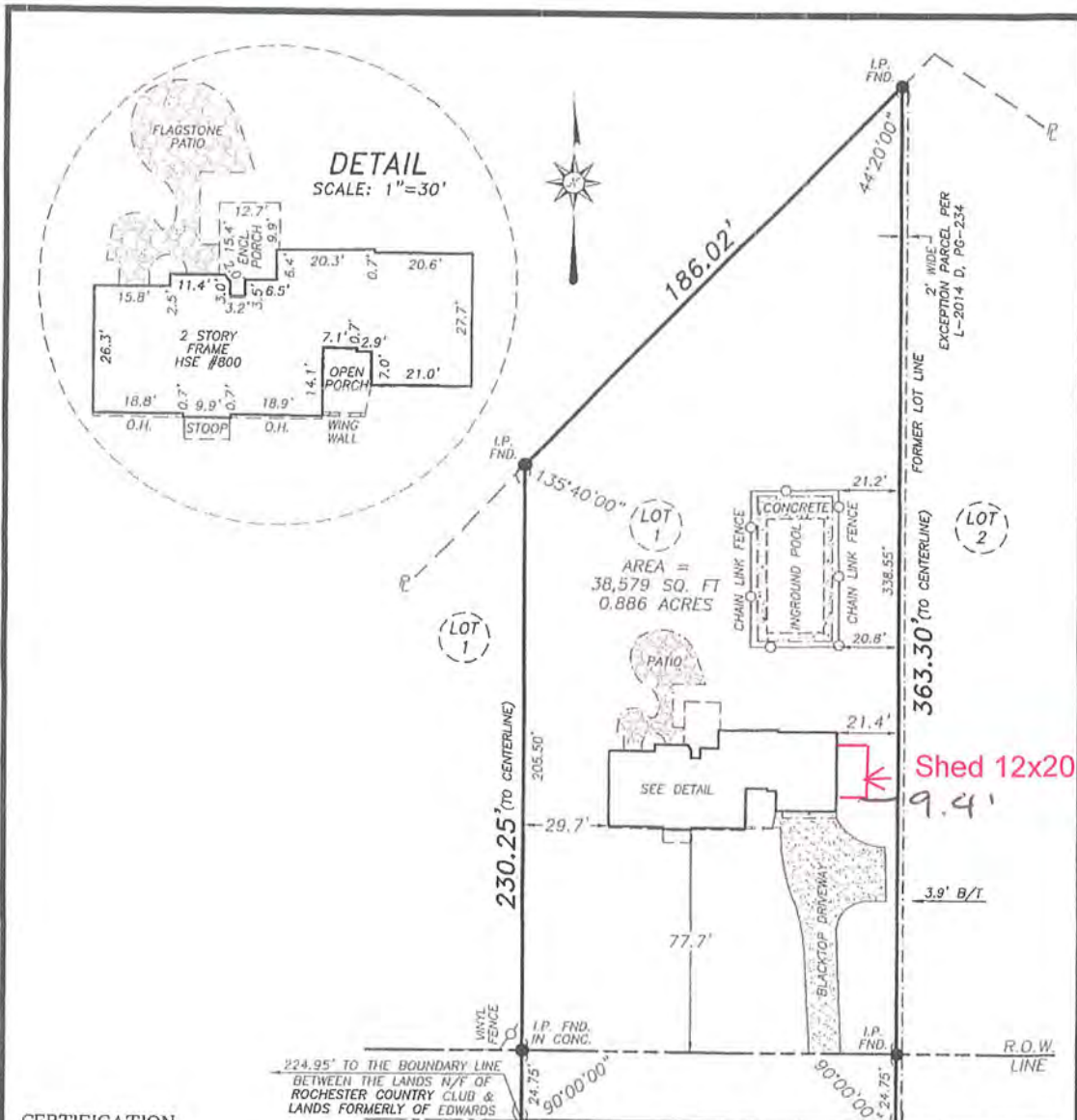
(Dated)

800 Allens Creek Rd.

(Street Address)

Rochester, NY 14618

(City/Town, State, Zip Code)



CERTIFICATION:

I, ANDREW M. HODGE, HEREBY CERTIFY TO:

- STEVE BUTCHER, SR., ESQ.
- FIRST AMERICAN TITLE INSURANCE COMPANY
- CNB MORTGAGE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
- GALLO & TACOVANGILO, LLP
- BRANDON DICESARE & KRISTEN DICESARE
- PAUL WHITTAKER BURBANK, ESQ.

THAT THIS MAP WAS MADE JULY 8, 2015 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JULY 11, 2015 AND REFERENCES LISTED HEREON.

(Signature)
N.Y.S.P.L.S. No. 50619 DATE

(49.5' WIDE R.O.W.)
ALLENS CREEK ROAD

REFERENCES:

- 1.) LIBER 39 OF MAPS, PAGE 9.
- 2.) LIBER 4604 OF DEEDS, PAGE 261.
- 3.) ABSTRACT OF TITLE No. 181917 (STEWART TITLE).
- 4.) EXCEPTION PARCEL PER LIBER 2026 OF DEEDS, PAGE 284.

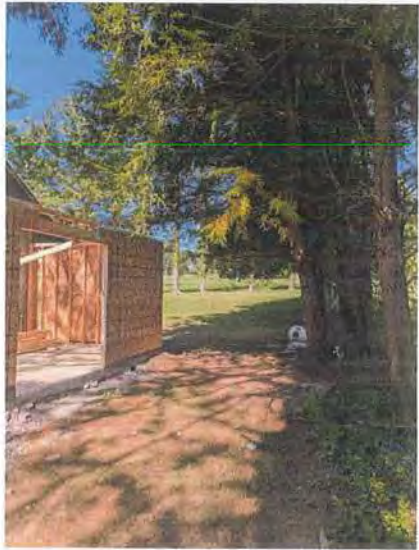
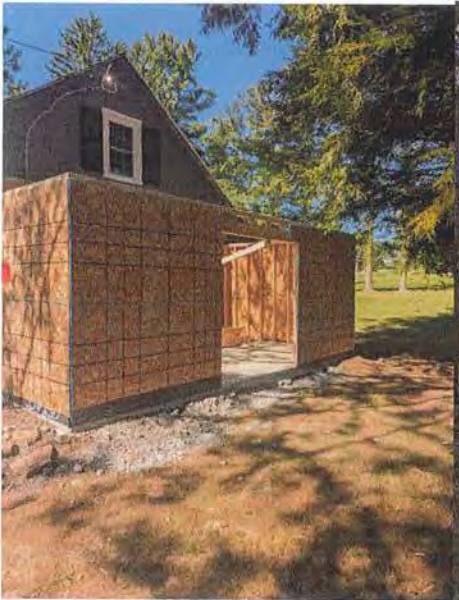
- NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

TITLE:
INSTRUMENT SURVEY MAP
800 ALLENS CREEK ROAD
BEING PART OF LOT No. 1 OF M.G. LYNN'S SUBDIVISION,
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

*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 red ink seal shall be considered to be valid true copies.
*Certifications indicated hereon signify that this survey was prepared in accordance with the adopting 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 client's 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.

