

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
AUGUST 19, 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, August 19, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

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**NEW HEARINGS**

**2185 W Jefferson Road, Tax ID 163.02-1-52** – Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition extending past the building line. This property is zoned Residential Neighborhood (RN).

**17 E Park Road, Tax ID 151.17-2-50** – Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a covered porch and second-story bedroom addition extending past the building line. This property is zoned Residential Neighborhood (RN).

**165 French Road, Tax ID 151.13-1-8** – Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) for the construction of an oversized pergola forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

**55 Mitchell Road, Tax ID 164.11-2-12.11** – Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4-foot-tall fence in front of the front setback with decorative fence posts extending taller than 6 inches. This property is zoned Residential Neighborhood (RN) and Local Waterfront Overlay District (LWOD).

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**OTHER BUSINESS**

**Approval of Minutes**

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*The next scheduled meeting is for Monday, September 16, 2024.*

Zoning Board of Appeals  
Referral Form Information

ZB24-000024

Property Address:  
2185 Jefferson Road PITTSFORD, NY 14534

Property Owner/Applicant:  
Greenbaum, Robert F  
2185 West Jefferson 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:	50	Front Setback:	23.7	Front Setback:	26.3
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 B. (1) for the construction of an addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Staff Notes: This property has two front setbacks, 70 feet off of W Jefferson Road and 50 feet off of Park Square Lane. The addition is proposed to be in line with the existing house and will extend south, but the existing house sits forward of the front setback off of Park Square Lane, so a variance has been requested.

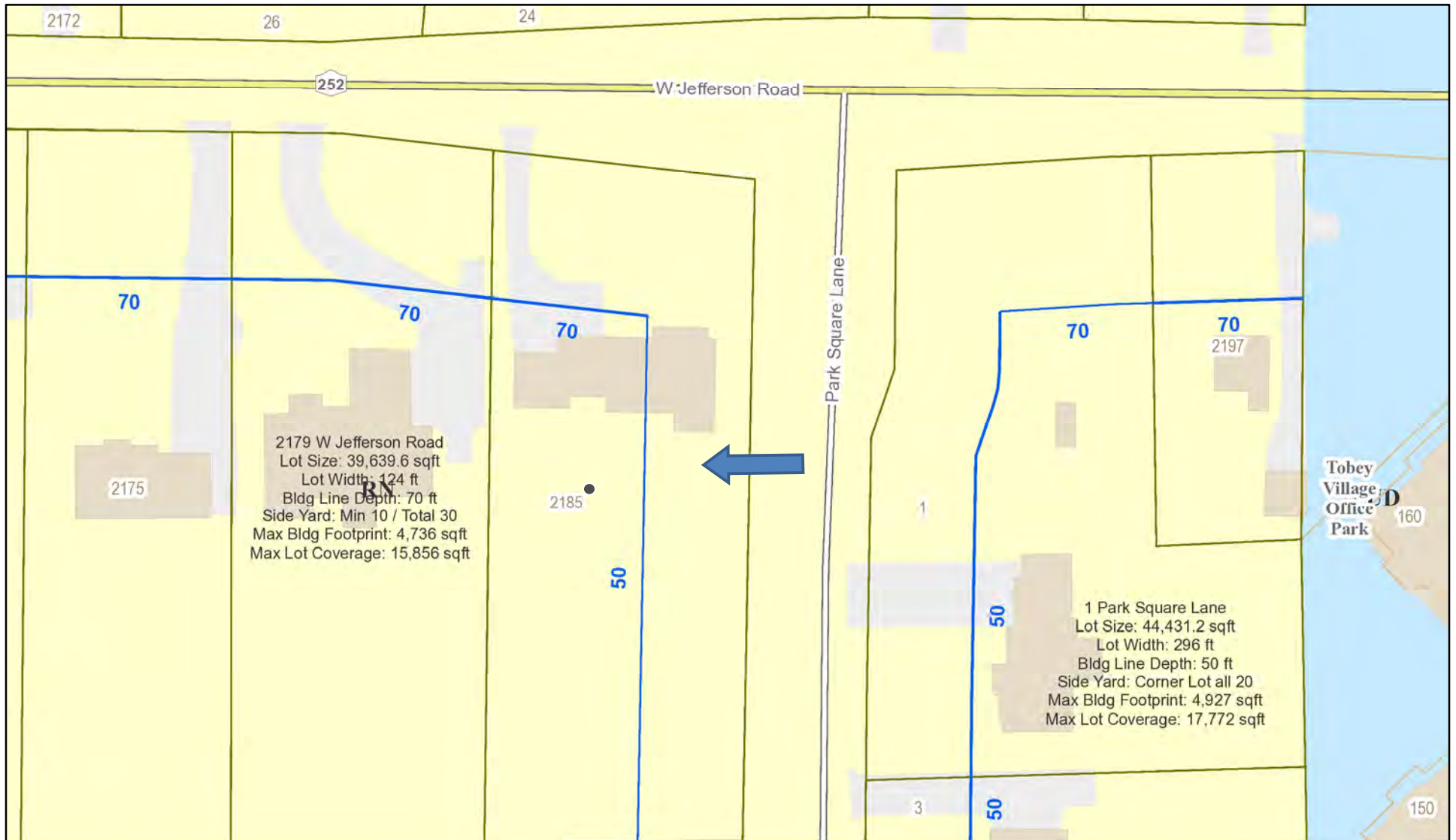
July 18, 2024

ARZ

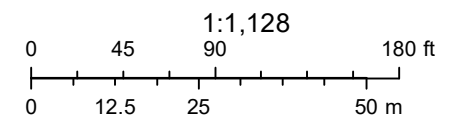
Date

April Zurowski -

# 2185 W Jefferson Road



Printed July 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.





