

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MAY 20, 2024**

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, May 20, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

33 Merryhill Lane – Tax ID 163.16-2-21

Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) for the construction of a 220 square-foot oversized pool house forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

11 Pin Hook Lane – Tax ID 150.15-2-38

Applicant is requesting relief from Town Code Section 185-113 B. (3) for the construction of a deck forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

94 Coventry Ridge – Tax ID 177.04-3-49

Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of a 351 square-foot oversized pool house. This property is zoned Incentive Zoning (IZ).

39 Knollwood Drive – Tax ID 138.13-1-9

Applicant is requesting relief from Town Code Section 185-17 E. for the installation of a freestanding air-conditioner within the side setback and not meeting the total side setback requirements. This property is zoned Residential Neighborhood (RN).

259 Tobey Road – Tax ID 164.17-1-1.2

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4-foot-tall fence in front of a front setback. This property is zoned Residential Neighborhood (RN).

44 Saddle Brook – Tax ID 164.03-1-62

Applicant is requesting relief from Town Code Section 185-120 A. for the construction of a shed within the front setback on Mendon Center Road. This property is zoned Residential Neighborhood (RN).

2490 Lehigh Station Road – Tax ID 177.01-2-8.11

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4.5-foot-tall fence in front of front setbacks. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, June 17, 2024.

Zoning Board of Appeals Referral Form Information

ZB24-000004

Property Address:

33 Merryhill Lane PITTSFORD, NY 14534

Property Owner:

Shotwell, Nicholas
33 Merryhill Ln
Pittsford, NY 14534

Applicant or Agent:

Shotwell, Nicholas
33 Merryhill Ln
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:	220	Size:	40.0

Code Section: Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) for the construction of a 220 square-foot oversized pool house forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

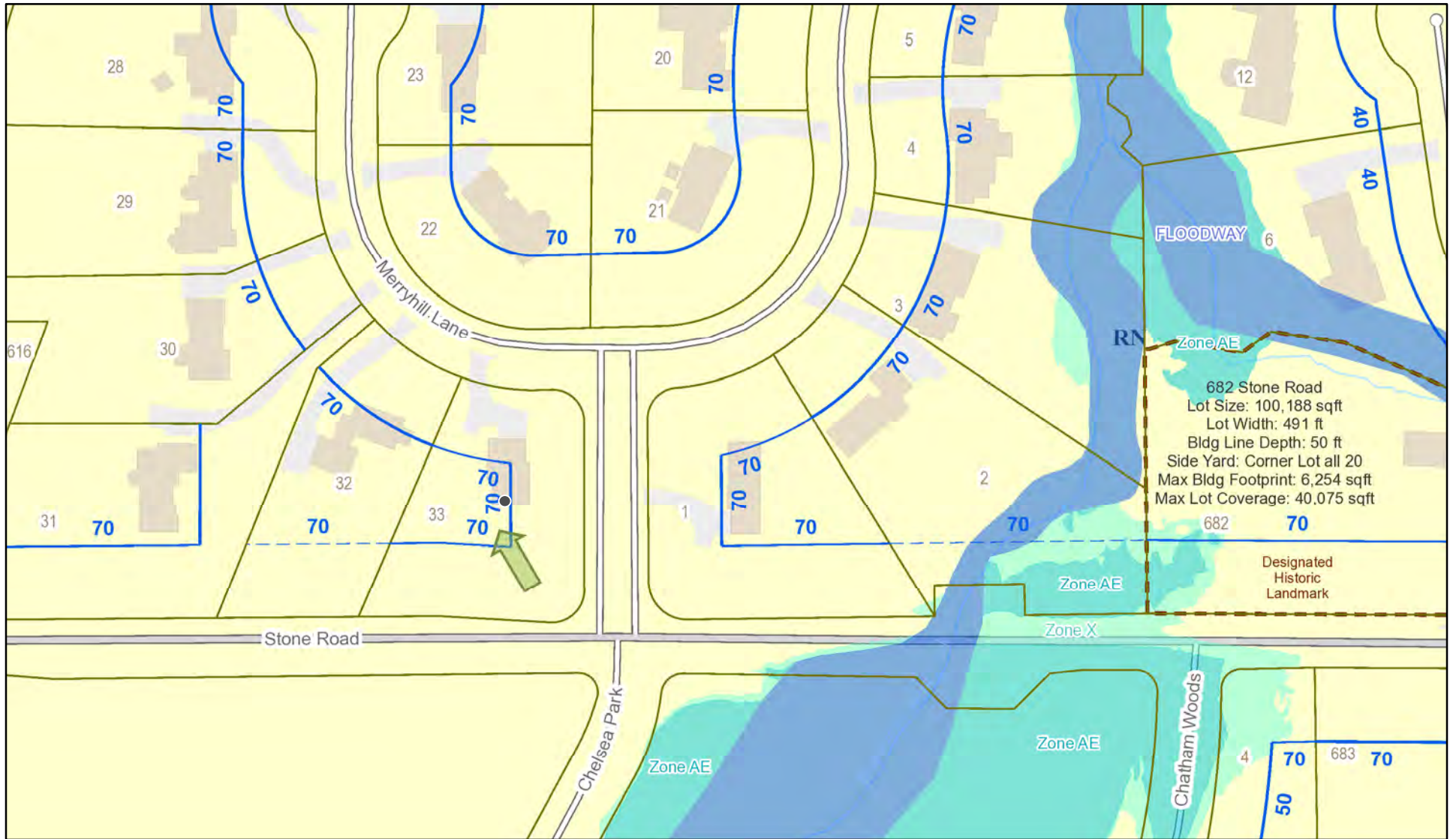
April 17, 2024

ARZ

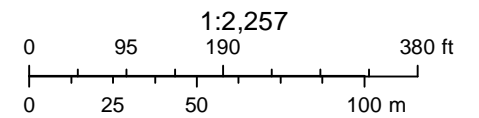
Date

April Zurowski -

33 Merryhill Lane

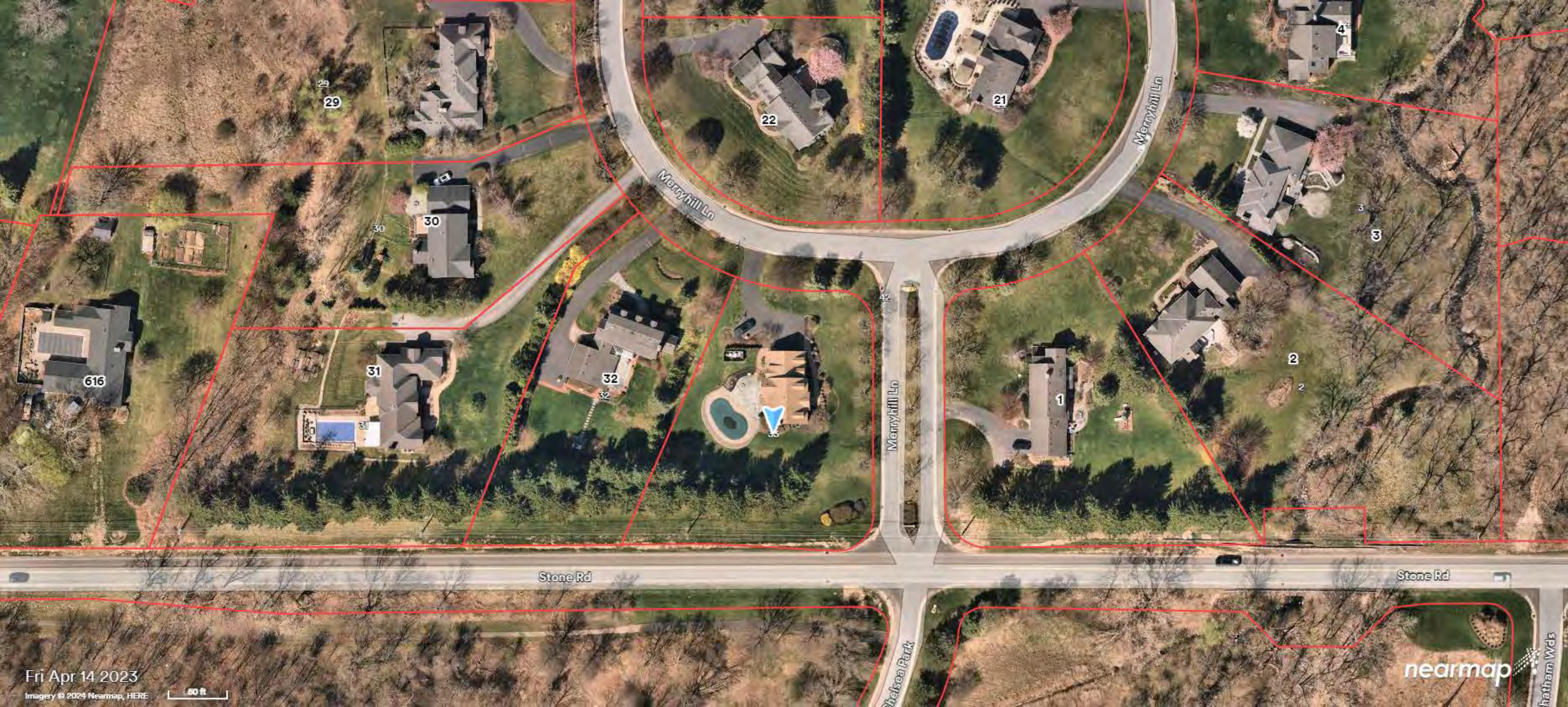


Printed April 18, 2024



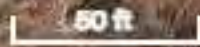
Town of Pittsford GIS

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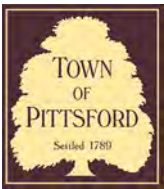
Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

hatham Wds



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: March 19, 2024 Hearing Date: May 20, 2024

Applicant: Nicholas & Patricia Shotwell

Address: 33 Merryhill Lane

Phone: (716) 481-4589 E-Mail: nick.shotwell@faef.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:

The project consists of one structure that would be half shed and half covered patio. As seen in the drawings, the proposed structure would be rectangular, with the roof line extending from the shed portion towards the pool to make for a shady sitting area. The structure would connect to the existing fence, keeping the pool area safe and secure. The structure helps us solve two issues currently, lack of storage for lawn equipment and shade in the back yard.

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.

Nick Shotwell

(Owner or Applicant Signature)

(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

We believe that the proposed structure will not at all change the beautiful character of Merryhill Lane. The shed will not be near a neighbor's property or blocking any sight lines. Although one of the requested variances is for the size of the structure, it will look much smaller from the street view given the rectangular shape and direction it faces. The structure will be below 12 feet tall and will be built keeping in mind our lovely home designs to blend in well in the neighborhood.

Additionally, the shed allows for adequate storage room for lawn and landscaping tools needed to keep our nearly one acre property looking well maintained, year round!

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

As a corner lot with roads on three sides, our seemingly large lot becomes quite small with the set backs and large berm of pine trees that extends down Stone Road for the entire neighborhood. Most of our yard is technically on the side of the house which is why we are requesting a variance forward of the rear wall of the home. I have tried locating the shed in various other spaces, while coming across what seems to be more significant hurdles such as utility easements, or underground plumbing for pool equipment. Although the Stone Rd side of the lot is deemed as front yard, it is not visible from Stone Rd due to the large berm and pine trees. The proposed, requested variance for the location was carefully selected to avoid the easements and proximity to neighbors while also working within the topography of the lot. Although the survey shows a large lot, a visit to the property or Google image will show limited flat area conclusive to building a shed and covered patio.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

We are requesting two variances. The first is that the structure be placed in front of the rear wall of the house. The second is a 40 square foot variance as the structure will be 220 square feet when including the covered patio area.

We believe that the requested area variance is minimal at 220 square feet, primarily because the closed in shed portion is only 120 square feet. The remaining 100 square feet of roof line is the extended covered patio off the shed. Given the size of our lot, we believe the area variance to also be minimal as a percentage of the lot.

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 variances being requested are due to the limitations of our hilly lot that has a good amount of trees. We do not want to remove any trees, be near our neighbor's property or make any eye sores in the neighborhood. We feel as the selected location causes for the majority of the shed to be the most out sight from neighboring properties while fitting in to the limitations of our land.

Additionally, it is my plan to extend our landscaping area on the side of the house in front of the shed that faces Merryhill Lane. The planting of various shrubs will hide the portion of the shed visible from the Merryhill Lane entrance off Stone Road.

- **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 do not believe that the difficulty is self created. The difficulty with building the proposed structure seems to come from the nuances of having a corner lot that has roads on three sides, making for three "front yards". Additionally, the location of the pool equipment and related utilities make it impossible to build any structure rear of the home. However, the portion of the lot between the primary residence and Stone Road feels more like a back yard as it is secluded from neighbors and hidden by the large berm with pine trees.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Shotwell Shed Application

(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)

Nick Shotwell

(Signature of Applicant)

33 Merryhill Lane

(Street Address)

Pittsford, NY 14534

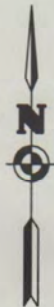
(City/Town, State, Zip Code)

March 19, 2024

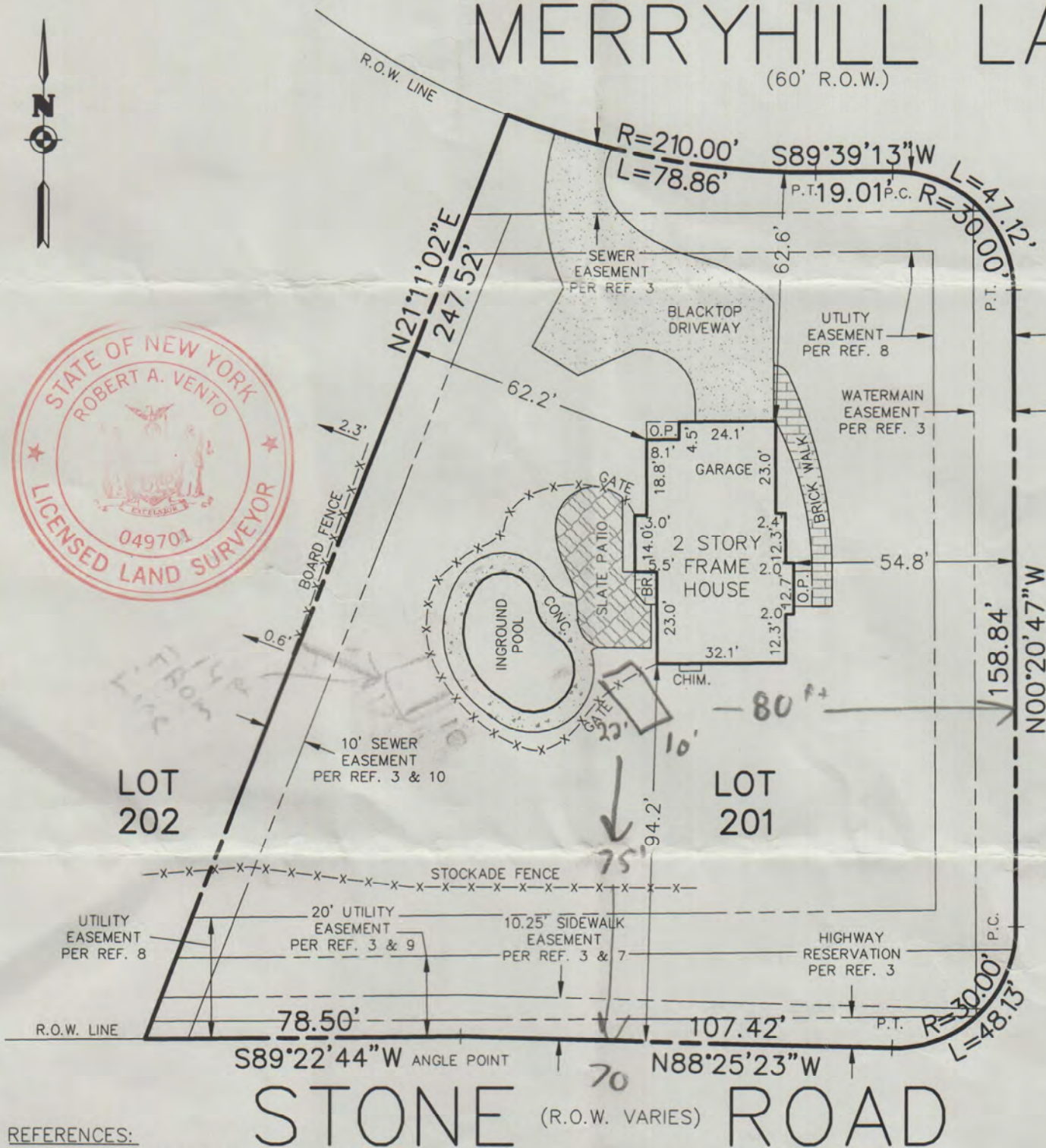
(Dated)

MERRYHILL LANE

(60' R.O.W.)