TRIPLE POINT LAND SURVEYING, LLC.
16 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
PHONE (585) 263-9950
FAX (585) 263-3591
TRIPLEPOINTSURVEYING@YAHOO.COM

SCALE: 1" = 50'	TAX ACCOUNT: 138.13-1-41	JOB NO.:	DATE:
		0835-15	JULY 8, 2015



Zoning Board of Appeals Referral Form Information

Property Address:

9 Vincent Drive PITTSFORD, NY 14534

Property Owner:

Howland, Keith C
9 Vincent Dr
Pittsford, NY 14534

Applicant or Agent:

Howland, Keith C
9 Vincent 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:	50	Front Setback:	41.4	Front Setback:	8.8
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): Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition and covered porch past the building line. This property is zoned Residential Neighborhood (RN).

Staff Notes: The applicant is requesting two separate additions (a covered porch and enclosed addition) which will both sit 8.8 feet past the building line. The applicant noted a "2.6-foot variance" for the porch in their application, but this is incorrect. The "facade area" referenced, which would allow for a 6-foot porch addition, is an "expemption" to the building line, therefore both the porch and enclosed addition are requesting an 8.8-foot variance.

October 24, 2023

ARZ

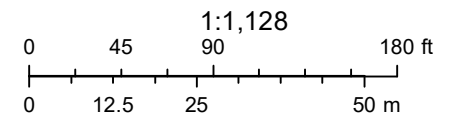
Date

April Zurowski -

RN Residential Neighborhood Zoning



Printed October 24, 2023



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.



Vincent Dr

PITTSFORD

17

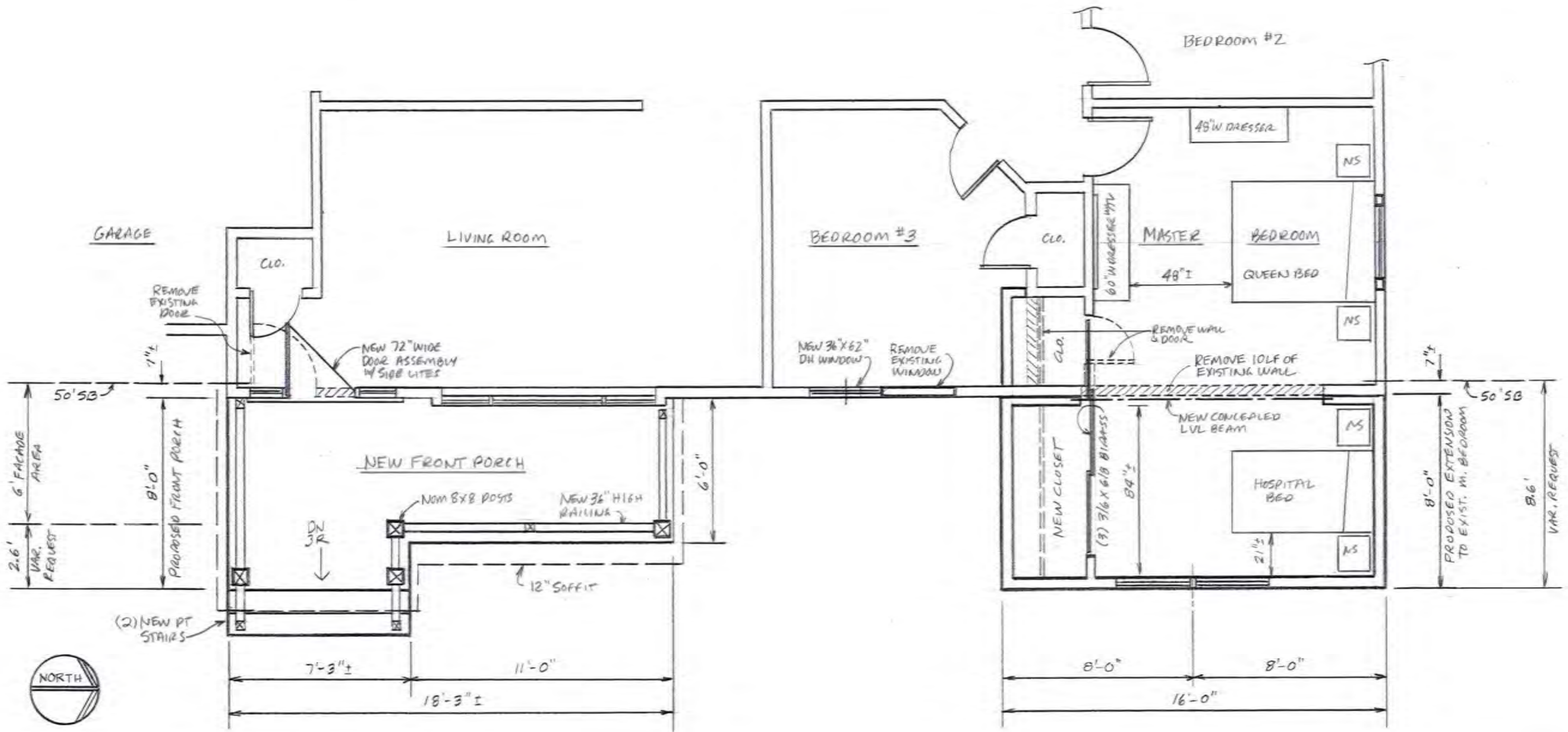
5

15

4

6

16



PLAN

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

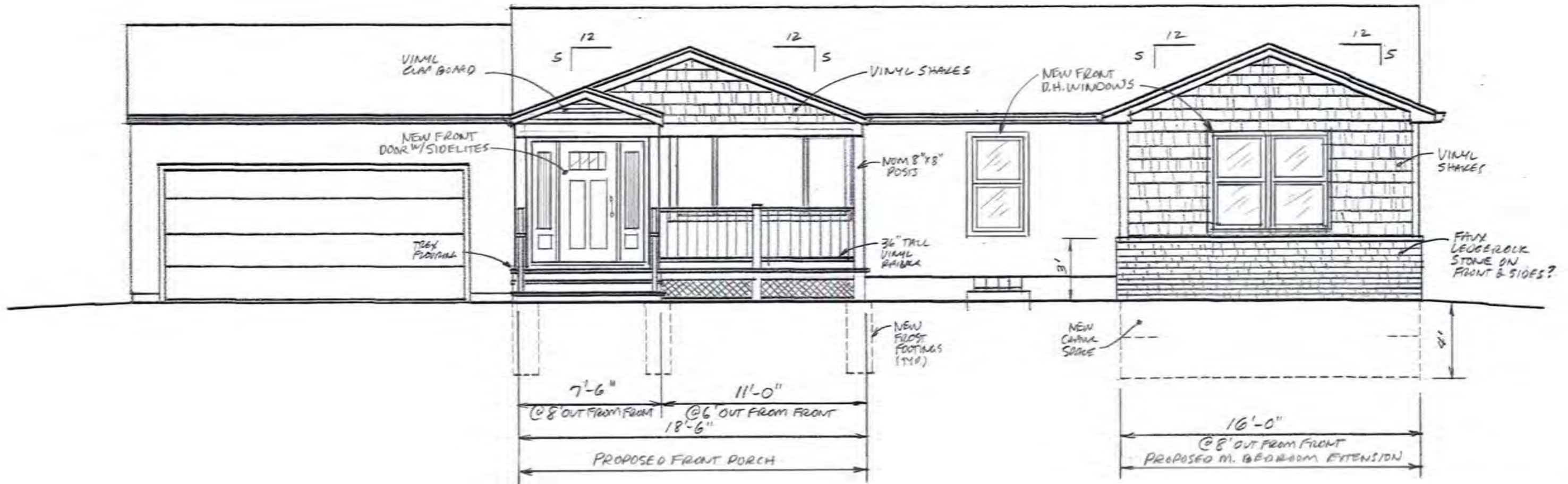
Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
 kip.finley@gmail.com
 (585) 451-6538

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 Permitted by Engineer Only

REVISIONS



**RENOVATIONS TO THE
 CORNWELL RESIDENCE**
 9 Vincent Drive
 Town of Pittsford, New York
SHEET A-



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip.finley@gmail.com
 (585) 451-6538

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 Permitted by Engineer Only

REVISIONS



RENOVATIONS TO THE
 CORNWELL RESIDENCE
 9 Vincent Drive
 Town of Pittsford, New York
SHEET A-

Zoning Board of Appeals Referral Form Information

Property Address:
65 Alpine Drive ROCHESTER, NY 14618

Property Owner:
Smith, Adam J
65 Alpine Dr
Rochester, NY 14618

Applicant or Agent:
Smith, Adam J
65 Alpine 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:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	10	Left Lot Line:	9.1	Left Lot Line:	0.9
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): Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition within the side setback. This property is zoned Residential Neighborhood (RN).

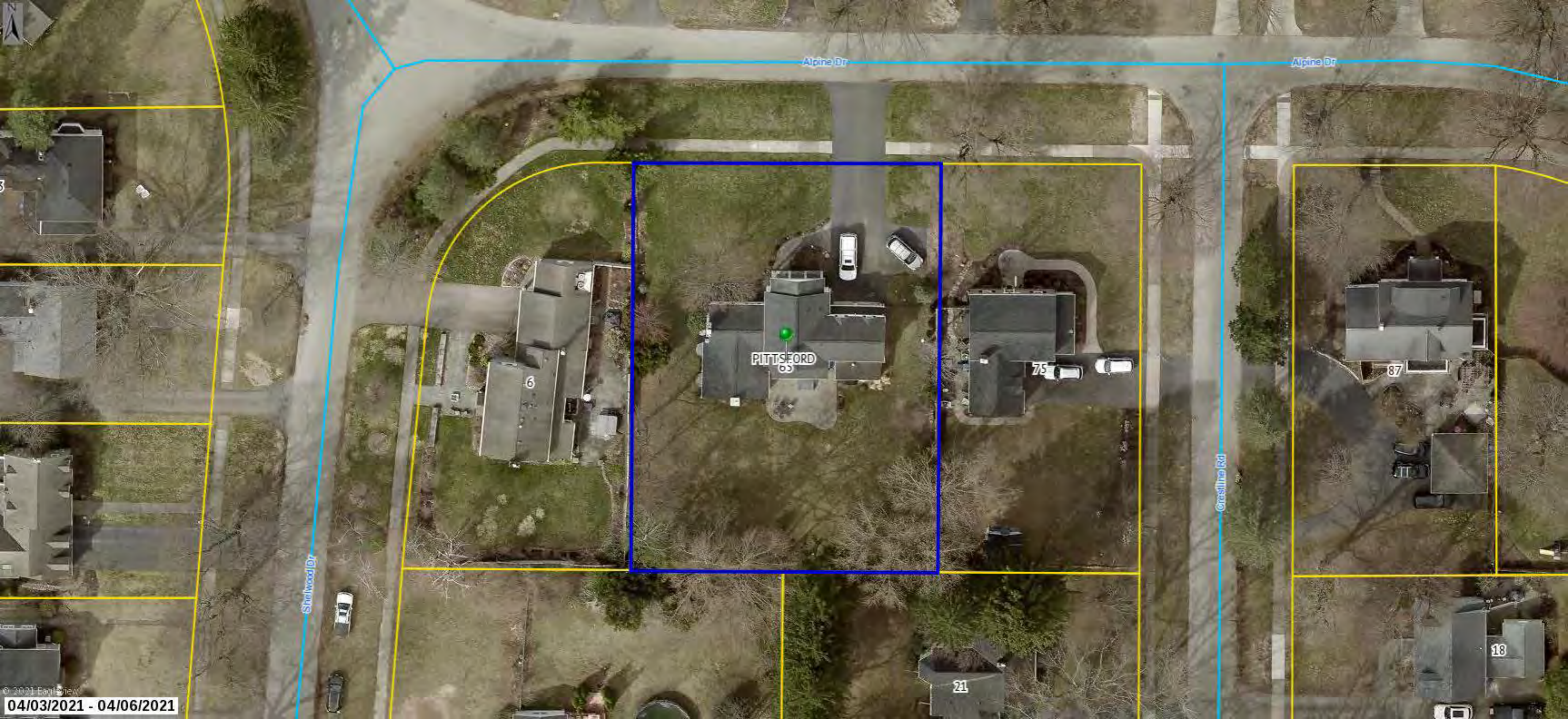
Staff Notes: Total side setback requirement and lot coverage have been reviewed and are OK.