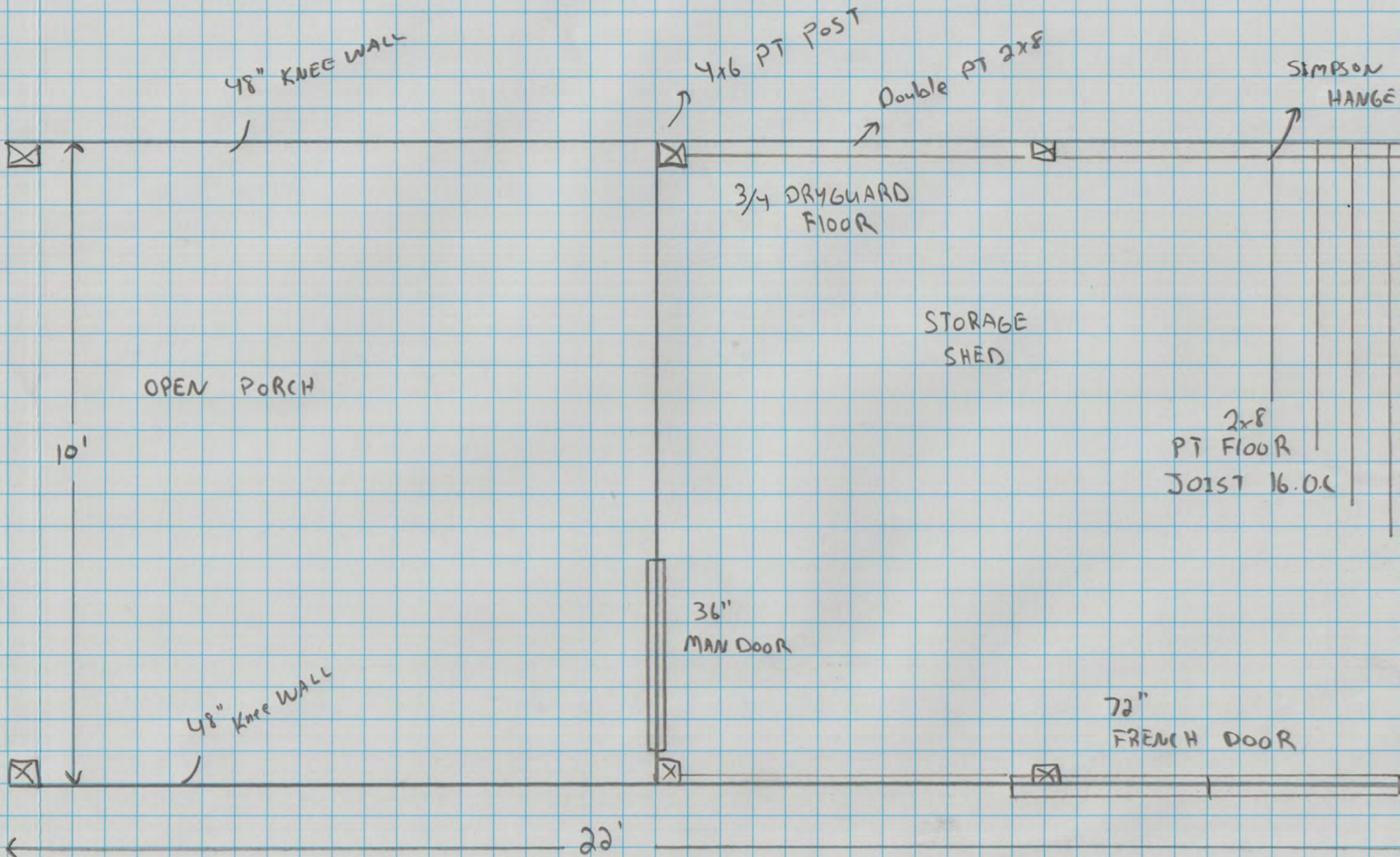
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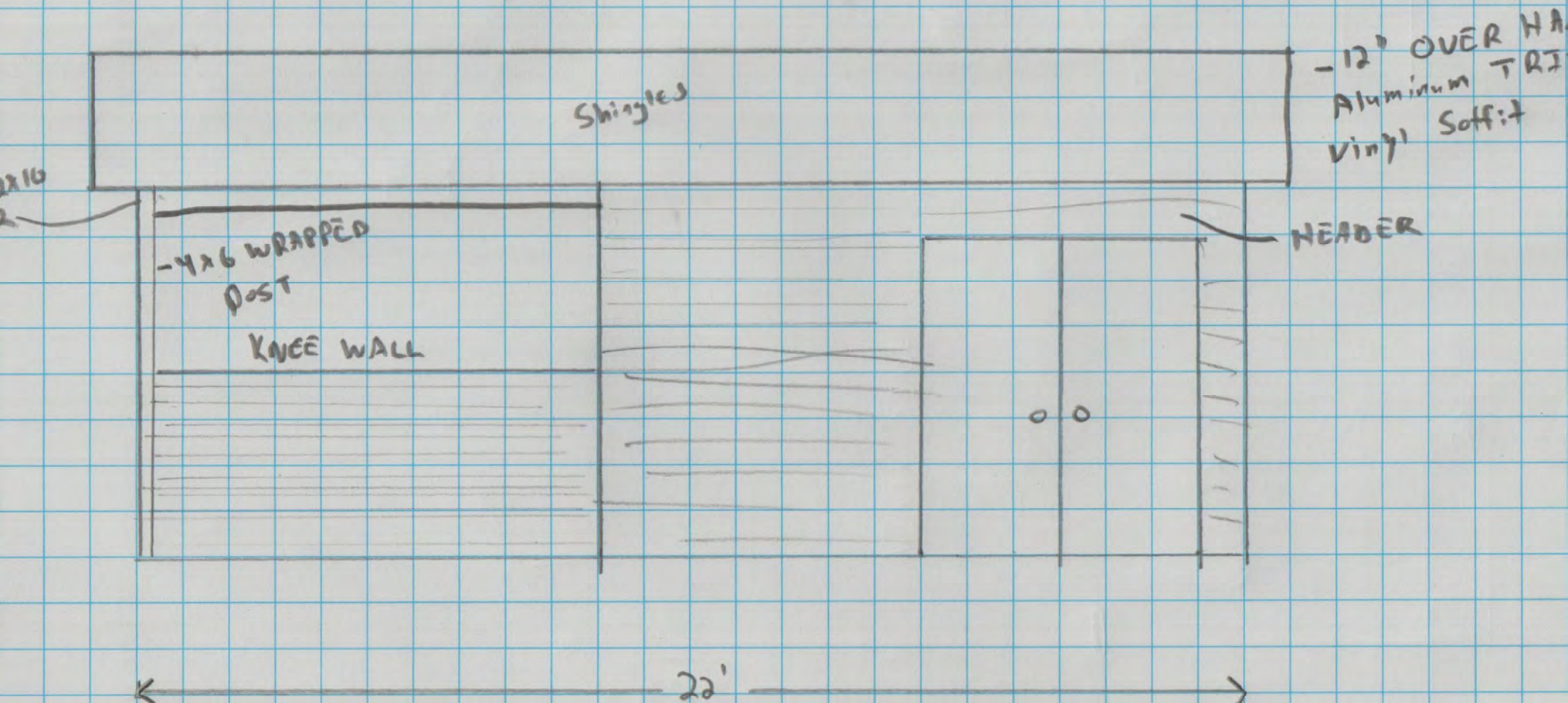
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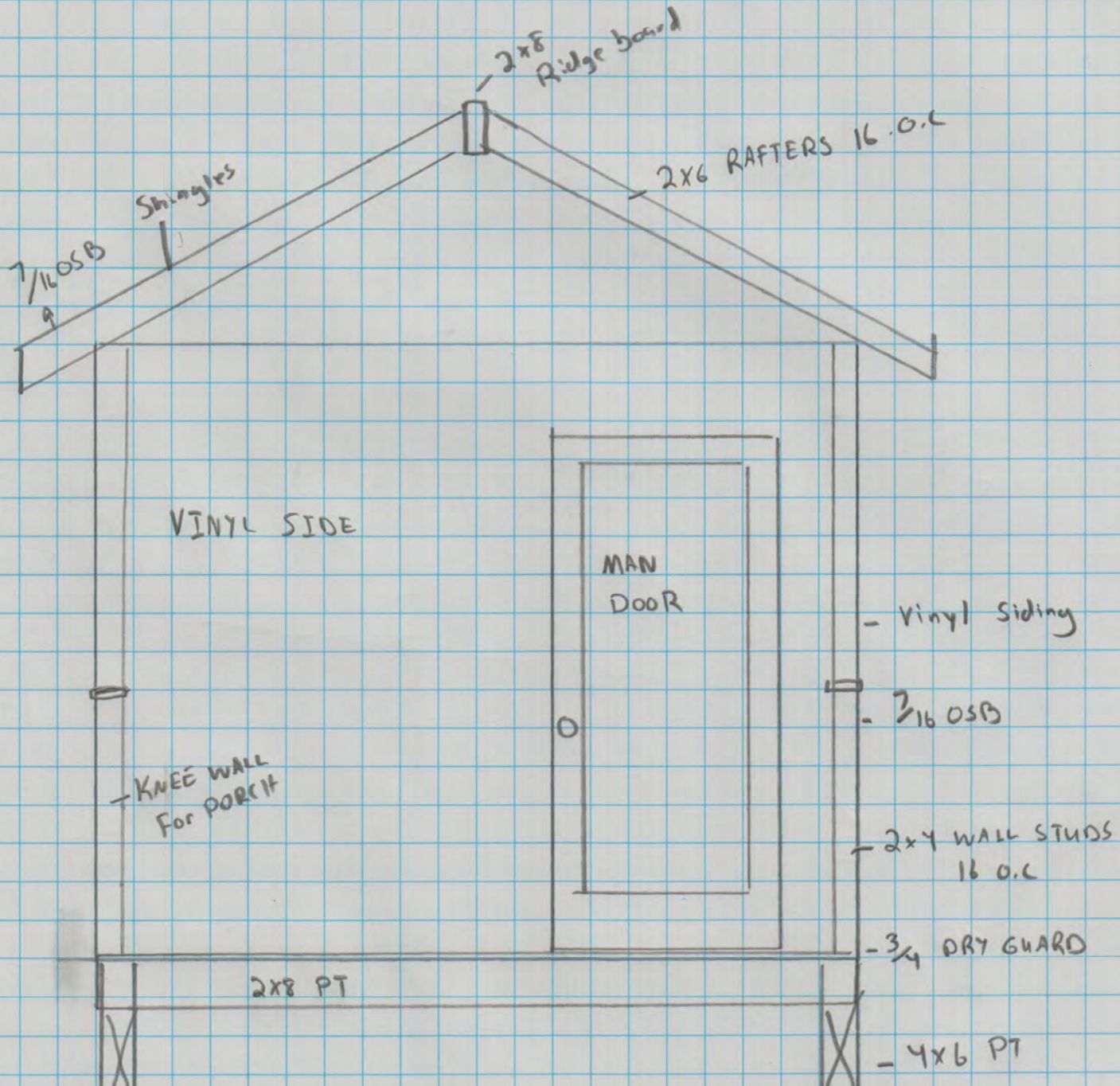
1. ABSTRACT OF TITLE NO. WTA-22-008682 (WEBTITLE JUL. 14, 2022).
2. LIBER 11014 OF DEEDS, PAGE 417.
3. LIBER 242 OF MAPS, PAGE 30

Kevin Bond
33 Merryhill Lane
315-879-1848



5-879-1878















Zoning Board of Appeals Referral Form Information

ZB24-000005

Property Address:

11 Pin Hook Lane PITTSFORD, NY 14534

Property Owner:

Salvato, Kim M
11 Pin Hook Ln
Pittsford, NY 14534

Applicant or Agent:

Salvato, Kim M
11 Pin Hook Ln
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:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-113 B. (3) for the construction of a deck forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

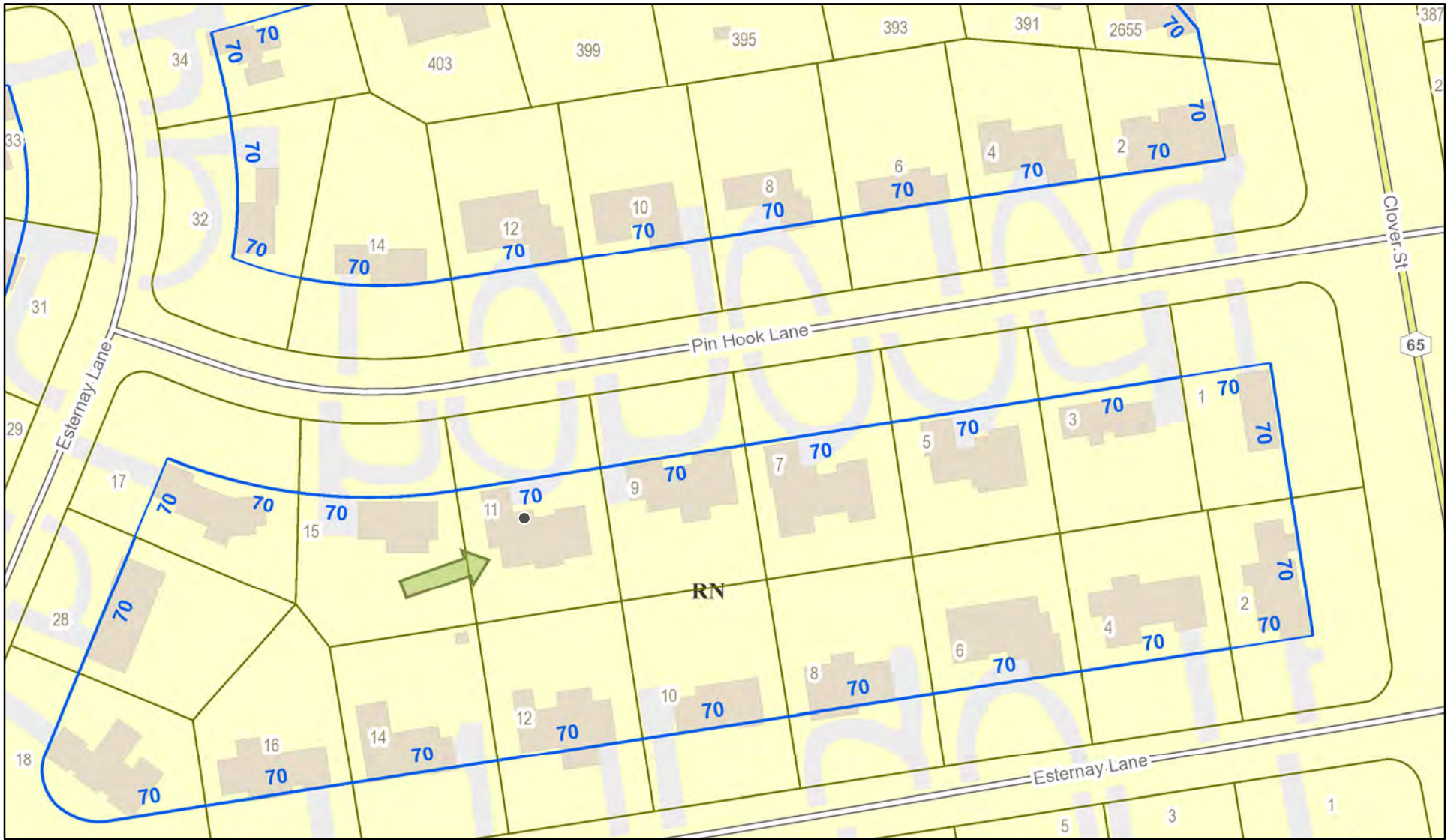
April 17, 2024

ARZ

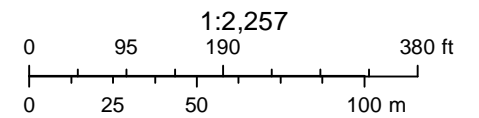
Date

April Zurowski -

11 Pin Hook Lane

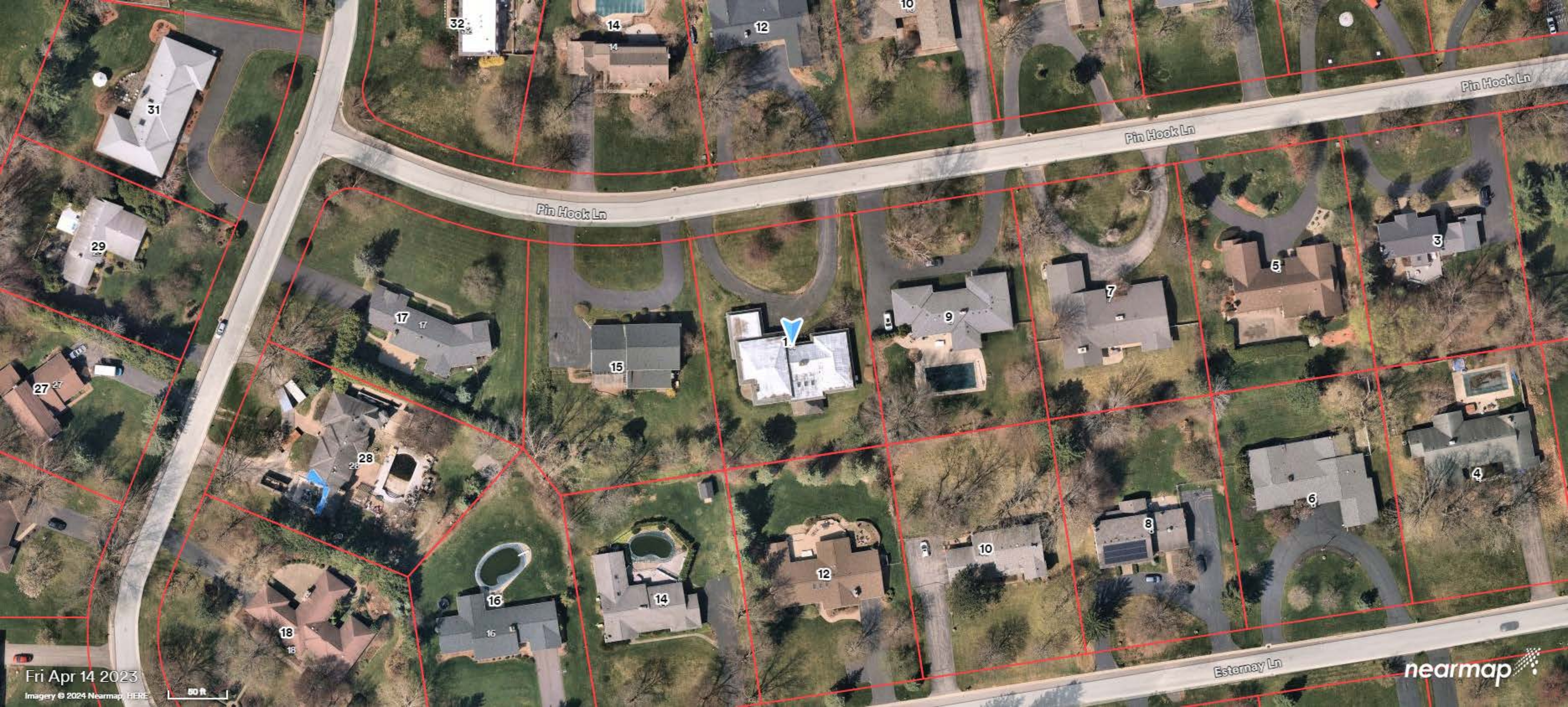


Printed April 18, 2024



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.



Pin Hook Ln

Pin Hook Ln

Pin Hook Ln

Esternay Ln

nearmap

Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE

80 ft

31

29

27

28

18

17

16

14

15

14

1

12

12

10

9

10

7

8

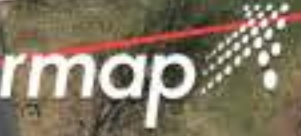
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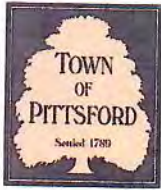
5

4

3

32





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: March 21, 2024 Hearing Date: May 20, 2024

Applicant: Kevin Feor

Address: 624 Kiem Rd

Phone: 703-4138 E-Mail: feordiver@gmail.com

Agent: same
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Ms Kim Salvato
(if different than Applicant)

Address: 11 Pin Hook La

Phone: 544-3632 E-Mail: kmqualitycarpets@gmail.com

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

Property Location: 11 Pin Hook la Current Zoning: _____

Tax Map Number: _____

Application For: Residential Commercial Other

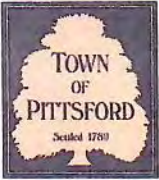
Please describe, in detail, the proposed project:

Construct a wood deck in the rear /side of the house. It will be approximately 8-12 above finish grade
The deck will be 14'by 18'.9 and hve 2 corner benches .

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.

Kevin Feor
(Owner or Applicant Signature)

3-21-24
(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, Kim Salvato, the owner of the property located at:
11 Pln Hook Pittsford14534
(Street) (Town) (Zip)

Tax Parcel # _____ do hereby authorize
Kevin Feor to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
Constructing a deck

Kim Salvato
(Signature of Owner)
3-23-24
(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 are other deck structures in the neighborhood and the adjacent neighbor has no issues with the project. The deck will replace a cracked and deteriorated concrete pad and will visually not be very noticeable.