October 24, 2023

ARZ

Date

April Zurowski -

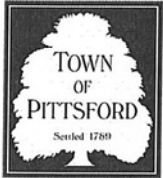


Alpine Dr

Alpine Dr

Shelwood Dr

Grassline Rd



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: October 12, 2023 Hearing Date: November 20, 2023

Applicant: Adam and Kate Smith

Address: 65 Alpine Dr Pittsford NY

Phone: (585) 313-3394 E-Mail: smiths360@yahoo.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: 65 Alpine Dr Current Zoning: R1

Tax Map Number: 138.18-2-61

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Single car garage (left side) and first floor bedroom suite addition (rear). Interior renovation to the 2nd floor.

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)

10/12/23
(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 side setback variance is less than 10% of the required setback and will not be visibly detectable. The minimum required setbacks on the property are 10'/total 30. We are asking for 9.09'(proposed)/36.01'(existing) for a total of 45.1'.

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 3rd garage bay is a modest width of 12'. Anything less will make it difficult to exit the vehicle once parked in the garage space.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The request is minimal at less than 10% of required 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 property has collective side setbacks of 45.1' with 30' being the minimum. The approx 11" requested should not be visibly discernible from the street.

- **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 need for the garage space is due to a growing family and the need for safely parking vehicles along with additional storage space.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

65 Apline Dr. - addition to residence

(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

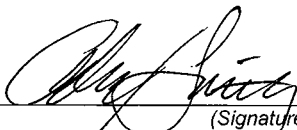
...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this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

None



(Signature of Applicant)

10/12/23

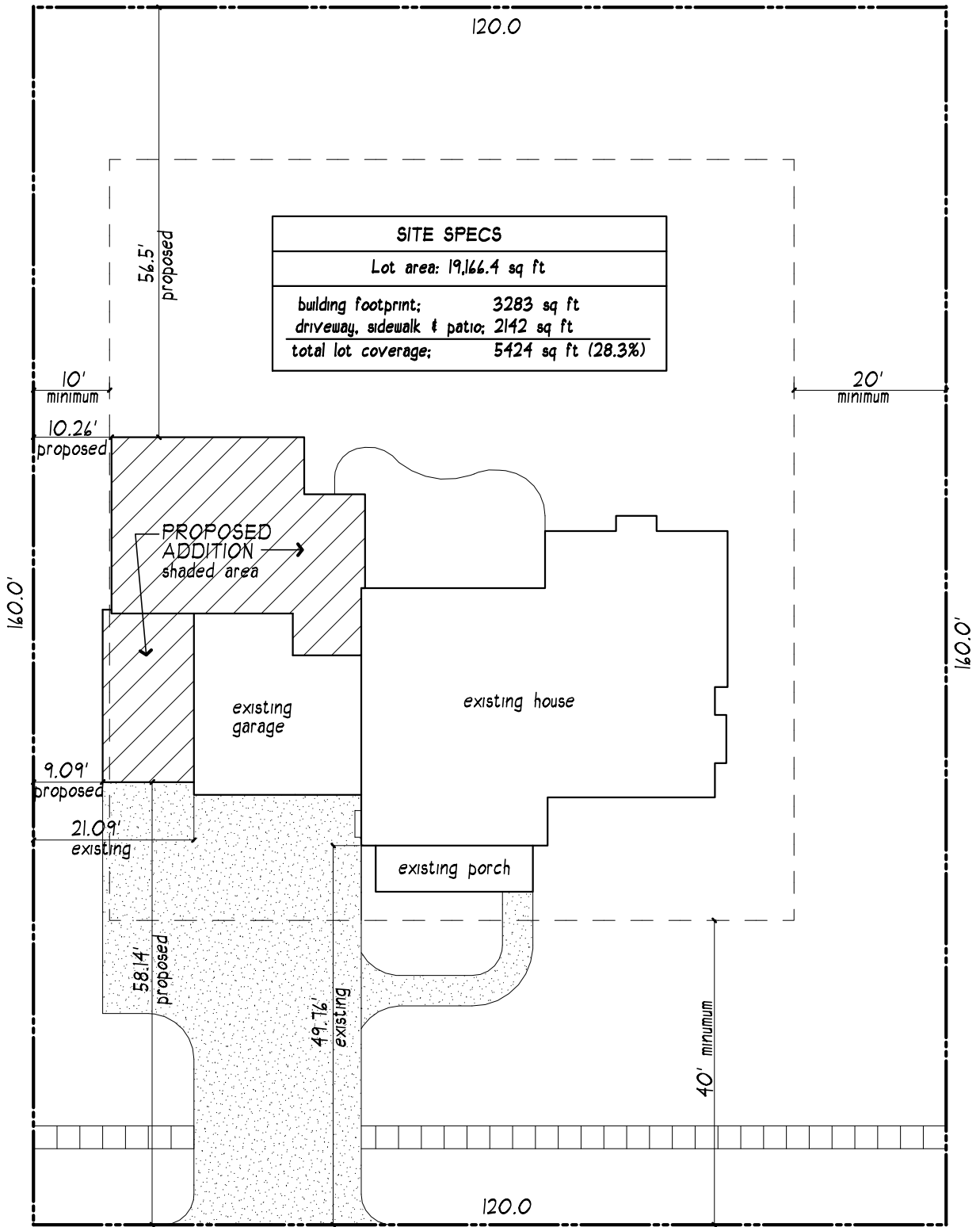
(Dated)

65 ALPINE DR.

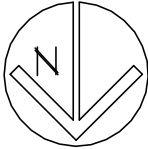
(Street Address)

ROCHESTER, NY 14618

(City/Town, State, Zip Code)



SITE SPECS	
Lot area:	19,166.4 sq ft
building footprint:	3283 sq ft
driveway, sidewalk & patio:	2142 sq ft
total lot coverage:	5424 sq ft (28.3%)



PLOT PLAN
SCALE: 1" = 20'-0"

SMITH ADDITION
65 ALPINE DR
PITTSFORD, NY



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



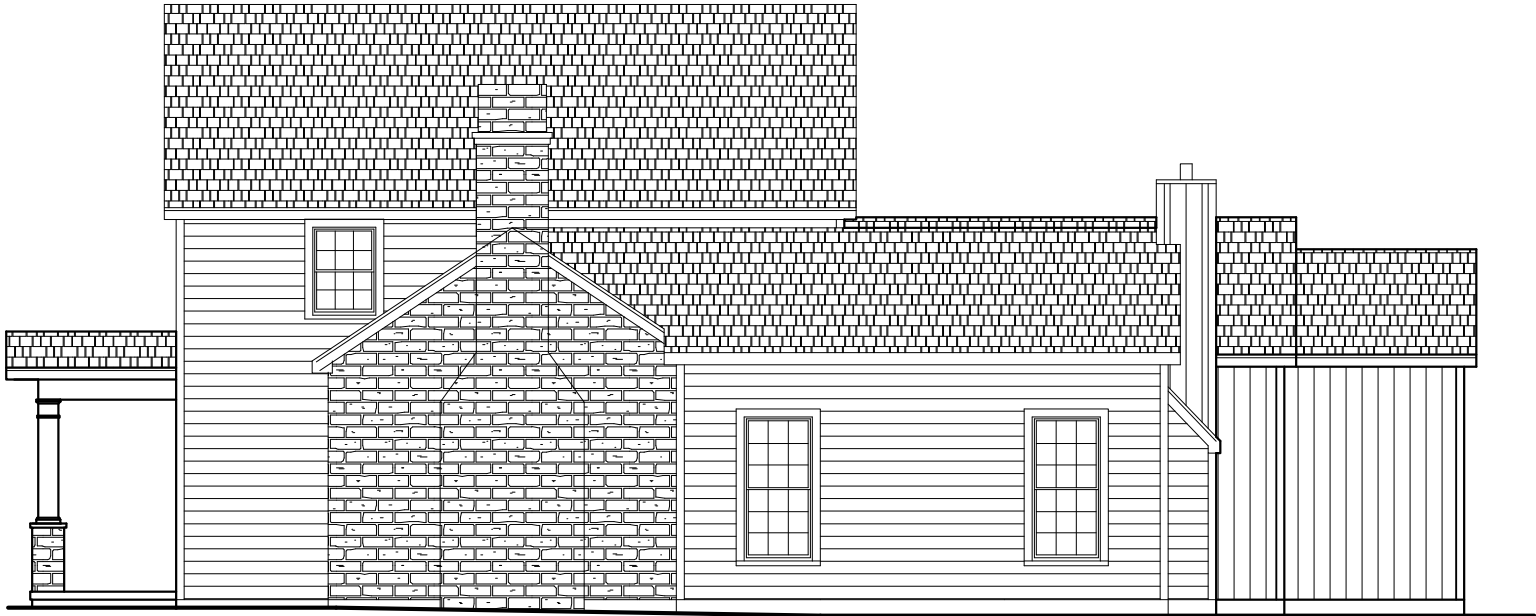
EXISTING LEFT SIDE ELEVATION



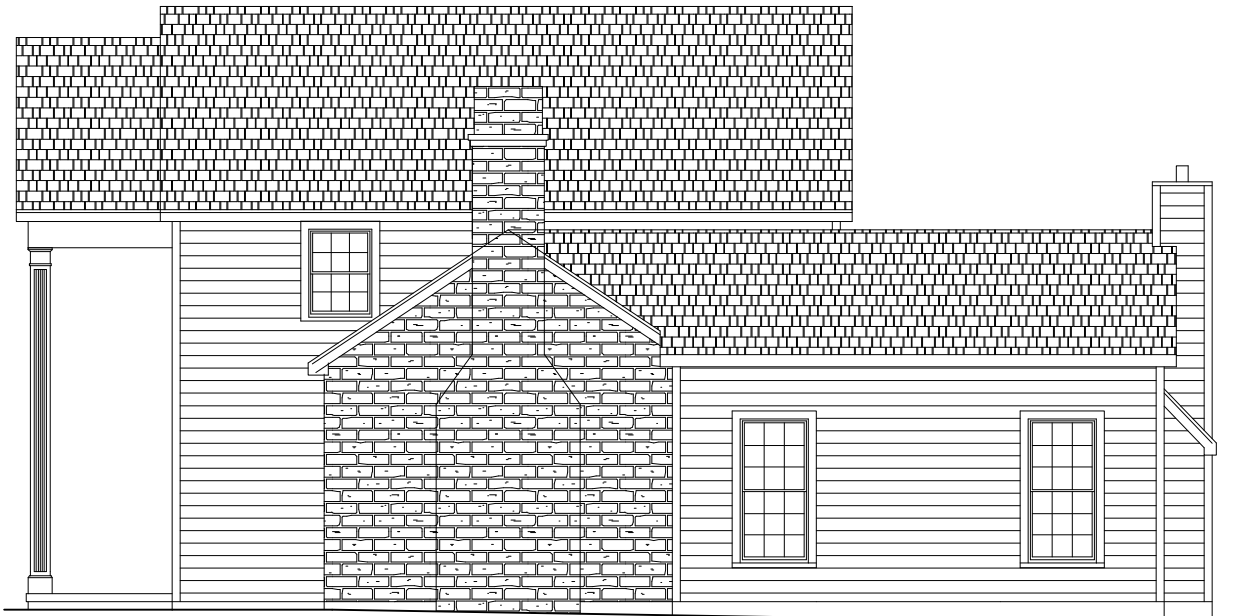
PROPOSED REAR ELEVATION