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 exterior of the house where the deck will be constructed has an exterior fireplace. The owner would like to use the fireplace from a level deck with a shorter step from the patio door to the deck.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The variance is not substantial. The deck area stays within the side and rear dimensions of the existing home.

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

The deck will not add to the impervious area as there is a concrete pad in the existing area.

- **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

But the concrete is sloped substantially and cracked and poses a hazard for the resident. The deck would allow her to enjoy her fireplace safely.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

11 Pin Hook

(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)

March 21, 2024

(Dated)

624 Klem Rd

(Street Address)

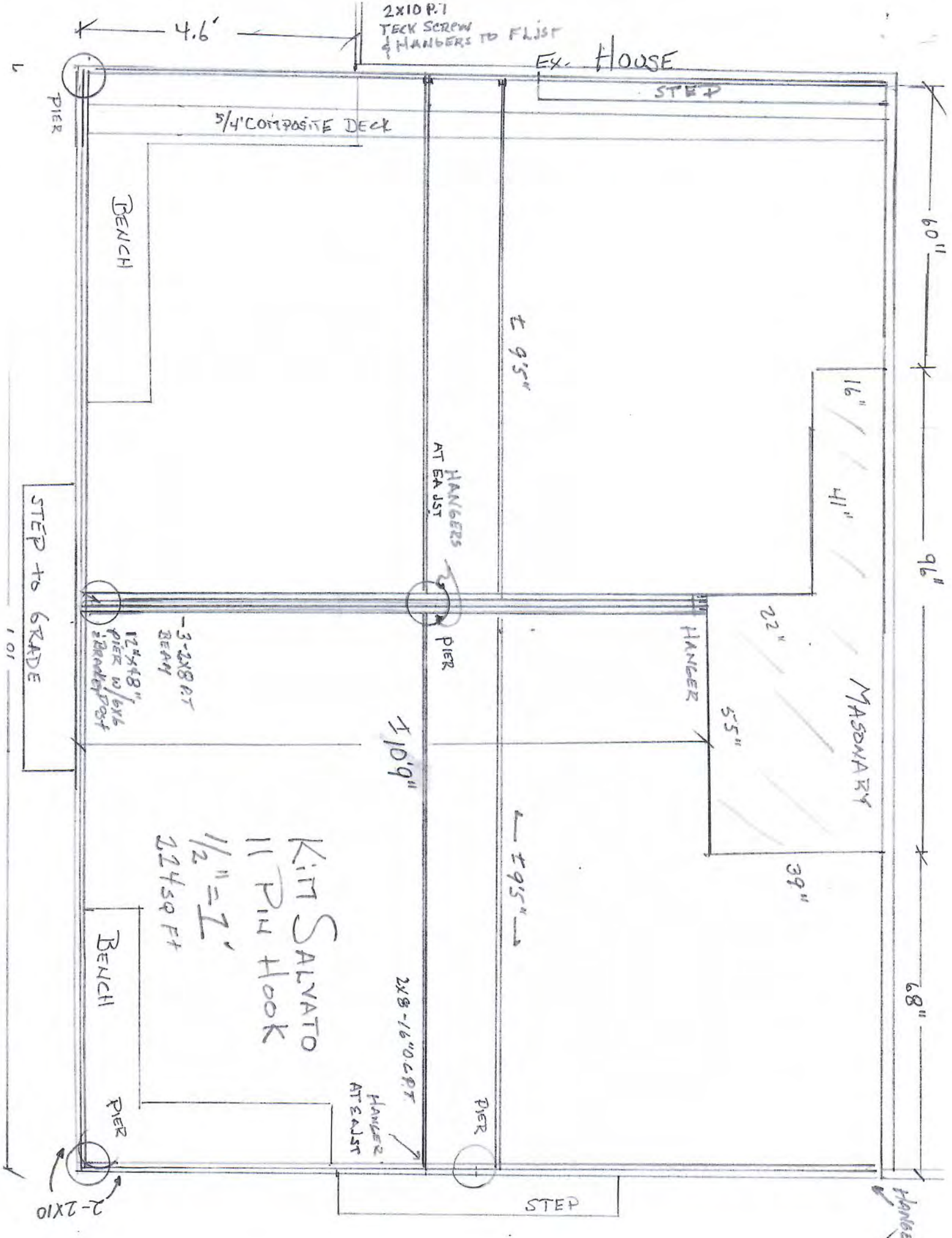
Webster NY 14580

(City/Town, State, Zip Code)

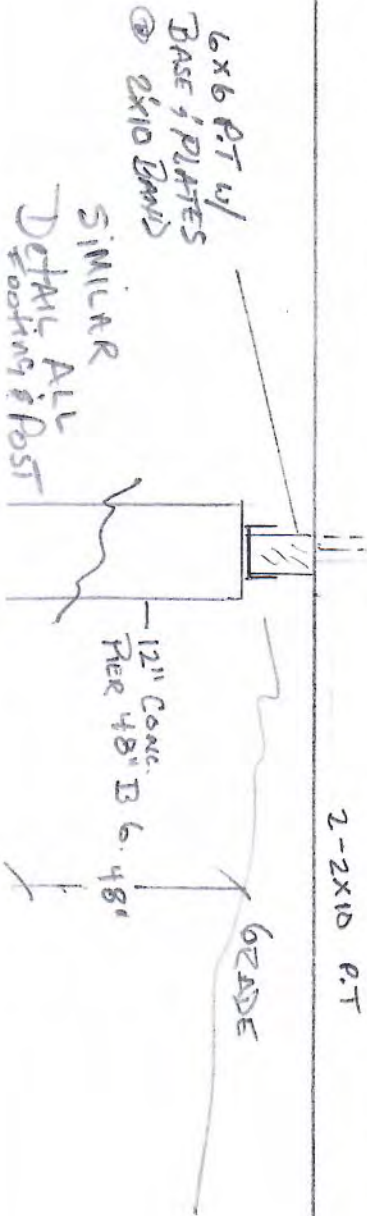


SALVATO

11 PIN HOOK LANE



1st HANGERS @ ↑ 2x8 fljt → Teck screw
 Ledger to HOUSE BAND
 REMOVE Siding STI ICE & water
 shield STI ALUMINUM FLASHING AS
 FINISH RESET VINYL SIDING



TRIPLE 2-8 HANGER

3-2x8 P.T BEAM

HANGER AT
Masonry

2-2x10 P.T

GRADE

12" CONC.
PER 48" B & 48"

SIMILAR
DETAIL ALL
Roofing & Post

INSTRUMENT SURVEY

Client HARTER, SECREST & EMERY, LLP Tax ID 150.150-02-038
 Street 11 PIN HOOK LANE Town PITTSFORD, COUNTY OF MONROE, N.Y.
 Lot No. 103 Subdivision CAMBRIDGE COLONY SUBDIVISION, SECTION 6

PIN HOOK (60' R.O.W.) LANE

(F/K/A CROMPTON ROAD)

S81°22'31"W

137.38'

L=2.29'
R=473.01'

UTILITY EASEMENT PER REF. 4

71.7'

24.5'

24.3'

34.7'

GAR.

34.1'

4.0'

21.7'

9.4'

18.9'

28.5'

4.0'

27.0'

4.0'

26.9'

CONCRETE

47.6'

19.8'

0.4'

200.00'

N08°37'29"W

CHAIN LINK FENCE

0.6'

140.63'

N81°22'31"E

CHAIN LINK FENCE

0.5'

LOT 102

LOT 104

LOT 103

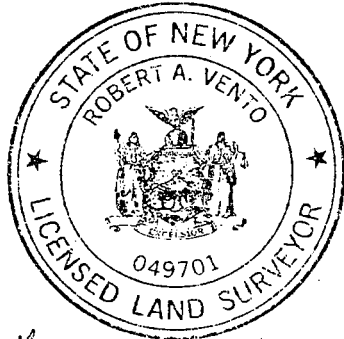
REFERENCES:

1. ABSTRACT OF TITLE NO. 65600 SEC.6/103 (STEWART SEP. 6, 2021).
2. LIBER 9023 OF DEEDS, PAGE 222.
3. LIBER 176 OF MAPS, PAGE 78.
4. EASEMENT TO RGE & RTC PER L-3963D, P-316 (ALONG SIDE R_s & A STRIP OF LAND ALONG R.O.W.).

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED SEP. 23, 2021. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

1. METRO REAL ESTATE SERVICES
2. ELLIOTT STERN CALABRESE LLP
3. KIM M. SALVATO



Robert A. Vento

SNOW COVER MAY IMPEDE THE ABILITY TO LOCATE GROUND FEATURES

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

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

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Passero Associates

SURVEY FIELD OFFICE
 East Main St., Suite 435, Rochester, NY 14614
 5-454-6010 FAX: 585-454-6015
 www.passero.com



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UNAUTHORIZED ALTERATION OR ADDITION TO THIS

Scale: 1" = 40'
 Date: SEP. 24, 2021
 PIC: David Cox, PE
 PM: Rob A. Vento, PLS
 Drafted By: RV

Y:\PASSERO EAST\ACAD\20212769.1051.DWG 9/27/2021 1:23 PM James Kidston

Zoning Board of Appeals Referral Form Information

ZB24-000006

Property Address:

94 Coventry Ridge PITTSFORD, NY 14534

Property Owner:

Gurbacki, Phillip M
94 Coventry Rdg
Pittsford, NY 14534

Applicant or Agent:

Gurbacki, Phillip M
94 Coventry Rdg
Pittsford, NY 14534

Present Zoning of Property: IZ Incentive Zoning
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:	351	Size:	171

Code Section: Applicant is requesting relief from Town Code Section 185-113 B. (1) for the construction of a 351 square-foot oversized pool house. This property is zoned Incentive Zoning (IZ).

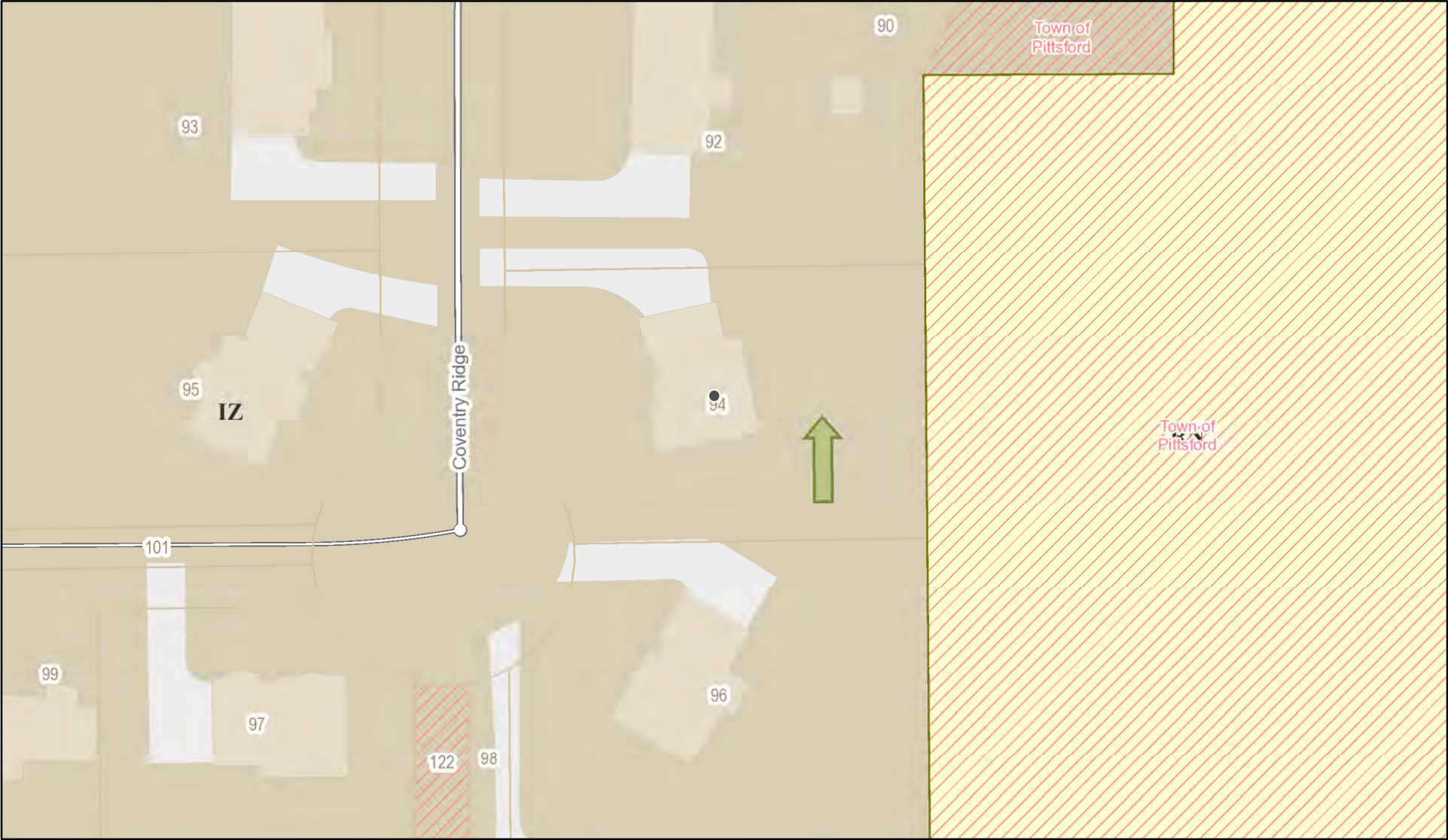
April 17, 2024

ARZ

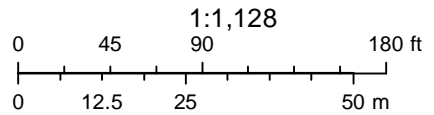
Date

April Zurowski -

94 Coventry Ridge

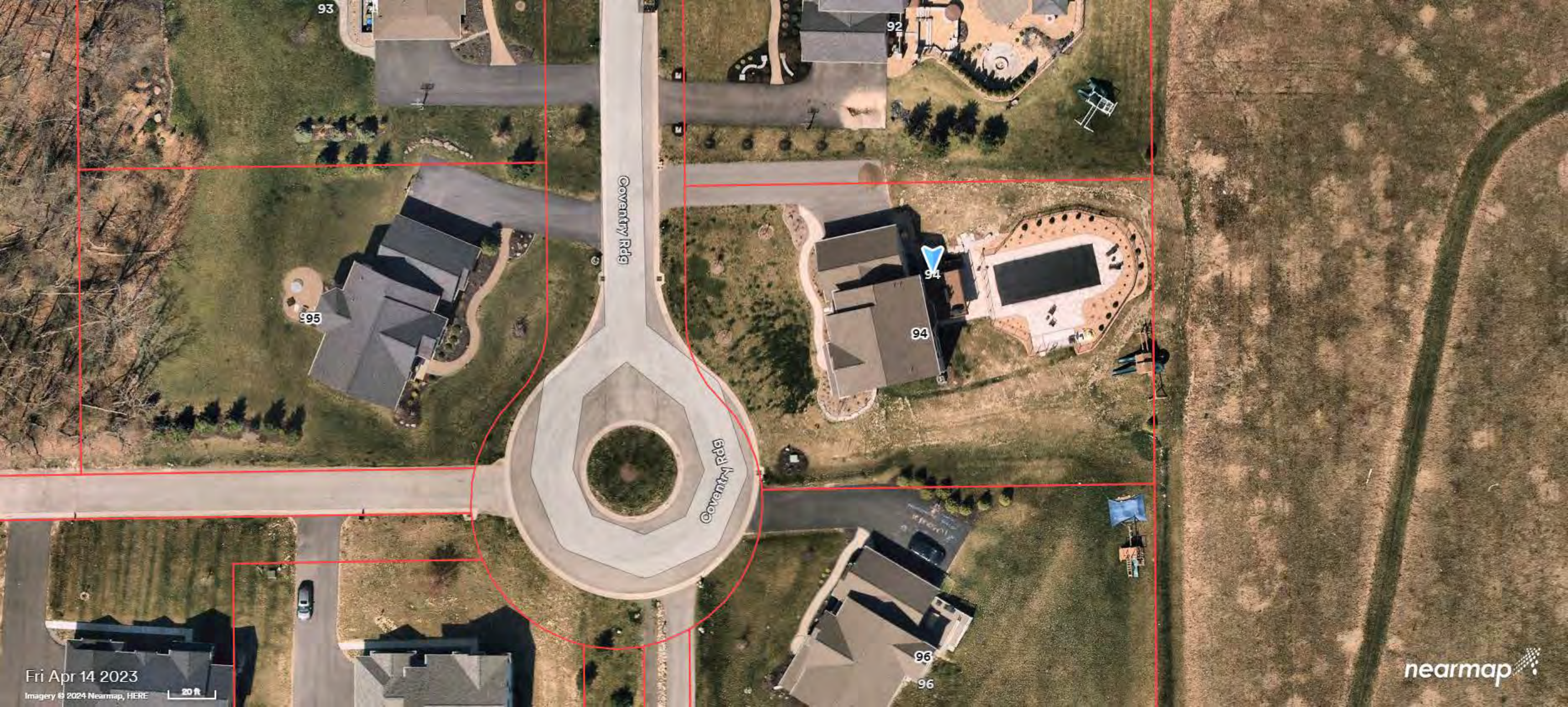


Printed April 18, 2024



Town of Pittsford GIS

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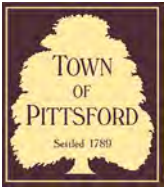


Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE

20 ft

nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: April 3, 2024 Hearing Date: _____

Applicant: Keystone Custom Decks (Nate Esh)

Address: 2869 NY-54a, Keuka Park, NY 14478

Phone: (315) 227-2288 E-Mail: nateesh@keystonecustomdecks.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Lauren Gurbacki
(if different than Applicant)

Address: 94 Coventry Ridge, Pittsford, NY 14534

Phone: (585) 610-0504 E-Mail: lauren41186@gmail.com

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

Property Location: _____ Current Zoning: Residential

Tax Map Number: 177.04-3-49

Application For: Residential Commercial Other

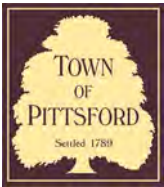
Please describe, in detail, the proposed project:

Pool house/porch is to be a 351 sq. ft. covered area. Pool house to be a 13'4"x6'6" room. 8'x6'6" area for pool equipment next to pool house to be under the roof but not enclosed. Porch to be 21'4"x10'.

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

(Owner or Applicant Signature)

(Date)



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, Lauren Gurbacki _____, the owner of the property located at:
94 Coventry Ridge, Pittsford, NY 14534

(Street) *(Town)* *(Zip)*

Tax Parcel # 177.04-3-49 _____ do hereby authorize
Keystone Custom Decks _____ to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of having an
accessory structure greater than 180 sq. ft.

(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 neighborhood already has several pools with different size accessory structures. Quite a few of the houses also have privacy bushes planted which helps break up the landscape. The pool house/porch should not produce an undesirable change but rather add value the house and the neighborhood. Also there should be no detriment created to the nearby properties. The one next door neighbor at 92 Coventry Ridge has a pool and a small accessory structure as well as lots of privacy bushes. The other neighbor's house at 96 Coventry Ridge is angled slightly away from the property at 94 Coventry Ridge and also has some privacy bushes.

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 benefit sought of being able to keep the pool equipment out of the elements, storing the pool supplies in a storage room, and being able to sit by the pool under a roof is not able to be achieved without sacrificing one of the options.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The area variance is substantial in the fact that it is double the allowed square footage.

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 have an adverse effect on the physical or environmental condition of the neighborhood because there is a current plan for water runoff to be tied into underground drain lines that were installed for the pool house when the pool was installed. It also won't interfere with anybody's view.

- **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.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Gurbacki Pool house/porch

(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)

April 3, 2024

(Signature of Applicant)

(Dated)

94 Coventry Ridge

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

RE: 94 Coventry Ridge



Nate Esh <nateesh@keystonecustomdecks.com>

To: April Zurowski

Reply Reply All Forward [Share icon] [More options icon]

Thu 4/4/2024 1:30 PM

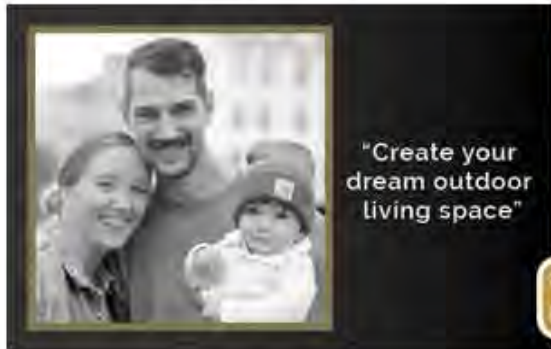
You replied to this message on 4/10/2024 2:30 PM.

[EXTERNAL]

April,

I saw that I never replied to your question about the peak of the porch not being higher than 12 feet. We will keep the peak lower than 12 feet.

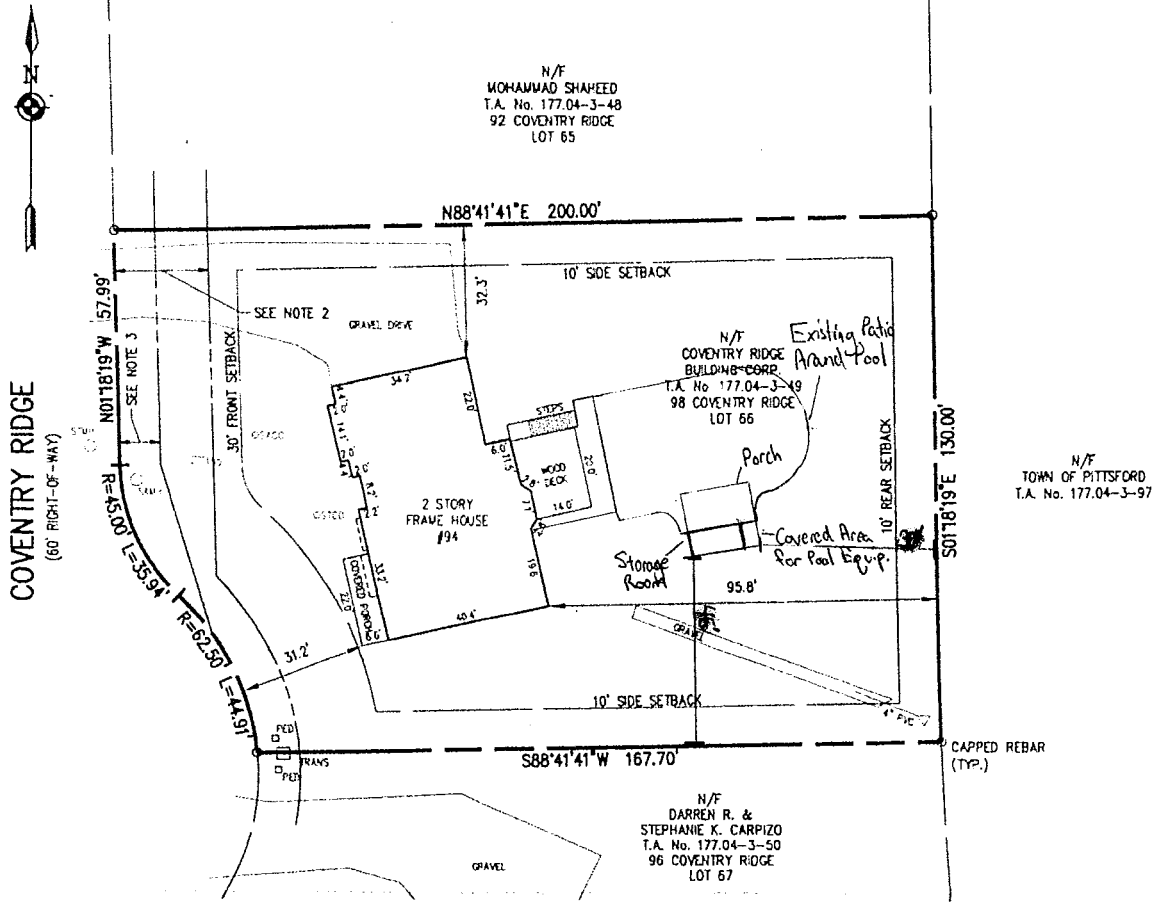
Thanks,



Nate Esh

Office: 315.227.2288
www.keystonecustomdecks.com

MAP OF A SURVEY



REFERENCES:

1. A PLAN PREPARED BY BME ASSOCIATES ENTITLED "COVENTRY RIDGE, SECTION 1, PHASE A, FINAL SUBDIVISION PLAT" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 341 OF MAPS, PAGE 94.
2. ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, HAVING ORDER NUMBER 81135094, AND DATED DECEMBER 4, 2020.

NOTES:

1. PARCEL SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER LIBER 11056 OF DEEDS, PAGE 245.
2. PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER GAS & ELECTRIC CORP., FRONTIER TELEPHONE OF ROCHESTER, INC., TIME WARNER ENTERTAINMENT COMPANY - ADVANCE NEWHOUSE PARTNERSHIP, THROUGH ITS ROCHESTER DIVISION, DBA TIME WARNER CABLE PER LIBER 11079 OF DEEDS, PAGE 653.
3. PARCEL SUBJECT TO A UTILITY EASEMENT TO THE TOWN OF PITTSFORD PER REFERENCE 1.
4. SETBACK REQUIREMENTS:
 FRONT YARD: 30'
 SIDE YARD: 10'
 REAR YARD: 10'

WE, BME ASSOCIATES, CERTIFY TO: ESL FEDERAL CREDIT UNION, ISADA; PHILLIP M. AND LAUREN E. GURBACKI; MARINO LAW GROUP, PLLC; FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JUNE 25, 2021, AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GWSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: 
 MATTHEW R. PALMER, NYSPLS NO. 050964

PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 5, TOWN LOT 46

"CERTIFICATIONS INDICATED HEREON SHALL BE SOLELY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY, OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR "GWSA INSTRUMENT." COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL, OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. "UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2209, OF THE NEW YORK STATE EDUCATION LAW."

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

1100 WEST 10TH STREET
 SUITE 200
 PITTSFORD, NY 14850

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 BME Associates



LOT 66 COVENTRY RIDGE SUBDIVISION SECTION 1
 TOWN OF PITTSFORD MONROE COUNTY NEW YORK

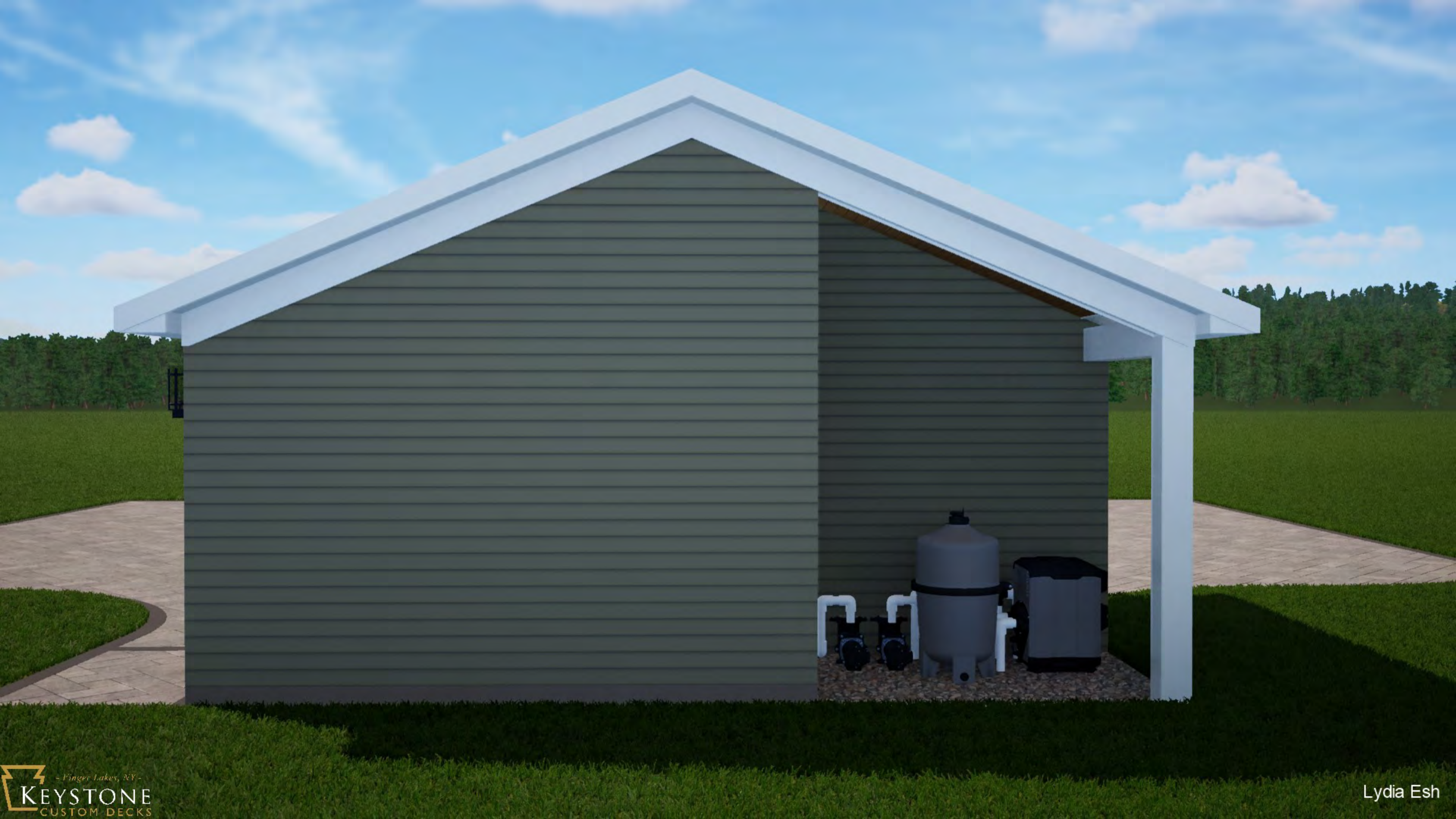
DRAWN BY: WRP
 DATE: 6-29-21

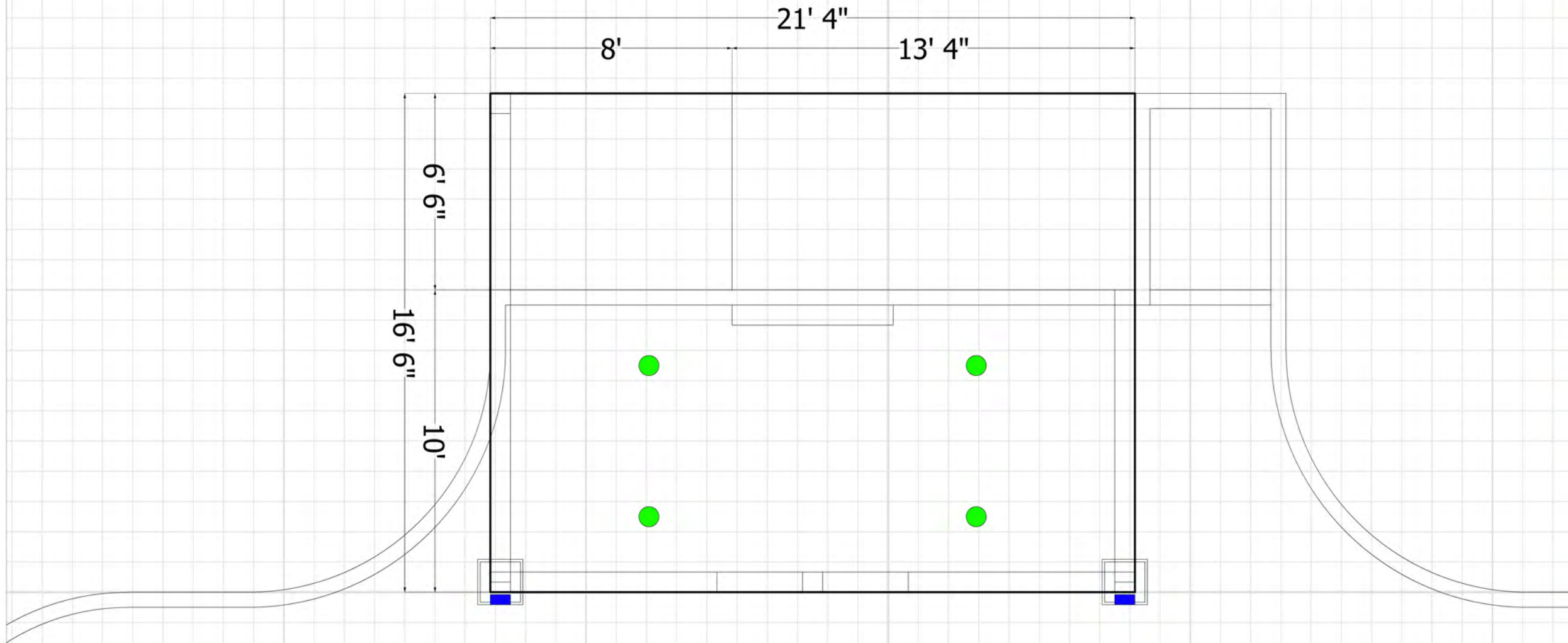
SCALE: 1"=30'
 DWG NO: 95020-60











Customer Info	
Client Name:	Lauren Gurbacki
Address:	94 Coventry Ridge
City:	Pittsford
State/Province:	New York
Zip/Postal Code:	14534
Designer Name:	Lydia Esh

Zoning Board of Appeals Referral Form Information

ZB24-00007

Property Address:

39 Knollwood Drive ROCHESTER, NY 14618

Property Owner:

Bender, Matthew
39 Knollwood Dr
Rochester, NY 14618

Applicant or Agent:

Bender, Matthew
39 Knollwood 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:	20	Left Lot Line:	8	Left Lot Line:	12
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: Applicant is requesting relief from Town Code Section 185-17 E. for the installation of a freestanding air-conditioner within the side setback and not meeting the total side setback requirements. This property is zoned Residential Neighborhood (RN).

Staff Notes: This air-conditioner is placed within the side setback and does not meet the total side setback requirements. A minimum of 20 feet is required and 8 feet is proposed, resulting in a 12-foot variance. The combined total side setback of 90 feet is required and 61 feet is proposed, resulting in a 29-foot variance.

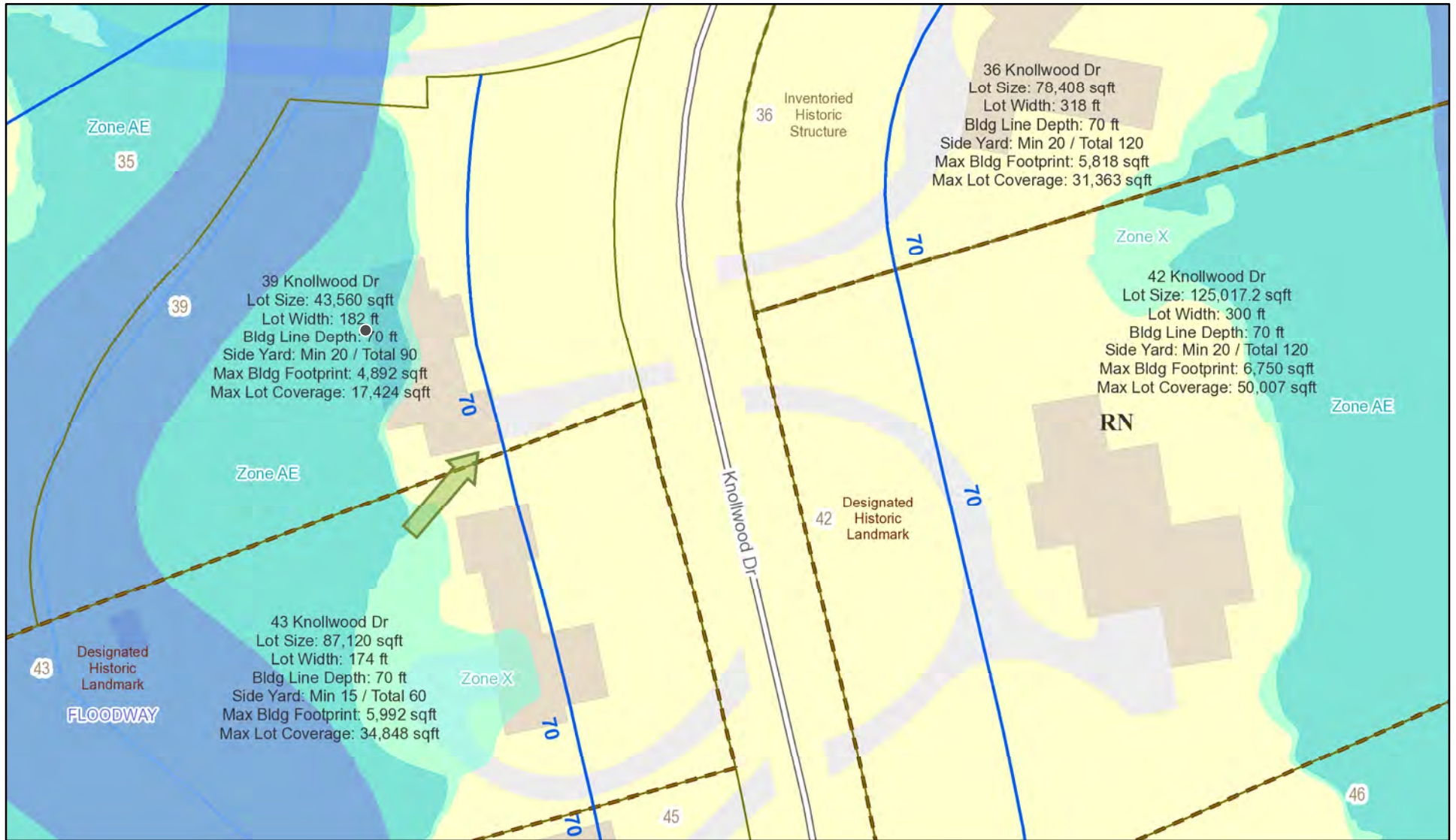
April 17, 2024

ARZ

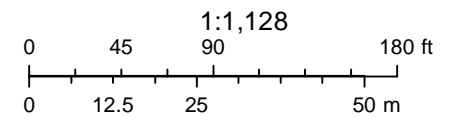
Date

April Zurowski -

39 Knollwood Drive



Printed April 18, 2024



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.