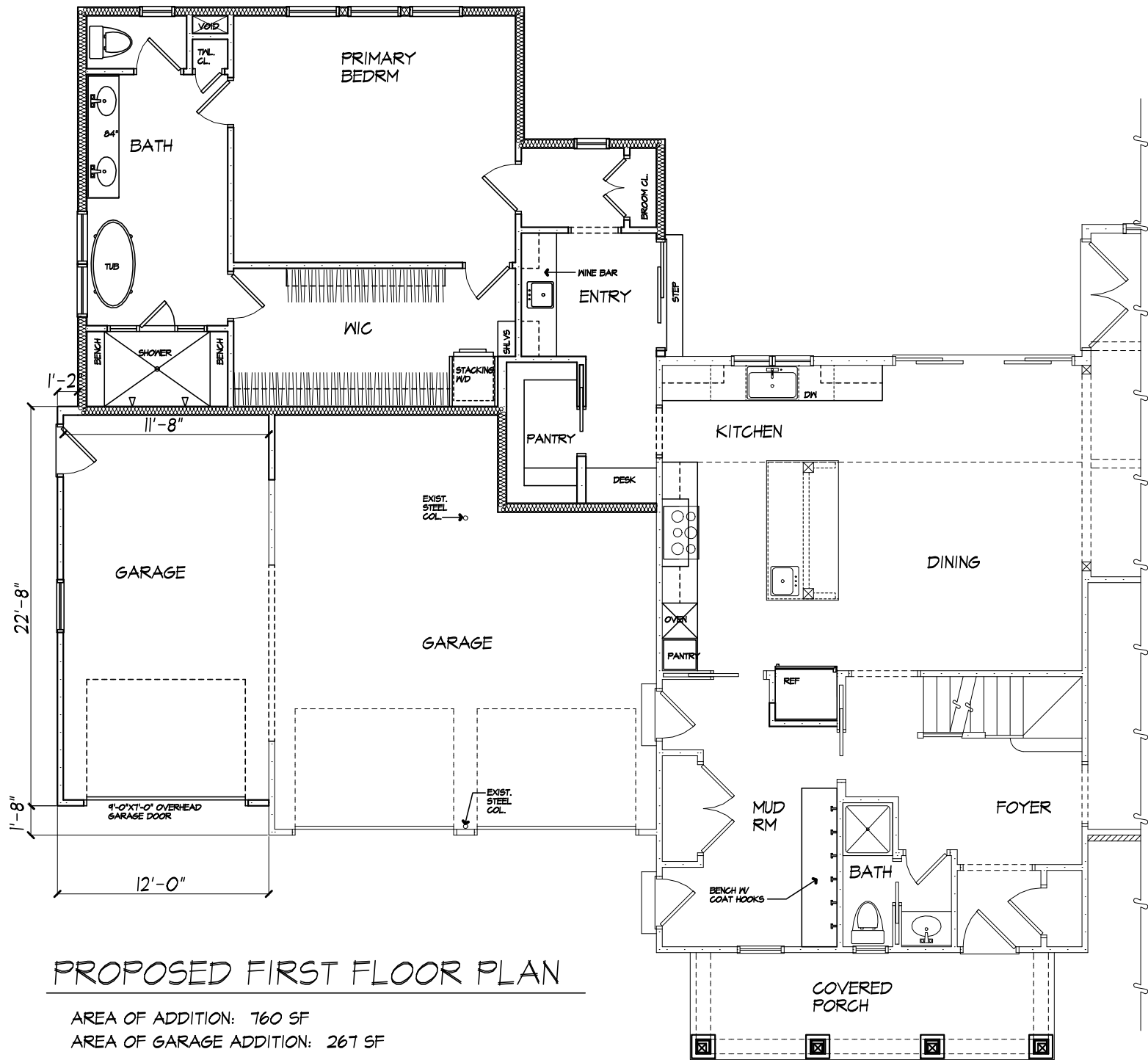
EXISTING REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



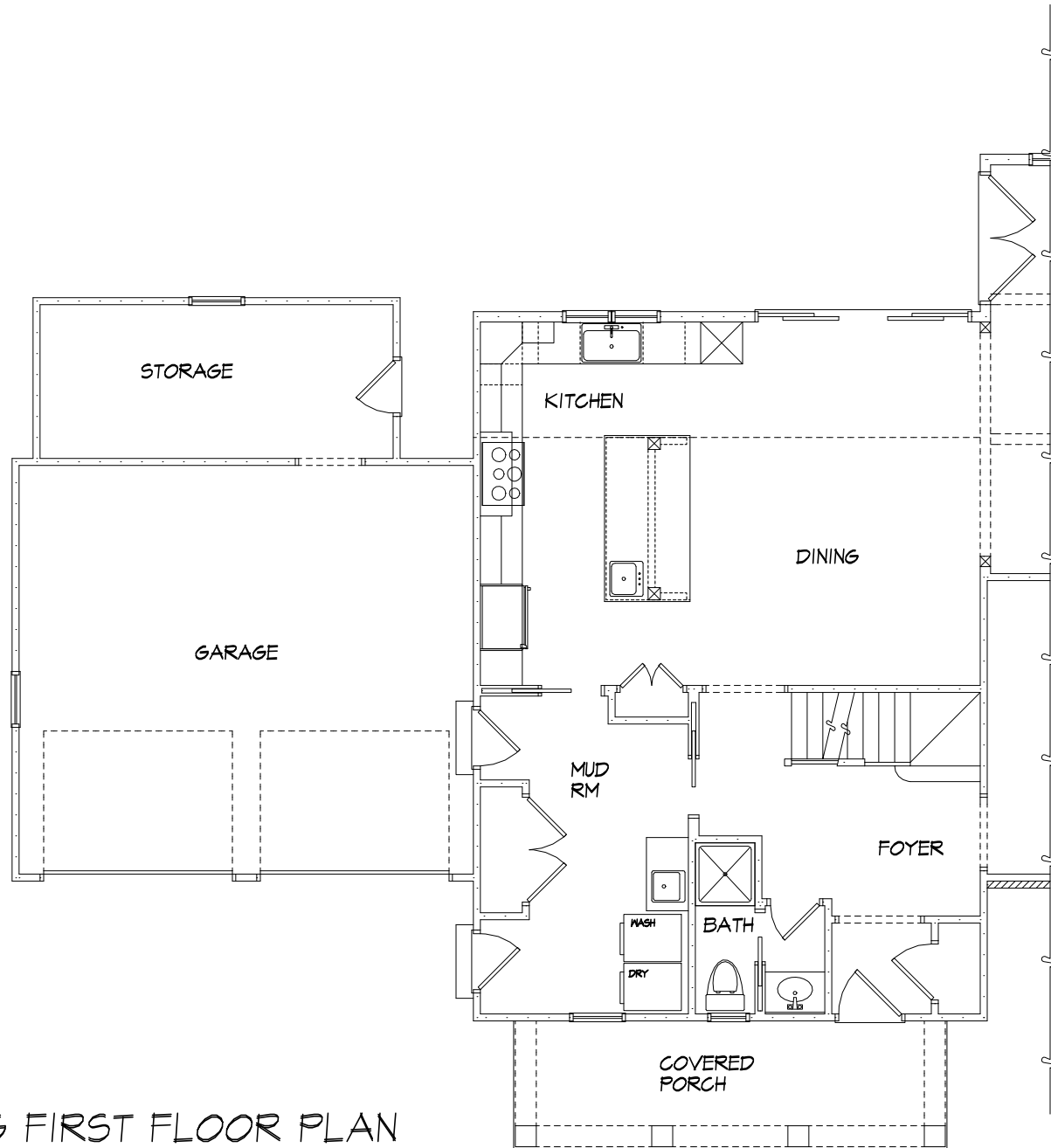
EXISTING RIGHT SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN

AREA OF ADDITION: 760 SF

AREA OF GARAGE ADDITION: 267 SF



EXISTING FIRST FLOOR PLAN

Zoning Board of Appeals Referral Form Information

Property Address:

25 Greylock Ridge PITTSFORD, NY 14534

Property Owner:

Krishnan, Sandeep
25 Greylock Rdg
Pittsford, NY 14534

Applicant or Agent:

Krishnan, Sandeep
25 Greylock Rdg
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:	20	Right Lot Line:	18	Right Lot Line:	2.0
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:	20	Rear Setback:	11	Rear Setback:	9.0
Height:	0	Height:	0	Height:	0.0
Size:	180	Size:	224	Size:	44.0

Code Section(s): Applicant is requesting relief from Town Code Sections 185-17 E. and I. and 185-113 B. (1) for the construction of a deck within the side and rear setbacks and accompanying oversized pergola. This property is zoned Residential Neighborhood (RN).

Staff Notes: Town Code limits covered accessory structures to 180 square feet. Therefore, the 20X30 detached deck does not warrant a size variance, but the 224 square-foot pergola does. The detached deck does fall within the rear and side setbacks, warranting a variance. The pergola does not encroach into setbacks. Impervious coverage has been checked and the deck and pergola would result in approximately 35% lot coverage.

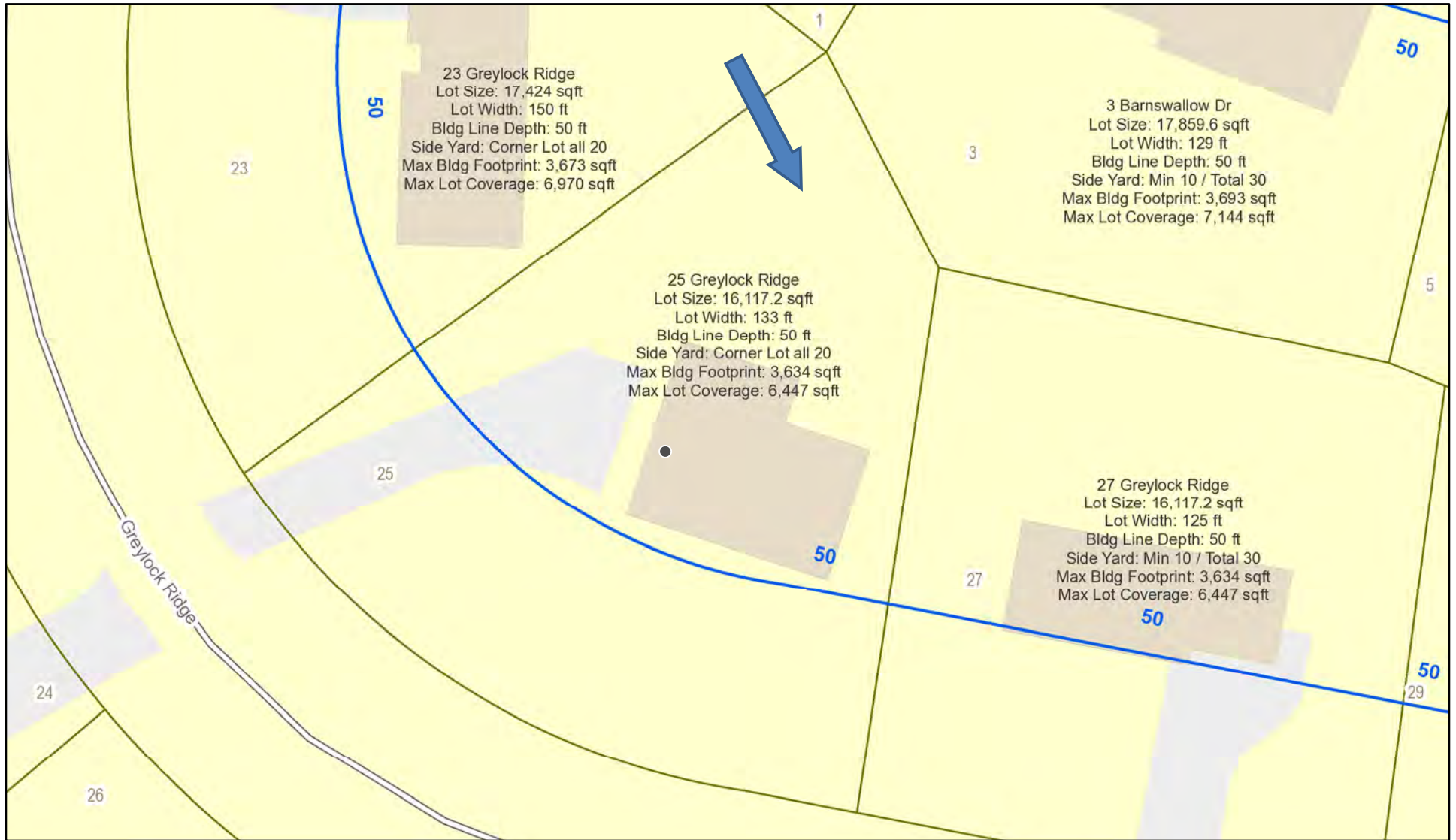
October 24, 2023

ARZ

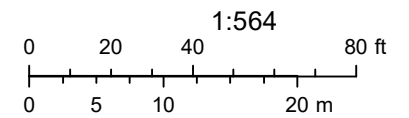
Date

April Zurowski -

RN Residential Neighborhood Zoning



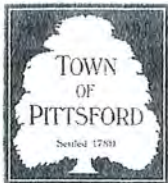
Printed October 24, 2023



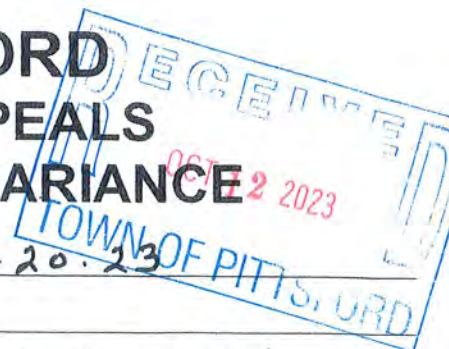
Town of Pittsford GIS

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.