825

845

845

795

35

43

39

45

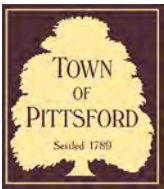
36

42

46

46

Knollwood Dr



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: April 10, 2024 Hearing Date: _____

Applicant: Jack Sigrist

Address: 99 Shoreham Drive

Phone: 385-5540 E-Mail: aipc@aol.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Matt Bender
(if different than Applicant)

Address: 39 Knollwood Dr

Phone: (203) 668-9143 E-Mail: mtbender@gmail.com

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

Property Location: 39 Knollwood Dr Current Zoning: RN

Tax Map Number: 138.130-01-009

Application For: Residential Commercial Other

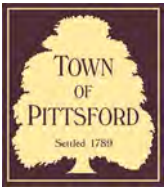
Please describe, in detail, the proposed project:

We are proposing to place a HVAC condenser unit in the side setback and not meeting the total side setback requirement. The setback is now 20' and we are proposing to place the unit at 8'.

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

(Owner or Applicant Signature)

(Date)



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, Matt Bender , the owner of the property located at:
 39 Knollwood Drive, Pittsford, New York 14534
(Street) (Town) (Zip)

Tax Parcel # 138.130-01-009 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 south side condenser unit will be placed behind the existing unit (to remain) and will not be located or seen from the street. Locating the unit to the west would result in the unit either in a landscaped area or in a flood plain.

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 only location for for the south side unit is behind the existing unit. Any other location will be in a landscaped area or in a flood plain.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The existing house was built when the side setback was 10'. The new zoning adopted in 2012 changed the side setback to 20'. The new unit will be at 8', resulting in a variance request of 12'. It is a substantial request but there are no other options.

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 unit will not have any adverse effect on the surrounding area because the unit is the same exact size as the existing and it will be placed behind the existing unit. It is also similar to many existing units in the neighborhood.

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

5. Is the alleged difficulty self-created?

The difficulty is self-created by the need to expand the house and the therefore an additional HVAC system.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Bender Addition

(Project Name)

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

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

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

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

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

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

Name(s)

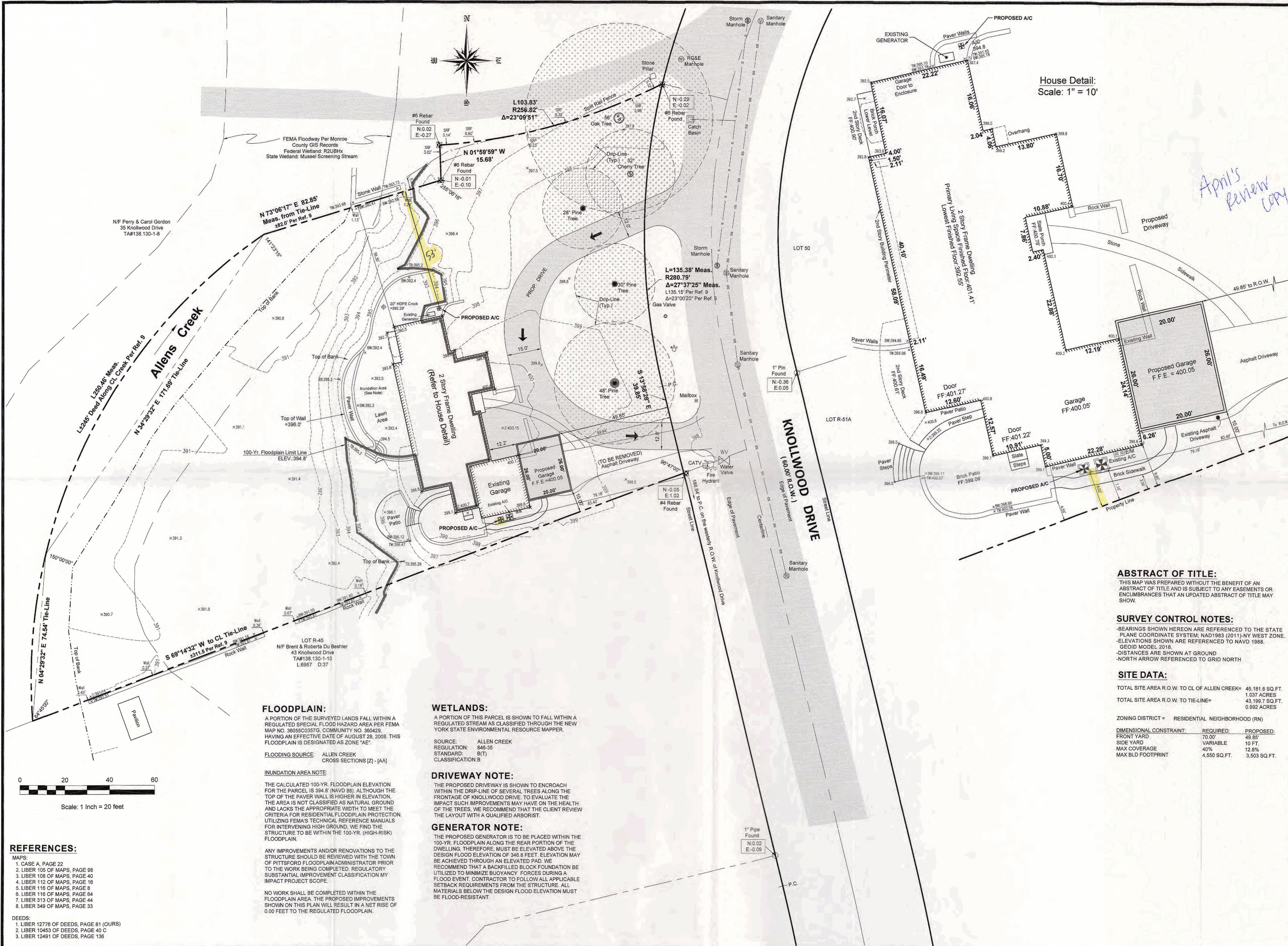
Address(es)

(Signature of Applicant)

(Dated)

(Street Address)

(City/Town, State, Zip Code)



DATE	REVISIONS	BY:
3-25-24	ADDRESS ARCHITECT COMMENTS	BJW
8-28-23	REVISED GEN. LOCATION	BJW
8-14-23	REVISED GEN. LOCATION	BJW
8-7-23	REVISED PER TOWN COMMENTS	BJW
7-11-23	REVISED PER TOWN COMMENTS	BJW
6-29-23	REVISED GARAGE DIMENSIONS	ADB
6-6-23	REVISED FLOODPLAIN & NOTE	BJW

McMahon LaRue Associates, P.C.
ENGINEERS AND LAND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1080
WWW.MCMAHON-LARUE.COM
DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7028 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



ABSTRACT OF TITLE:
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

SURVEY CONTROL NOTES:
-BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011)-NY WEST ZONE.
-ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988.
-GEOD MODEL 2018.
-DISTANCES ARE SHOWN AT GROUND
-NORTH ARROW REFERENCED TO GRID NORTH

SITE DATA:
TOTAL SITE AREA R.O.W. TO CL OF ALLEN CREEK= 45,191.8 SQ.FT.
TOTAL SITE AREA R.O.W. TO TIE-LINE= 1,037 ACRES
TOTAL SITE AREA R.O.W. TO TIE-LINE= 43,199.7 SQ.FT.
0.982 ACRES

ZONING DISTRICT = RESIDENTIAL NEIGHBORHOOD (RN)
DIMENSIONAL CONSTRAINT: REQUIRED: PROPOSED:
FRONT YARD 70.00' 48.85'
SIDE YARD VARIABLE 10 FT.
MAX COVERAGE 40% 12.8%
MAX BLD FOOTPRINT 4,550 SQ.FT. 3,503 SQ.FT.

FLOODPLAIN:
A PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 38055C0357G, COMMUNITY NO. 380429, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008. THIS FLOODPLAIN IS DESIGNATED AS ZONE "AE".
FLOODING SOURCE: ALLEN CREEK
CROSS SECTIONS [Z] - [AA]

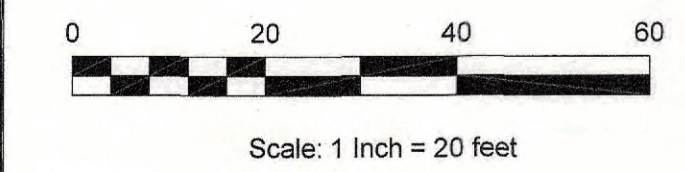
INUNDATION AREA NOTE:
THE CALCULATED 100-YR. FLOODPLAIN ELEVATION FOR THE PARCEL IS 394.8' (NAVD 88). ALTHOUGH THE TOP OF THE PAVER WALL IS HIGHER IN ELEVATION, THE AREA IS NOT CLASSIFIED AS NATURAL GROUND AND LACKS THE APPROPRIATE WIDTH TO MEET THE CRITERIA FOR RESIDENTIAL FLOODPLAIN PROTECTION. UTILIZING FEMA'S TECHNICAL REFERENCE MANUALS FOR INTERVENING HIGH GROUND, WE FIND THE STRUCTURE TO BE WITHIN THE 100-YR. (HIGH-RISK) FLOODPLAIN.

ANY IMPROVEMENTS AND/OR RENOVATIONS TO THE STRUCTURE SHOULD BE REVIEWED WITH THE TOWN OF PITTSFORD FLOODPLAIN ADMINISTRATOR PRIOR TO THE WORK BEING COMPLETED. REGULATORY SUBSTANTIAL IMPROVEMENT CLASSIFICATION MY IMPACT PROJECT SCOPE.
NO WORK SHALL BE COMPLETED WITHIN THE FLOODPLAIN AREA. THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN WILL RESULT IN A NET RISE OF 0.00 FEET TO THE REGULATED FLOODPLAIN.

WETLANDS:
A PORTION OF THIS PARCEL IS SHOWN TO FALL WITHIN A REGULATED STREAM AS CLASSIFIED THROUGH THE NEW YORK STATE ENVIRONMENTAL RESOURCE MAPPER.
SOURCE: ALLEN CREEK
REGULATION: 846-35
STANDARD: B(T)
CLASSIFICATION: B

DRIVEWAY NOTE:
THE PROPOSED DRIVEWAY IS SHOWN TO ENCRUCH WITHIN THE DRIP-LINE OF SEVERAL TREES ALONG THE FRONTAGE OF KNOLLWOOD DRIVE. TO EVALUATE THE IMPACT SUCH IMPROVEMENTS MAY HAVE ON THE HEALTH OF THE TREES, WE RECOMMEND THAT THE CLIENT REVIEW THE LAYOUT WITH A QUALIFIED ARBORIST.

GENERATOR NOTE:
THE PROPOSED GENERATOR IS TO BE PLACED WITHIN THE 100-YR. FLOODPLAIN ALONG THE REAR PORTION OF THE DWELLING. THEREFORE, MUST BE ELEVATED ABOVE THE DESIGN FLOOD ELEVATION OF 348.8 FEET. ELEVATION MAY BE ACHIEVED THROUGH AN ELEVATED PAD. WE RECOMMEND THAT A BACKFILLED PAD FOUNDATION BE UTILIZED TO MINIMIZE BUOYANCY FORCES DURING A FLOOD EVENT. CONTRACTOR TO FOLLOW ALL APPLICABLE SETBACK REQUIREMENTS FROM THE STRUCTURE. ALL MATERIALS BELOW THE DESIGN FLOOD ELEVATION MUST BE FLOOD-RESISTANT.



- REFERENCES:**
MAPS:
1. CASE A, PAGE 22
2. LIBER 105 OF MAPS, PAGE 98
3. LIBER 108 OF MAPS, PAGE 40
4. LIBER 112 OF MAPS, PAGE 16
5. LIBER 116 OF MAPS, PAGE 8
6. LIBER 116 OF MAPS, PAGE 64
7. LIBER 313 OF MAPS, PAGE 44
8. LIBER 349 OF MAPS, PAGE 33
DEEDS:
1. LIBER 12776 OF DEEDS, PAGE 81 (OURS)
2. LIBER 10463 OF DEEDS, PAGE 40 C
3. LIBER 12491 OF DEEDS, PAGE 138

PROJECT: **39 KNOLLWOOD DRIVE**
PITTSFORD, NEW YORK

DRAWING: **SITE PLAN FOR GARAGE ADDITION**

PART OF TOWN LOT 69
TOWNSHIP 12 - RANGE 5
PHELPS AND GORHAM PURCHASE
TOWN OF PITTSFORD, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY:	ADB
DRAWN BY:	ADB
CHECKED BY:	BJW, AIL
S.B.L. #:	138.13-01-09
PROJ. NO.:	1313-02
DATE:	JUNE 27, 2023
SCALE:	1 INCH = 20 FEET

CADD FILE:
1313-02

Zoning Board of Appeals Referral Form Information

ZB24-000008

Property Address:

259 Tobey Road PITTSFORD, NY 14534

Property Owner:

Gupta, Rohit
259 Elmcrest Rise
West Henrietta, NY 14586

Applicant or Agent:

Gupta, Rohit
259 Elmcrest Rise
West Henrietta, NY 14586

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:	3	Height:	4	Height:	1.0
Size:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4-foot-tall fence in front of a front setback. This property is zoned Residential Neighborhood (RN).

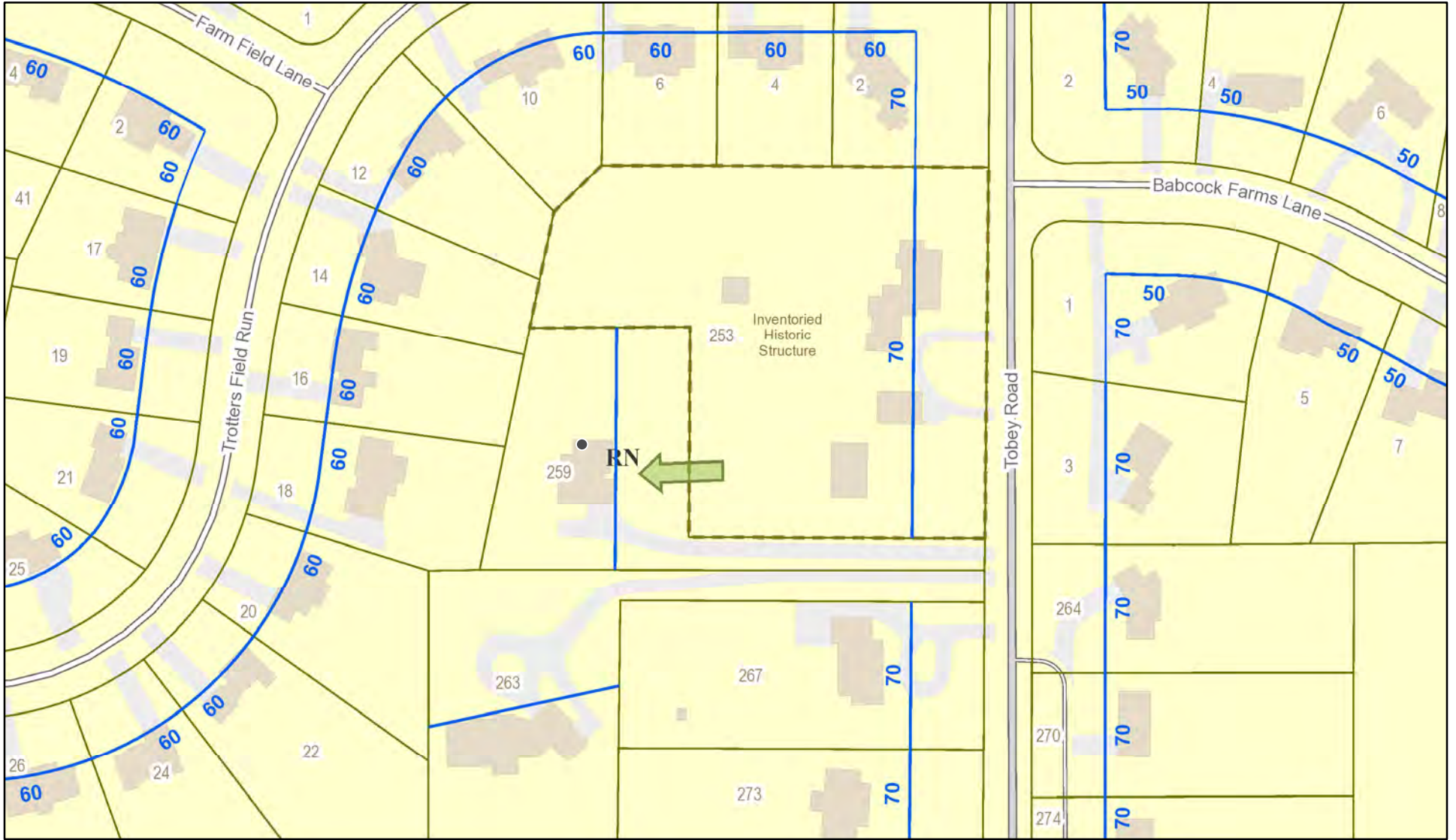
April 17, 2024

ARZ

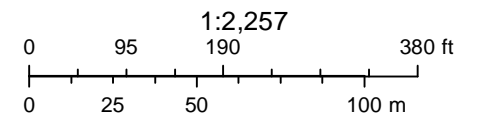
Date

April Zurowski -

259 Tobey Road

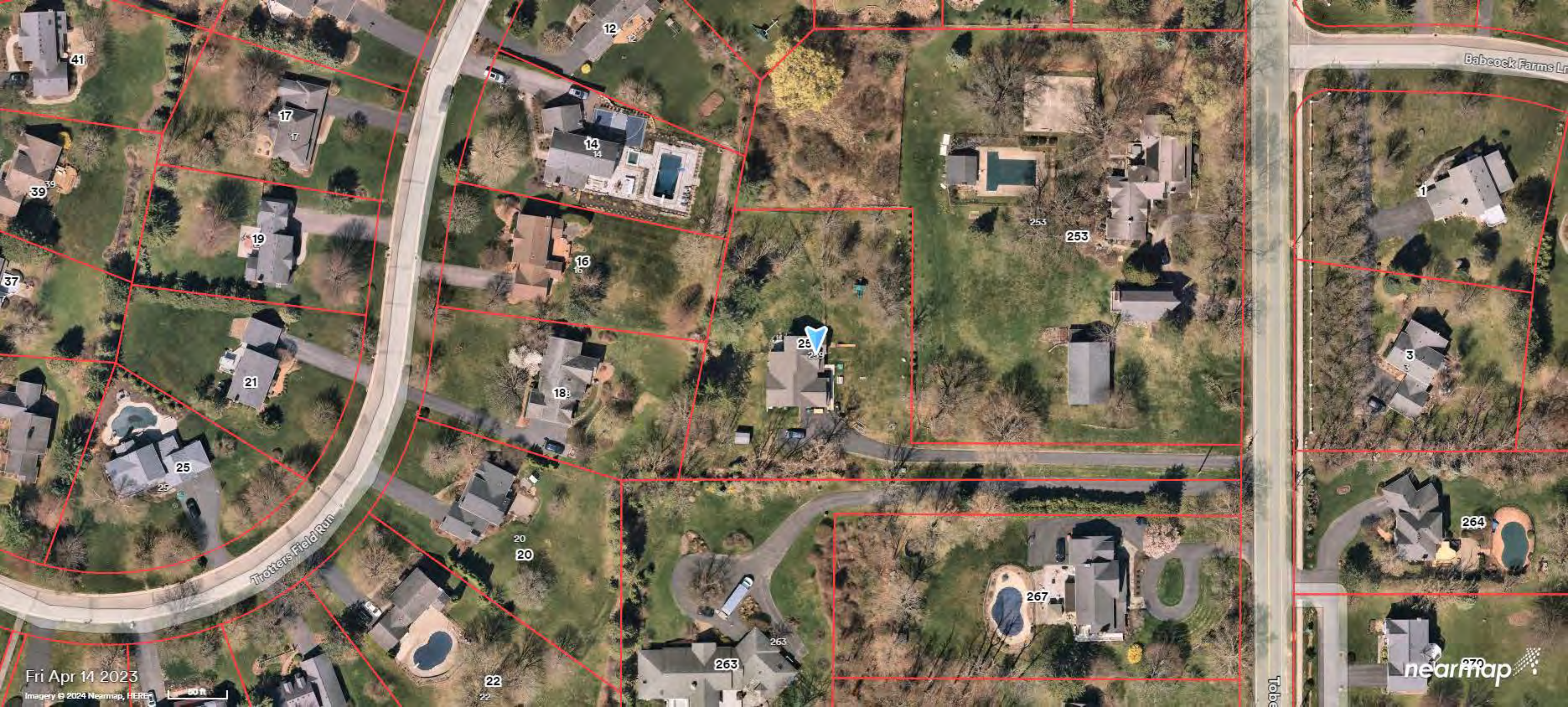


Printed April 18, 2024



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.



Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



Babcock Farms Ln

Trotters Field Run

Tobee

nearmap

41

17

39

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12

14

16

21

18

25

253

1

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263

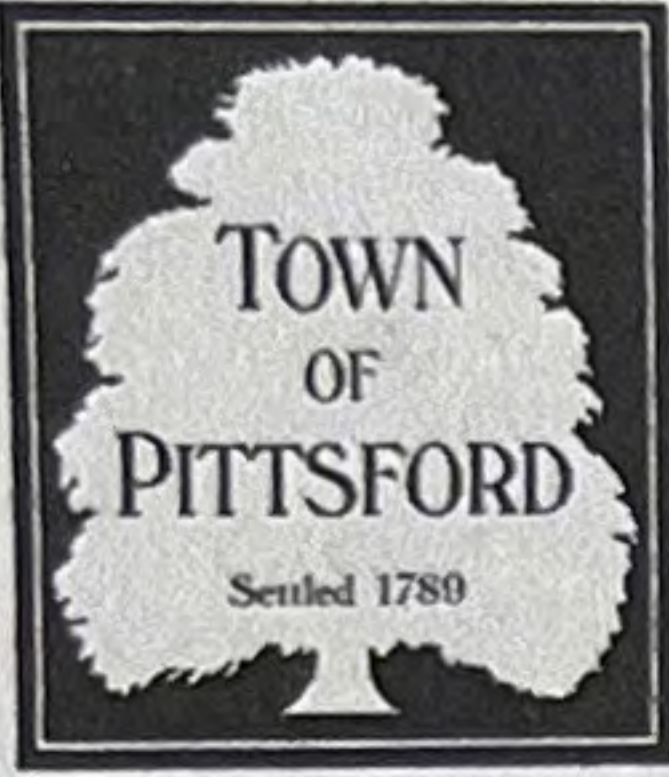
263

267

264

22

22



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: April 5, 2024 Hearing Date: _____

Applicant: Rohit & Nicole Gupta

Address: 259 Tobey Rd, Pittsford, NY 14534

Phone: (585) 749-7403 E-Mail: nicole_crv03@hotmail.com

Agent: N/A
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: same
(if different than Applicant)

Address: 259 Tobey Rd, Pittsford, NY 14534

Phone: (585) 749-7403 E-Mail: nicole_crv03@hotmail.com

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

Property Location: 259 Tobey Rd, Pittsford, NY 14534 Current Zoning: RN

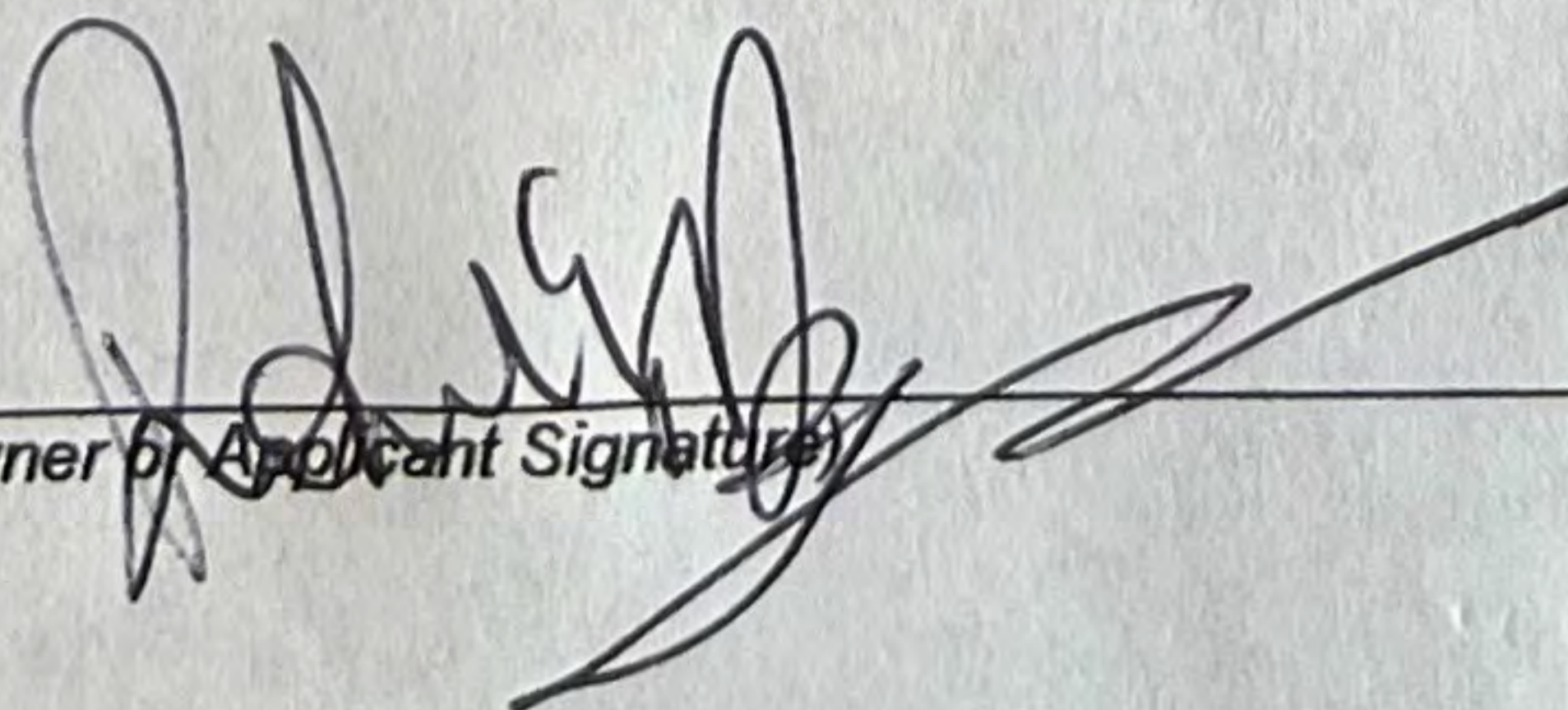
Tax Map Number: 164.17-1-1.2

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Our family is looking to create an alternate, secure, outdoor space for our young children and dog. This would be accomplished by installing a 4 foot high black, aluminum, double picket fence off the front of our house. The area covered will be approximately 28' x 60' x 26' with two 4' wide gates, one on either side of the house. The project will be completed by Steadman Fence company owned by Kyle Steadman.

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)

4/5/24
(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 fence will not obstruct the view of the home, front yard, or traffic.
2. Our lot slopes in the front yard further lessening any obstruction of view.
3. It will be roughly 40 feet away from the property line and not close to bordering neighbors or the road.
4. We are set quite a ways back from Tobey Rd and passerbys cannot see much of our house from the road anyways.
5. It will only be a foot difference in height.
6. It may add curb appeal to our home and be an added value to any future owners.
7. Our neighbor that will be most affected has a backyard that borders our front yard. (Technically they could put up a 6 foot fence at any time.) They have also planted 20 arborvitae on their property line so the fence will not be very visible to them.

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

We are willing to put up a fence 3 feet high as permitted by the town but wanted to ask for a variance on the height as the extra foot makes it more difficult for pets and people to climb or jump over. Additionally, we discovered during our process of collecting estimates, that the 3 foot high fence actually costs more than the 4 foot high fence panels because it is considered a non stock (special order) item.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Since a 3 foot high fence is permitted in front yards we consider this request to be minimal. (Asking for one foot higher.)

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:

1. We have four bordering neighbors that have a similar fencing style around their pools and/or yards.
2. We selected aluminum fence because of its low maintenance, appearance, durability, and longevity.
3. As mentioned prior, are house is not easily visible from the road therefore it will not impact anyone unless they come down our driveway or visit our home.
4. Adds to the containment of pets and children as well as security of home's front entrance.
5. Will not obstruct view of the front of the home, yard, or traffic.
6. Our property is unique in that it is in between bordering properties backyard where 6 foot fences are permitted.

- **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, we do not believe this request to be self-created. The front of our property is more level than the back making it a preferred space for our aging dog and children. (6 steps to get down to back yard versus 1 step to get down to front yard.) There are less obstacles to navigate. For example, our back yard contains the homes sump pump drain pipe and poses a risk for accidental injury if running near it or the ditch that runs through that section of yard. Additionally, we have been told that 3 foot high fences are usually considered a non stock item with regards to aluminum fence thus requiring a special order process and actually cost more than a 4 foot high fence. In our case, the area we would like to secure amounts to about \$1,000 cost difference between the two heights.

Print Form

Reset Form

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Gupta Front Fence

(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...

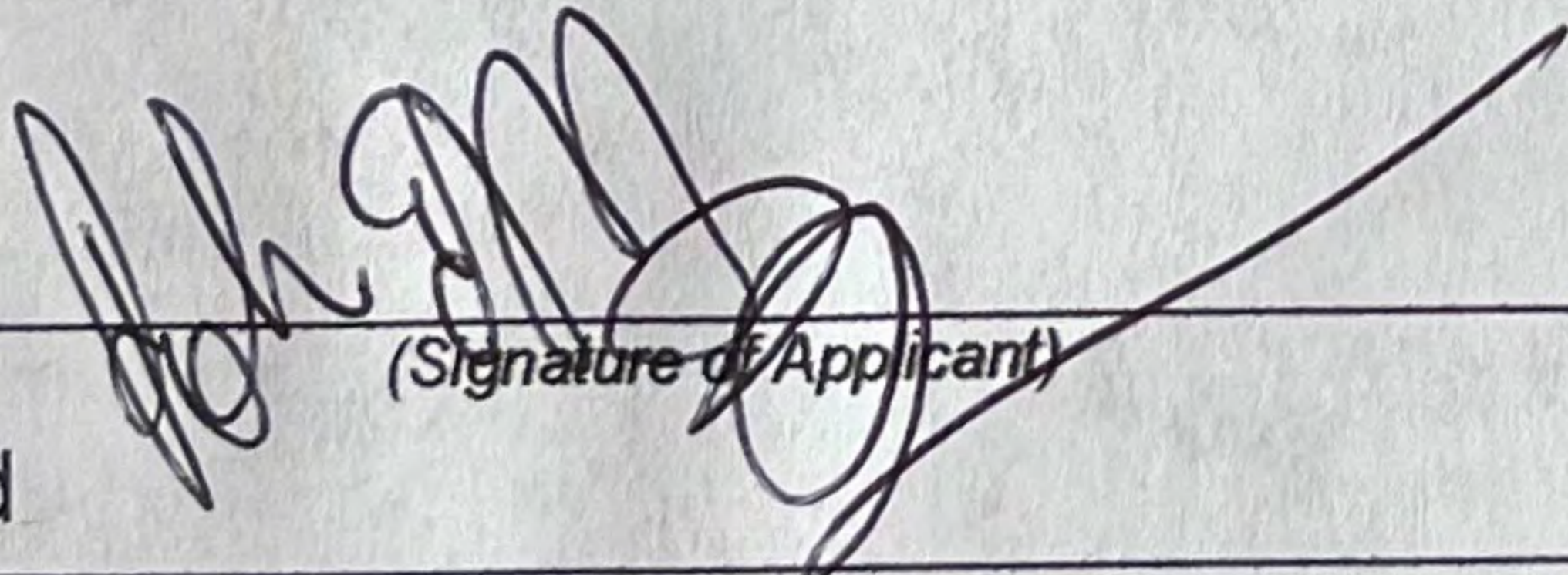
- change of zoning
- special permit
- building permit
- permit
- amendment
- variance
- approval of a plat
- exemption from a plat or official map

...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)

4/5/2024

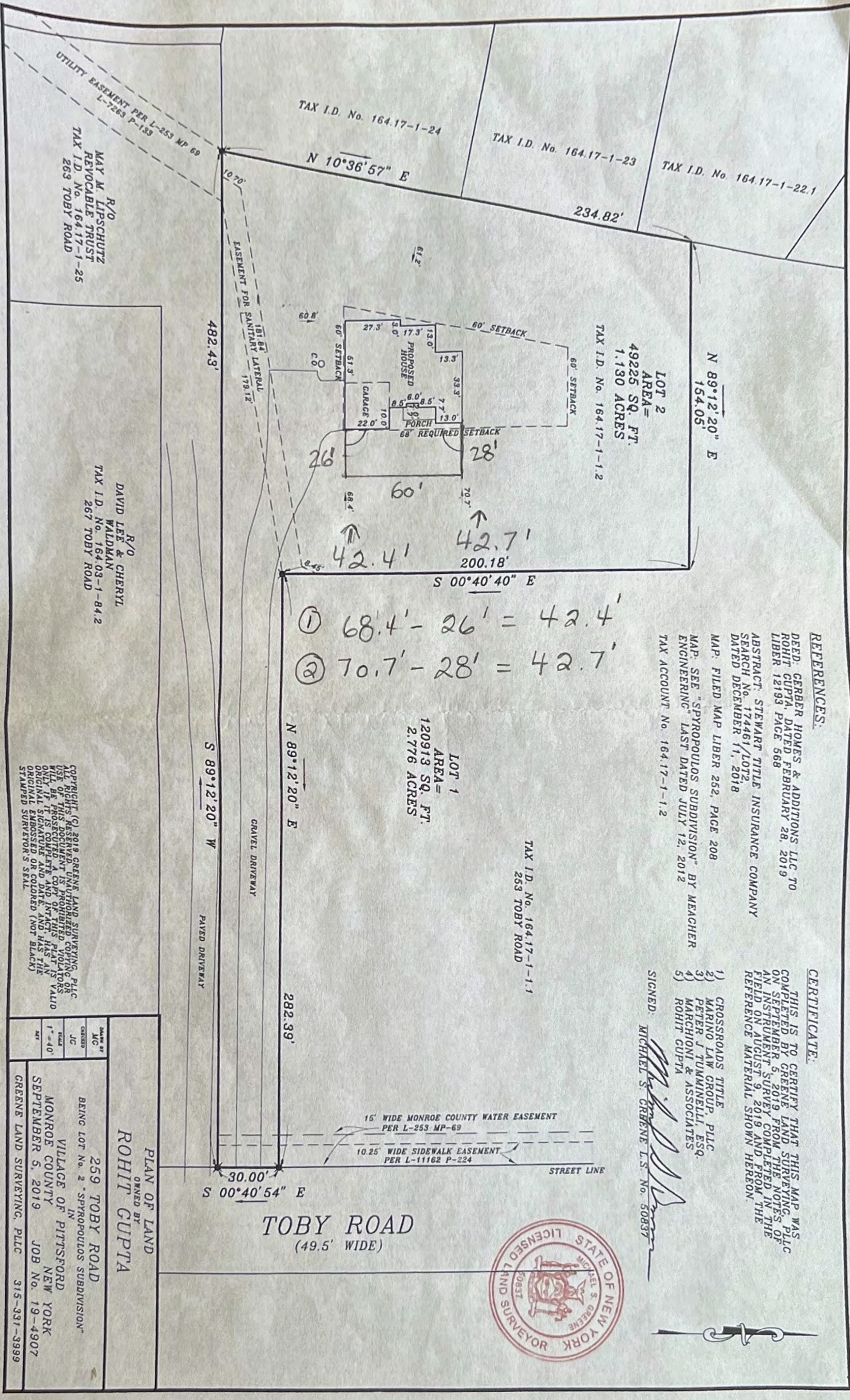
(Dated)

259 Tobey Rd

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



① $68.4' - 26' = 42.4'$
 ② $70.7' - 28' = 42.7'$

REFERENCES:

DEED: GERBER HOMES & ADDITIONS LLC TO ROHIT GUPTA, DATED FEBRUARY 28, 2019 LIBER 12193 PAGE 568
 ABSTRACT: STEWART TITLE INSURANCE COMPANY SEARCH No. 174461/LOT2 DATED DECEMBER 11, 2018
 MAP: FILED MAP LIBER 252, PAGE 208
 MAP: SEE "SPYROPoulos SUBDIVISION" BY MEACHER ENGINEERING, LAST DATED JULY 12, 2012
 TAX ACCOUNT No. 164.17-1-12

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP WAS COMPLETED BY GREENE LAND SURVEYING, PLLC ON SEPTEMBER 5, 2019, FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED IN THE FIELD ON AUGUST 9, 2019 AND FROM THE REFERENCE MATERIAL SHOWN HEREON.

1) CROSSROADS TITLE
 2) MARINO LAW GROUP, PLLC
 3) PETER J TUMMINELLI, ESQ.
 4) MARCHIONI & ASSOCIATES
 5) ROHIT GUPTA

SIGNED: *Michael S. Greene*
 MICHAEL S. GREENE L.S. No. 50837



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 ALL RIGHTS RESERVED. UNAUTHORIZED COPYING OR USE OF THIS REPORTED COPY OR EITHER POLYMER OR WILL BE IN COMPLETE AND INTACT HAS THE ORIGINAL SIGNATURE AND DATE AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.

PLAN OF LAND OWNED BY ROHIT GUPTA

259 TOBY ROAD
 BEING LOT No. 2 "SPYROPoulos SUBDIVISION"
 VILLAGE OF PITTSFORD
 MONROE COUNTY NEW YORK
 SEPTEMBER 5, 2019 JOB No. 19-4907
 GREENE LAND SURVEYING, PLLC 315-331-3999

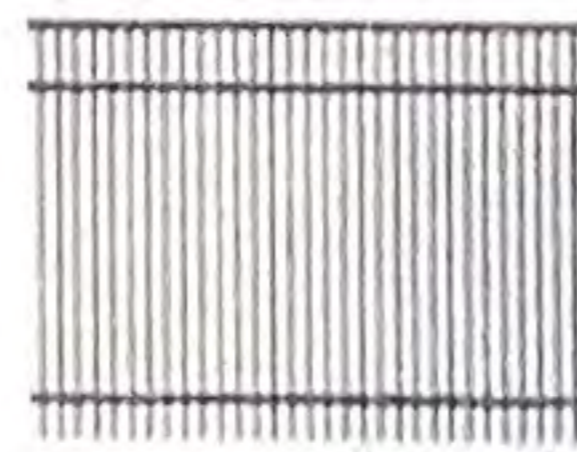
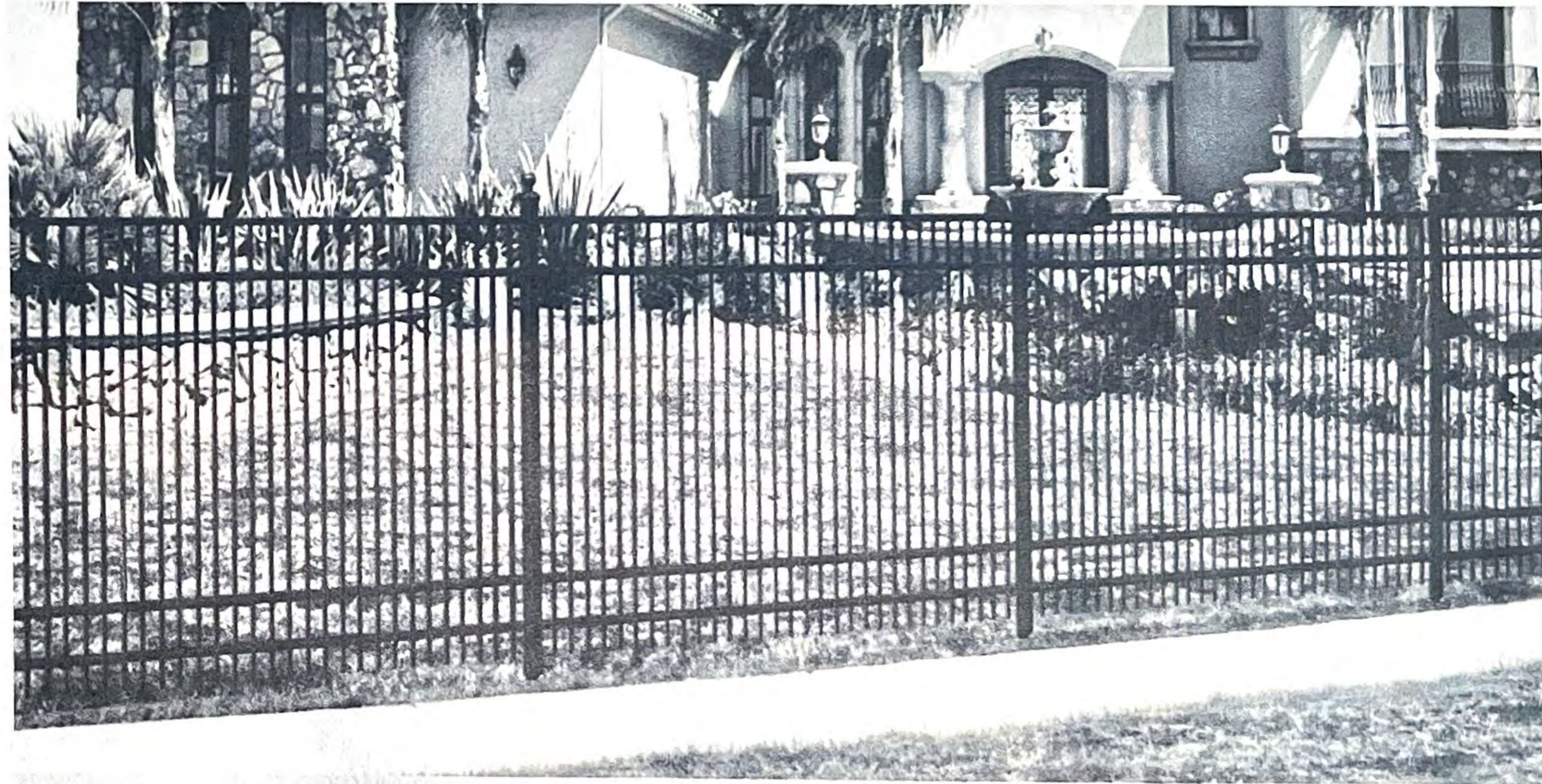
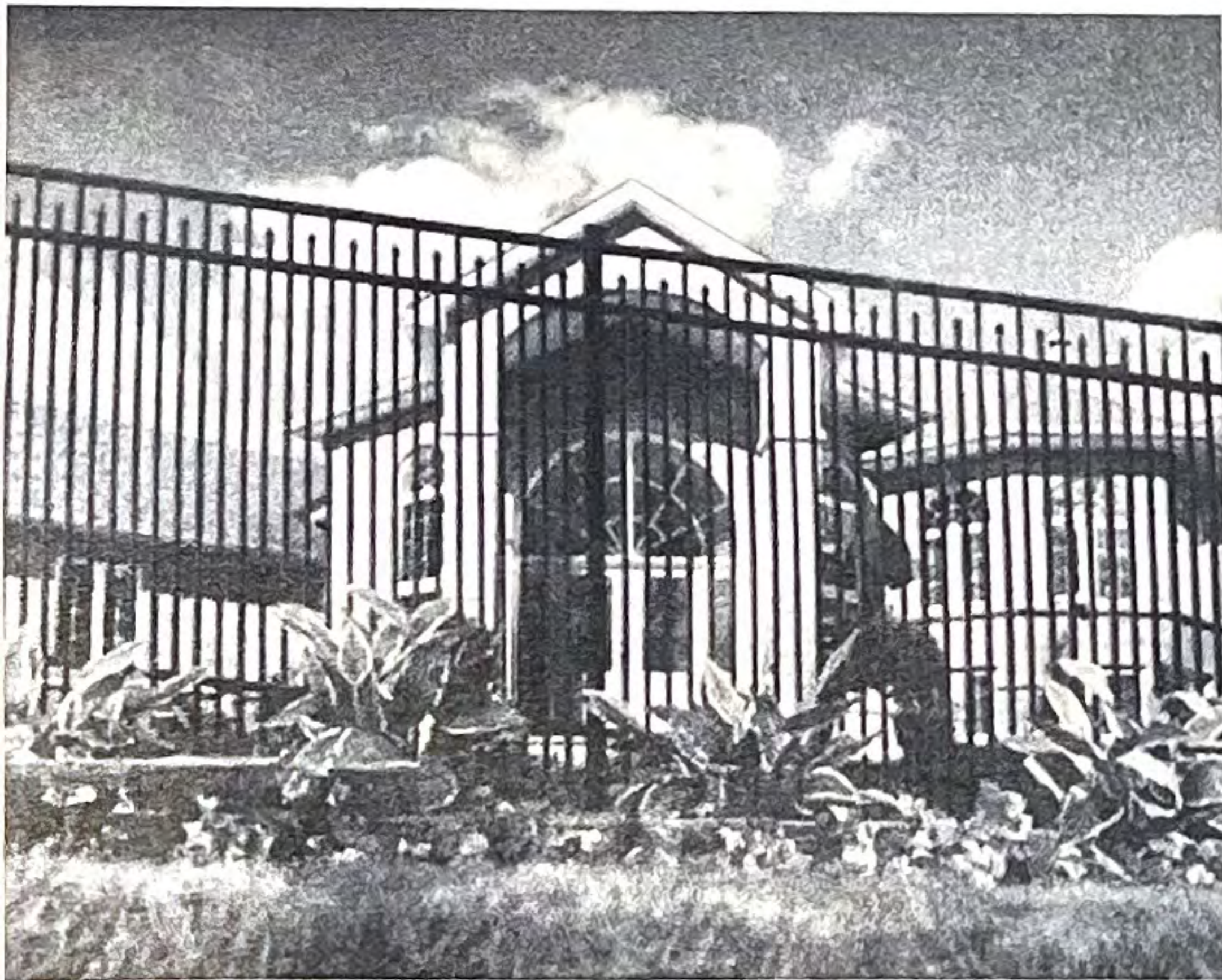
DATE OF	SCALE
1/10/19	1" = 40'
BY	
JC	

TOBY ROAD
 (49.5' WIDE)

DOUBLE PICKET

The Independence Aluminum Fencing Double Picket line is a great option to increase safety and security for small children and pets.

Available in Independence grade only, all Double Picket panels feature twice the number of pickets and a tighter 1½" picket spacing.



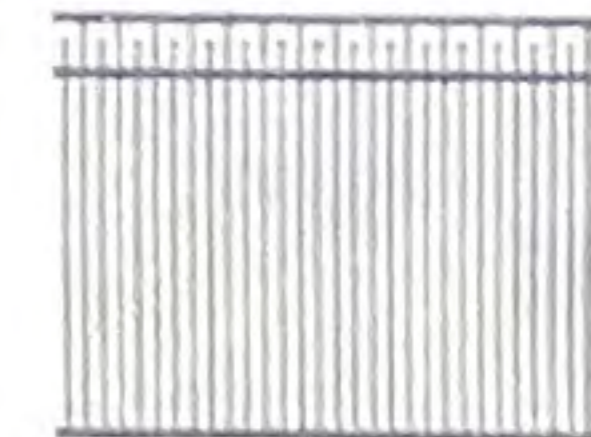
**UNIVERSAL TOP
DOUBLE PICKET**
3', 4', 5' and 6' TALL
6' panel features 4 rails



**UNIVERSAL TOP
DOUBLE PICKET
(FLUSH BOTTOM)**
54" TALL



**UNIVERSAL SPEAR TOP
DOUBLE PICKET**
3', 4', 5' and 6' TALL
6' panel features 4 rails



**UNIVERSAL SPEAR TOP
DOUBLE PICKET
(FLUSH BOTTOM)**
54" TALL



**SPEAR TOP DOUBLE
PICKET**
3', 4', 5' and 6' TALL
6' panel features 4 rails



Zoning Board of Appeals Referral Form Information

ZB24-000009

Property Address:

44 Saddle Brook PITTSFORD, NY 14534

Property Owner:

Burhans, Kristen
44 Saddle Brk
Pittsford, NY 14534

Applicant or Agent:

Burhans, Kristen
44 Saddle Brk
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: 0	Size: 0	Size: 0.0

Code Section: Applicant is requesting relief from Town Code Section 185-120 A. for the construction of a shed within the front setback on Mendon Center Road. This property is zoned Residential Neighborhood (RN).

Staff Notes: This property is sandwiched between Mendon Center Road and Saddle Brook and therefore has two front setbacks. The applicant is looking to place the shed within the front setback off Mendon Center Road.

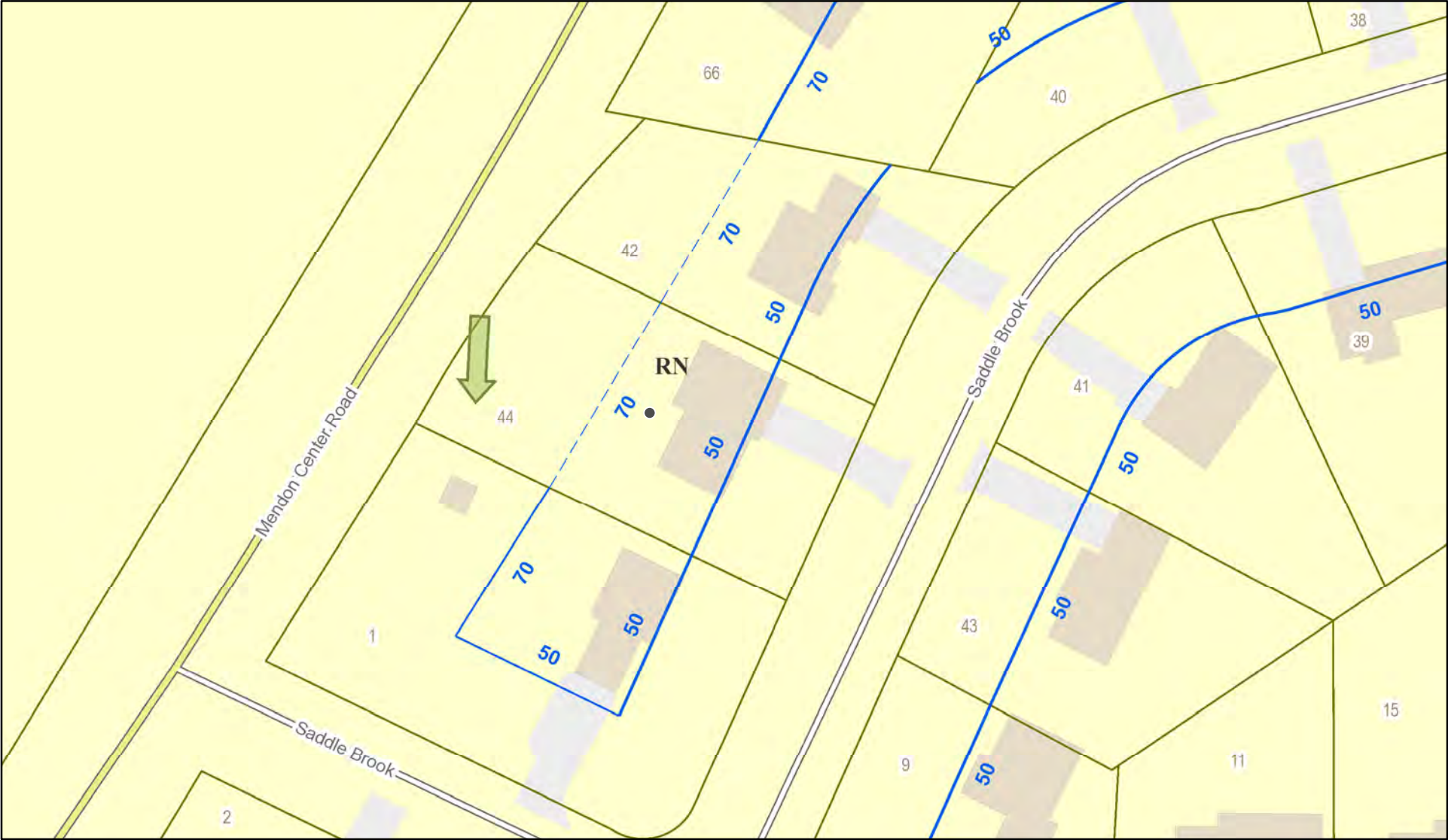
April 17, 2024

ARZ

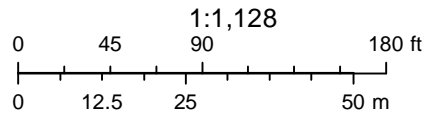
Date

April Zurowski -

44 Saddle Brook



Printed April 18, 2024



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.



Mendon Center Rd

Saddle Brk

Mendon Center Rd

Saddle Brk

Saddle Brk



44

66

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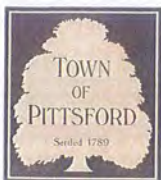
22

Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE

50 ft

nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: April 9, 2024 Hearing Date: _____

Applicant: Riley E. Wheaton

Address: 44 Saddle Brook

Phone: (585) 233-0478 E-Mail: rwheaton_98@yahoo.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Kristen Burhans
(if different than Applicant)

Address: 44 Saddle Brook

Phone: (585) 746-6842 E-Mail: kristenb.and.rileyw@gmail.com

RECEIVED
APR 11 2024
TOWN OF PITTSFORD

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

Property Location: 44 Saddle Brook Current Zoning: residential

Tax Map Number: 164.03162

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

We would like our proposed shed location for our property to be placed within the 70 ft. setback off of Mendon Center Road. The actual proposal would be for the shed to be 50ft. off of Mendon Center Road and 20 feet from the adjacent property line.

120 SF Shed

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.