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE



Submission Date: 10-12-23 Hearing Date: 11-20-23
Applicant: Sandeep & Shylpa Krishnan
Address: 25 Greylock Ridge, Pittsford N.Y. 14534
Phone: 585-329-1625 E-Mail: Krishnan.greyllock@gmail.com
Agent: FRANK M. Sudore
(if different than Applicant)

Address: 252 Webster Road Webster NY 14580
Phone: 585-455-4258 E-Mail: f.sudore3@icloud.com

Property Owner: Sandeep & Shylpa Krishnan
(if different than Applicant)
Address: 25 Greylock Ridge, Pittsford N.Y. 14534
Phone: 585-329-1625 E-Mail: fs.

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

Property Location: 256 Greylock Ridge Current Zoning: Residential Neighborhood
Tax Map Number: _____

Application For: Residential Commercial Other

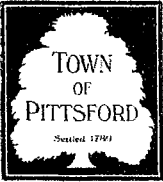
Please describe, in detail, the proposed project:

Variance East Side & North Side
Variance for 14' x 16' 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.

Frank M. Sudore
(Owner or Applicant Signature)

10-12-23
(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, Sandeep & Shyla Krishnan, the owner of the property located at:
25 Greylock Ridge Pittsford 14534
(Street) (Town) (Zip)

Tax Parcel # 264689164.15-2-12 do hereby authorize
FRANK M. SUDORE to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of
20' x 30' deck & 14' x 16' Pergola

X [Signature] SANDEEP KRISHNA
X [Signature] Shyla Krishnan
(Signature of Owner)
X OCTOBER 11, 2023
(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:

We have a pie shaped lot.
The 20' x 30' deck will create a useable
Rear yard space.

The 14' x 16' Pergola will allow a shaded
Area to enjoy the yard area.

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 Pie shaped lot offers
little for yard usage.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed $14' \times 16'$ Pergola is 224 sf. -
this is only 44 sf larger than the code 180 sf
The rear set back is 20' - We are asking for 11' SB
The side set back is 20' - We are asking for 18' SB

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:

This proposal allows plenty of cushion
for #3 adjacent properties.

- 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?

We are trying to create a usable
yard area from existing pie shaped lot.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Krishnan

(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)

OCTOBER 11, 2023
(Dated)

25 Greylock Ridge
(Street Address)

PITTSFORD NY. 14534
(City/Town, State, Zip Code)

X [Signature] STANDEEP KRISHNAN
X [Signature] Shylo Krishnan



NEW YORK STATE

GENERAL MUNICIPAL LAW SECTION § 809

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse or their brothers, sisters, parents, children, grandchildren or the spouse of any of them...
 - a. is the applicant, or
 - b. is an officer, director, partner or employee of the applicant, or
 - c. legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - d. is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Section eight hundred six of the General Municipal Law added by this act, shall apply only to application, petitions or requests as described therein which are submitted on or after the effective date of this act.

This act shall take effect September 1, 1969.

10-10-23

#12

Sandeep; Shyla Krishnan
25 Greylock Ridge
Pittsford N.Y. 14534
1/4" = 1'



REFERENCES:

- Map Of The Greylock Subdivision, Section 2 Filed In The M.C.C.O. In L. 178 OF MAPS, Pg. 71
- Utility Easement To R&E And RTC Per L. 3923 OF DEEDS, Pg. 504
- Public Abstract Corporation Search No. 41705 Dated April 19, 2000

GREYLOCK RIDGE
Map Of An Instrument Survey Of
No. 25 GREYLOCK RIDGE
Being **LOT 35** Of The
GREYLOCK SUBDIVISION-SECTION 2
Situate In The
Town Of Pittsford, Monroe County, New York
Scale: 1 Inch = 30 Feet April 21, 2000

GROVER & BATES ASSOCIATES
PROFESSIONAL LICENSED SURVEYORS
400 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK 14445
PH. 716-381-0021 FAX 716-218-0312

CERTIFICATIONS INDICATED HEREIN SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7009, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING:

- Sandeep Krishnan,
- Shylakree Krishnan,
- Phillipe Lytle, Hitchcock, Blaine & Huber LLP,
- HSBC Mortgage Corporation (USA), its Successors and/or Assigns,
- Diver, Korts, Korona & Russell LLP, and
- The Title Company Insuring The Mortgage.

THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 17, 2000

James E. Bates, Jr.
JAMES E. BATES, JR. LIC No. 49464

RECEIVED
OCT 12 2023
TOWN OF PITTSFORD



0 4' 8' 16'
SCALE: 1/4" = 1'-0"
NORTH

Zoning Board of Appeals Referral Form Information

Property Address:

25 Greylock Ridge PITTSFORD, NY 14534

Property Owner:

Krishnan, Sandeep
25 Greylock Rdg
Pittsford, NY 14534

Applicant or Agent:

Krishnan, Sandeep
25 Greylock Rdg
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:	0	Height:	0	Height:	0.0
Size:	180	Size:	224	Size:	44.0

Code Section(s): Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of an oversized pergola. This property is zoned Residential Neighborhood (RN).

Staff Notes: This application has been revised to eliminate the need for side and rear setback variances which were originally applied for. The pergola does not encroach into setbacks, but is larger than permitted by Town Code. Impervious coverage has been checked and the pergola would not cause the property to go over total allowed lot coverage.

November 9, 2023

ARZ

Date

April Zurowski -

Revised
11-8-23
Sandeep: Shyla Krishnan
25 Greylock Ridge
Pittsford N.Y. 14534
1/4" = 1'



REFERENCES:

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- Public Abstract Corporation Search No. 41705 Dated April 13, 2000

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- Shylastee Krishnan;
- Phillips, Lytle, Hitchcock, Plaine & Huber LLP;
- HSBC Mortgage Corporation (USA), its Successors and/or Assigns;
- Oliver, Korte, Korona & Russell LLP, d/b/a;
- The Title Company Insuring The Mortgage.

THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON April 17, 2000

JAMES E. BATES, JR. LIC No. 49464

RECEIVED
NOV 9 2023
TOWN OF PITTSFORD