Riley E. Wheaton
(Owner or Applicant Signature)

4/10/2024
(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 location for the shed will be on the other side of the already created swath area between our property line and Mendon Center Road. The shed will be barely visible from the road or the adjacent property due to vegetation between the two properties and 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:

The only other possible location for the shed without this variance would be in the middle of our back yard.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

44 Saddle Brook shed project

(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)

<u>Name(s)</u>	<u>Address(es)</u>



(Signature of Applicant)

April 9, 2024

(Dated)

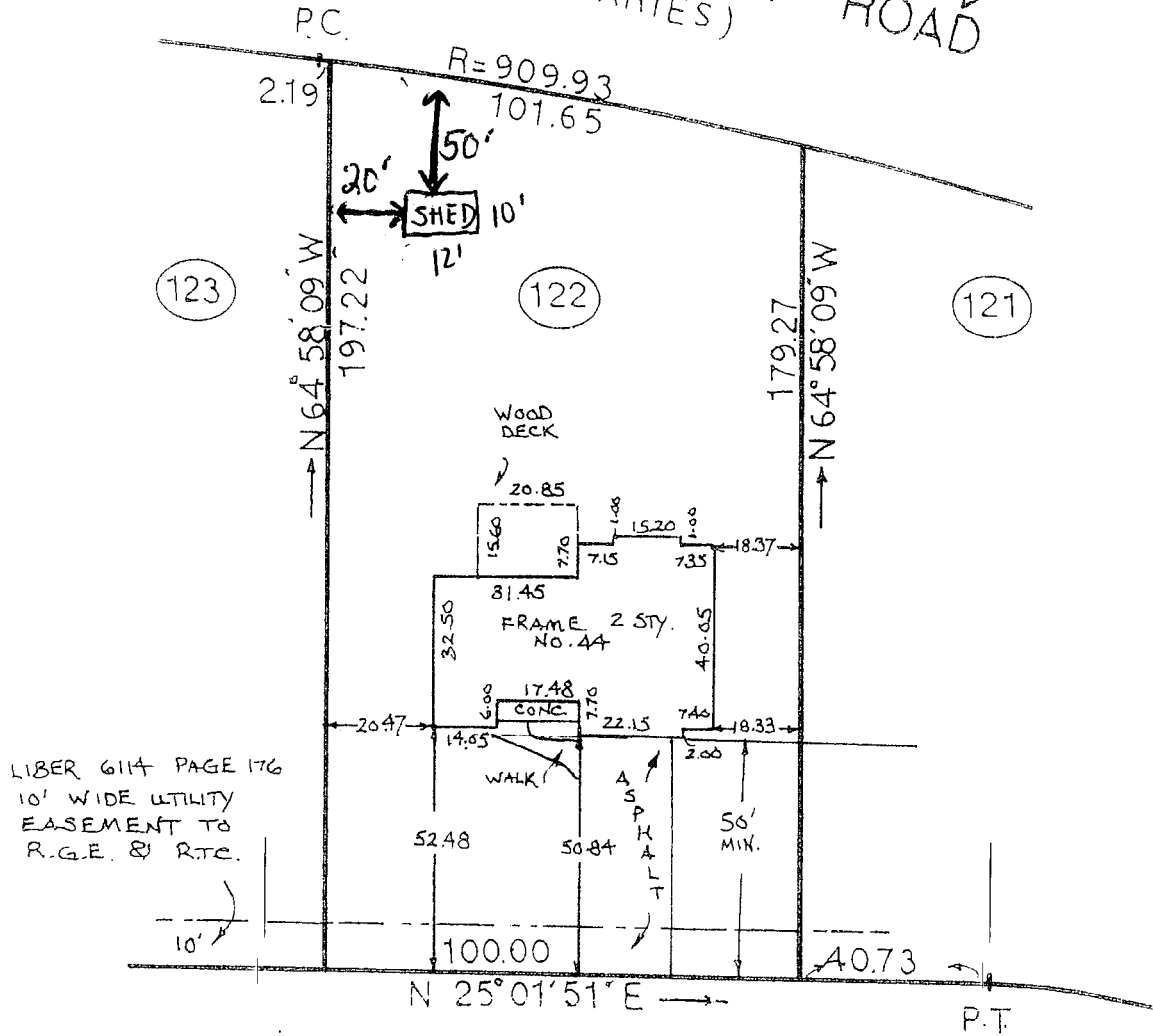
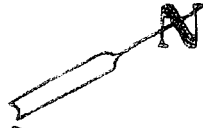
44 Saddle Brook

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

MENDON CENTER ROAD
(WIDTH VARIES)



LIBER 6114 PAGE 176
10' WIDE UTILITY
EASEMENT TO
R.G.E. & R.T.C.

44 SADDLE BROOK (60' WIDE)

CERTIFY TO:

KRISTEN BURHANS
CITIZENS BANK, N.A., ITS
SUCCESSORS AND/OR ASSIGNS
MARCHIONI & ASSOCIATES
THE TITLE INSURANCE COMPANY
INSURING THE MORTGAGE

REFERENCES:

- 1) FIRST AMERICAN TITLE SEARCH NO. 409945 DATED 5-24-2017
- 2) LIBER 212 OF MAPS PAGE 71
- 3) TAX ACCT. NO. 164,03-1-62

This survey is certified to those named above during the period that the currently issued title insurance policy is in effect only. Certifications are not transferable to additional institution or subsequent owners. Copies of this survey map not bearing the land surveyors inked seal or embossed seal are not considered to be a true and valid copy. Unauthorized alteration or addition to this survey map is in violation of section 7109 of the New York State Education Law.

This map is subject to any easements or encumbrances that an updated abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Licensed Professional Surveyors

CERTIFICATION:

I GREGORY T. PAULY HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY CONDUCTED

GREGORY T. PAULY



Zoning Board of Appeals Referral Form Information

ZB24-000010

Property Address:

2490 Lehigh Station Road PITTSFORD, NY 14534

Property Owner:

Young, Kody & Nicole FamTrust
2490 Lehigh Station Rd
Pittsford, NY 14534

Applicant or Agent:

Kody Young
2490 Lehigh Station 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
Height: 4	Height: 4.5	Height: 0.5
Size: 0	Size: 0	Size: 0.0

Code Section: Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4.5-foot-tall fence in front of front setbacks. This property is zoned Residential Neighborhood (RN).

Staff Notes: The ZBA granted a variance on October 17, 2022 for the Young Subdivision to allow 4-foot fences in front of front setbacks off Lehigh Station Road and Pittsford-Henrieta TL Road for lots #1, 3, & 4, but forgot to include the front setback off Laguna Lane for lot #4 (2490 Lehigh Station Road). This property has 3 front setbacks. The applicant is requesting a 4.5-foot fence, which would not meet the previous ZBA approval. Board members should consider both the height and placement of the proposed fence.

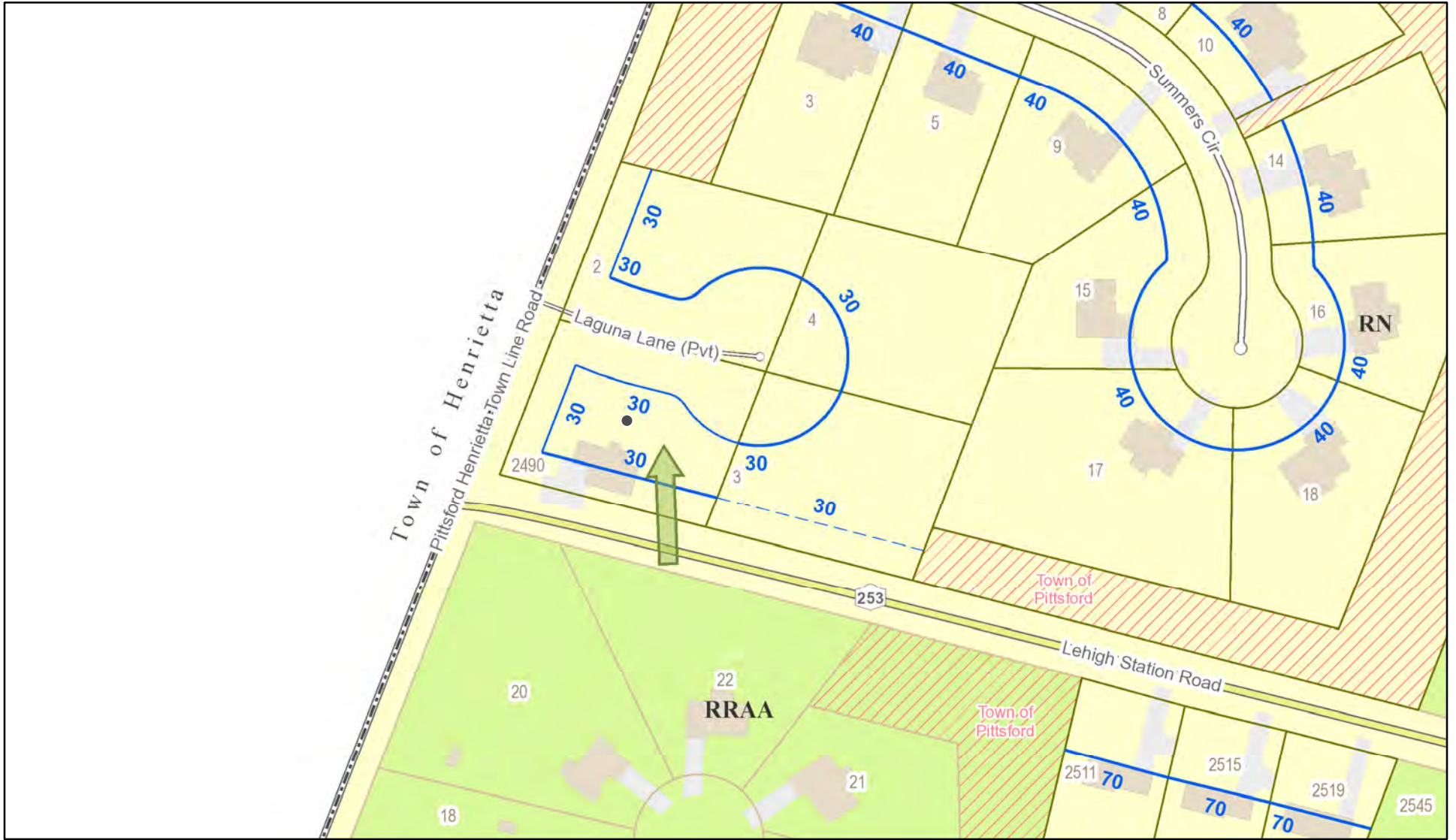
April 17, 2024

ARZ

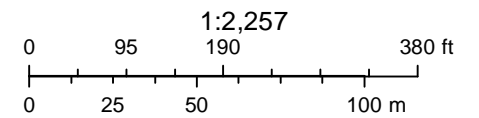
Date

April Zurowski -

2490 Lehigh Station Road



Printed April 18, 2024



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.



24

Laguna Ln

Lehigh Station Rd

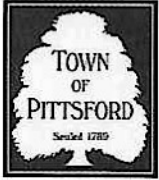
Summers Ct

Lehigh Station Rd nearmap

Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE

60 ft



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: Kody & Nicole Young

Address: 2490 Lehigh Station Rd, Pittsford, NY 14534

Phone: (435) 229-9090 E-Mail: kody.young@yahoo.com

Agent: N/A
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Same As Above
(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: 2490 Lehigh Station Rd Current Zoning: RN: Residential Neighbor

Tax Map Number: 177.01-2-8.1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

The proposed project is to install an aluminum fence around the perimeter of the backyard of the property (see attached fence diagram. The desired fence height is 54" and the desired color is black.

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)

04/10/2024
(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:

Current zoning allows for the installation of a mix of 36" and 48" fencing around the perimeter of the backyard of the property. By requesting only an extra 6" to 18" respectively, the impact to the look and character of the neighborhood should be minimal. What's more, the proposed fence is a black, 3-rail aluminum fence, so the color will match the look and feel of the decorative characteristics of the house and the opening between rails will preserve a more open space tone.

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

Due to the unique characteristics of the parcel due to the recent subdivision, the applicant would like to enhance the safety and privacy of this parcel. Because the parcel is bordered by paved streets on 3 of 4 sides, a bit higher fence will provide a better shield and protection to children playing in the backyard. an option could be to build up a berm along the perimeter of the yard with a lower fence (36") on top, but the berm would impact drainage

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested variance is minimal. It only seeks an additional 6" in some areas and an additional 18" others.

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 additional fence height requested is minimal. By using 3-rail aluminum fencing, the open space look and feel of the existing environment and neighborhood should be preserved.

- **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, due to the applicants subdivision of the lot in 2023, the rear of the parcel was modified.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Kody & Nicole Young - Fence Height Variance

(Project Name)

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

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

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

change of zoning special permit building permit permit amendment

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

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

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

Name(s)

Address(es)


(Signature of Applicant)

April 10, 2024

(Dated)

2490 Lehigh Station Rd

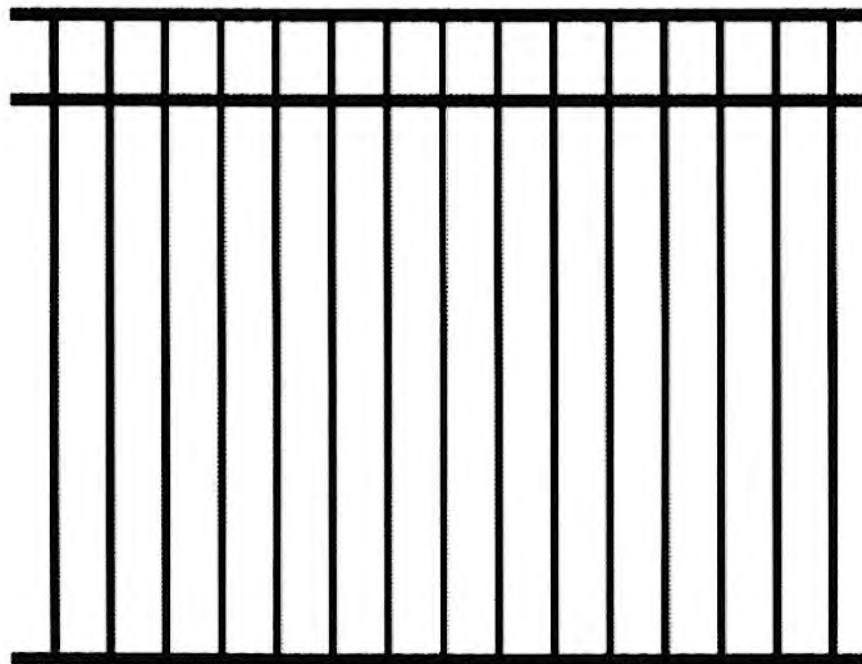
(Street Address)

Pittsford, NY 14534

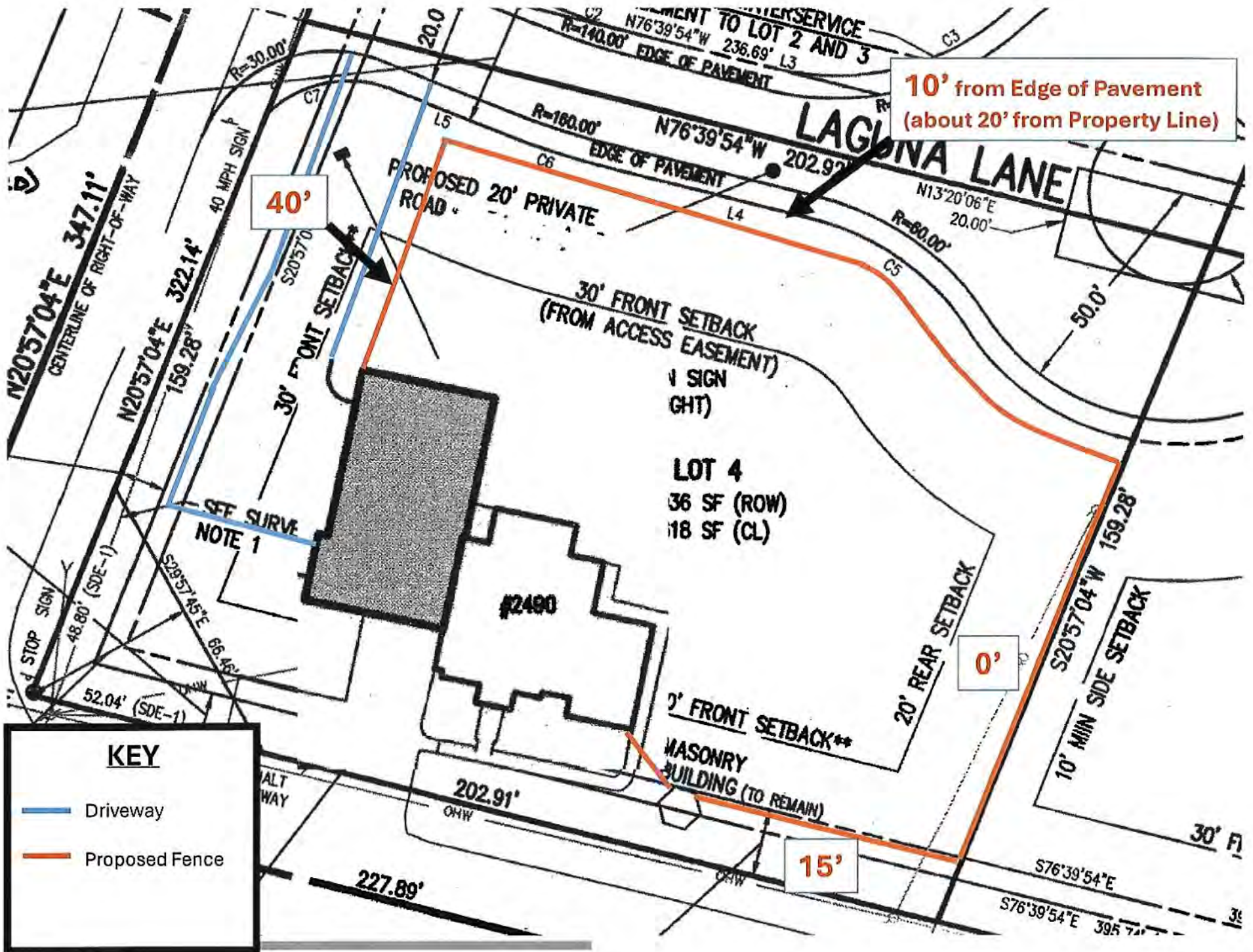
(City/Town, State, Zip Code)



INSTALLED LOOK AND FEEL



EXAMPLE PANEL—BLACK, ALUMINUM, 3-RAIL



**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
APRIL 15, 2024**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on April 15, 2024 at 6:30PM 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 Spennacchio-Wagner, Jim Pergolizzi, Barbara Servé, Tom Kidera, Phil Castleberry

ABSENT: Jennifer Iacobucci

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

ATTENDANCE: There were 6 members of the public present.

Chairman George Dounce called the meeting to order at 6:30PM.

NEW PUBLIC HEARINGS:

29 Coventry Ridge – Tax ID 177.03-5-43

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a four-foot-tall fence in front of a front setback, where a maximum of three feet is permitted. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

Steve Aloï, of 29 Coventry Ridge, introduced his application. He explained that the inground pool permit with the proposed fence was reviewed and approved by the Town, but it was later discovered that the property is a corner lot with two road frontages, so the approved fence did not meet the Town's Zoning Code. The applicant has installed the pool and is now seeking a variance for the placement of the fence.

Chairman Dounce asked the applicant when he plans to complete construction. Mr. Aloï anticipated fence installation to begin as soon as possible. Chairman Dounce asked if Mr. Aloï spoke with his neighbors and heard any opposition to the fence placement. Mr. Aloï stated that he heard no opposition.

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

A written resolution to grant the area variance for 29 Coventry Ridge was moved by Board Member Kidera, seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

81 French Road – Tax ID 151.14-1-73.1

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

Jim Brown, of High Point Construction and as agent for Kevin and Sandra Murray, introduced the application. The applicant is seeking to construct a portico over the existing entry door and front porch. Due to the placement of the existing home, any addition to the front would require a variance.

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Chairman Dounce asked the applicant when he plans to complete construction. Mr. Brown anticipated construction to be completed by the end of the year. Board Member Spennacchio-Wagner asked if the homeowners spoke with his neighbors and heard any opposition to the portico. Mr. Brown stated that he heard no opposition.

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

A written resolution to grant the area variance for 81 French Road was moved by Board Member Castleberry, seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

OTHER DISCUSSION:

Chairman Dounce motioned to approve the minutes of March 18, 2024, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 6:57PM.

Respectfully submitted,

April Zurowski
Planning Assistant

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