W Jefferson Rd

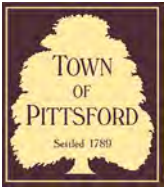
Park Square Ln

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

Nearmap





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 7/8/2024 Hearing Date: 8/19/2024

Applicant: Scott Newman

Address: 194 Old Country Road

Phone: 585-270-0670 E-Mail: AmeribuiltNY@gmail.com

Agent: Ameribuilt Construction LLC  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Robert Greenbaum  
(if different than Applicant)

Address: 2185 Jefferson Road

Phone: 585-737-3112 E-Mail: Greensaigk@aol.com

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

Property Location: 2185 Jefferson Road Current Zoning: Residential

Tax Map Number: 6363-16

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

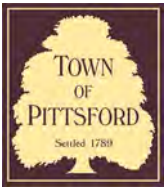
14'w x16l' Gable addition located at the South-east corner of the residence. The addition will be cedar sided and roofed with asphalt shingles to match the existing facade. The addition will accommodate living constraints of the current resident.

**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, Robert Greenbaum , the owner of the property located at:  
2185 Jefferson Road, Pittsford, NY 14534  
(Street) (Town) (Zip)

Tax Parcel # 6363-16 do hereby authorize  
Scott Newman (Ameribuilt Construction) to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of adding  
additional living space to the residence

\_\_\_\_\_  
(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 addition, located at the South East corner of the residence will not impede the existing frontage facing Park Square Lane. Furthermore, the addition will be sided with cedar siding and roofed with asphalt shingles to match the existing facade. Lastly, the yard frontage facing Park Square Lane is filled with tall, mature evergreens and thickly covered ground level trees and plants adding to the privacy of the lot.

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 homeowner has recently struggled a stroke, limiting his ability to perform daily tasks and is looking for new and additional space to accommodate his current needs in the master bedroom/suite. Based on the layout, location of the mechanicals, along with the existing construction of the home, additional space to construct an ADA compliant shower and living space is the most viable solution.



## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

The proposed area is in conflict of the setback variance along Park Square Lane. The new addition would be placed 23 feet from the property line where the 50 foot setback is required (27 foot variance). The new addition would not be closer than the current frontage of the existing house towards Park Square Lane.

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

The proposed addition follows the existing geometry of the residence and sits at a high enough elevation to shed future water to the appropriate areas of the lawn without impacting any neighbors or adjacent lots. Being that the addition has the two road frontages, there should be no issues with noise, dust, or construction related concerns during the building process.

- **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 variance is self created due to the need for additional space in the master bedroom to simplify tasks such as bathing and exercising.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Greenbaum Master Bedroom 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)

7/8/2024

(Signature of Applicant)

(Dated)

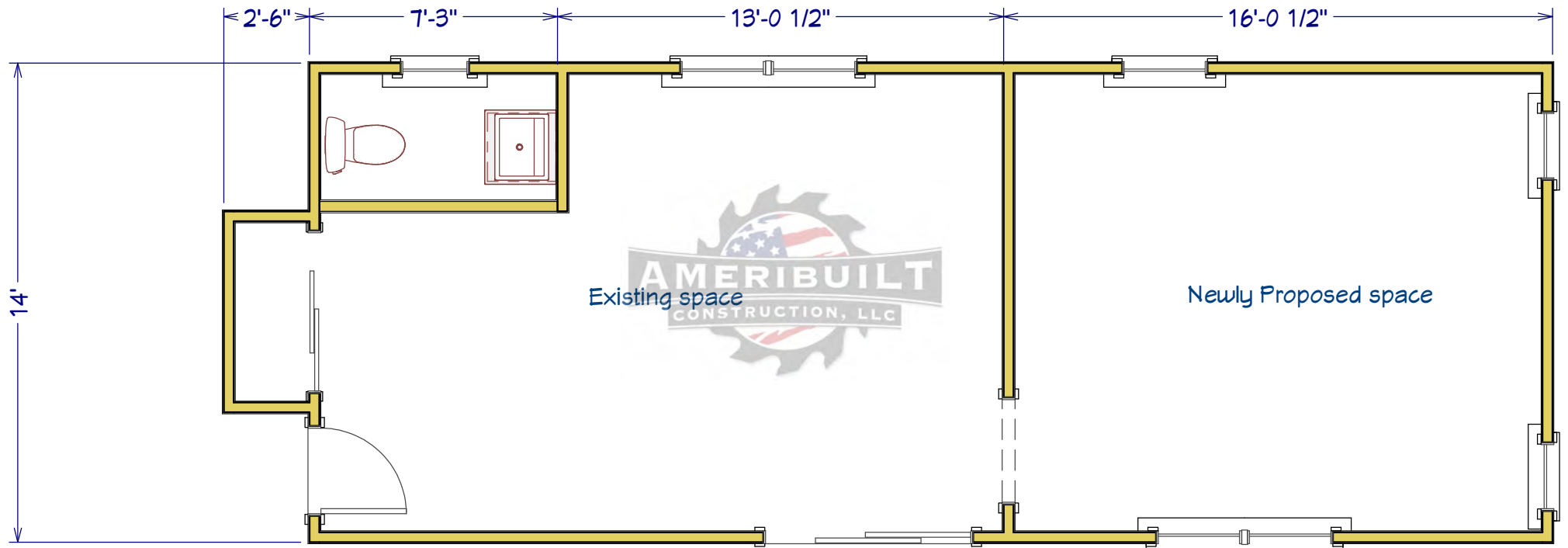
194 Old Country Road

(Street Address)

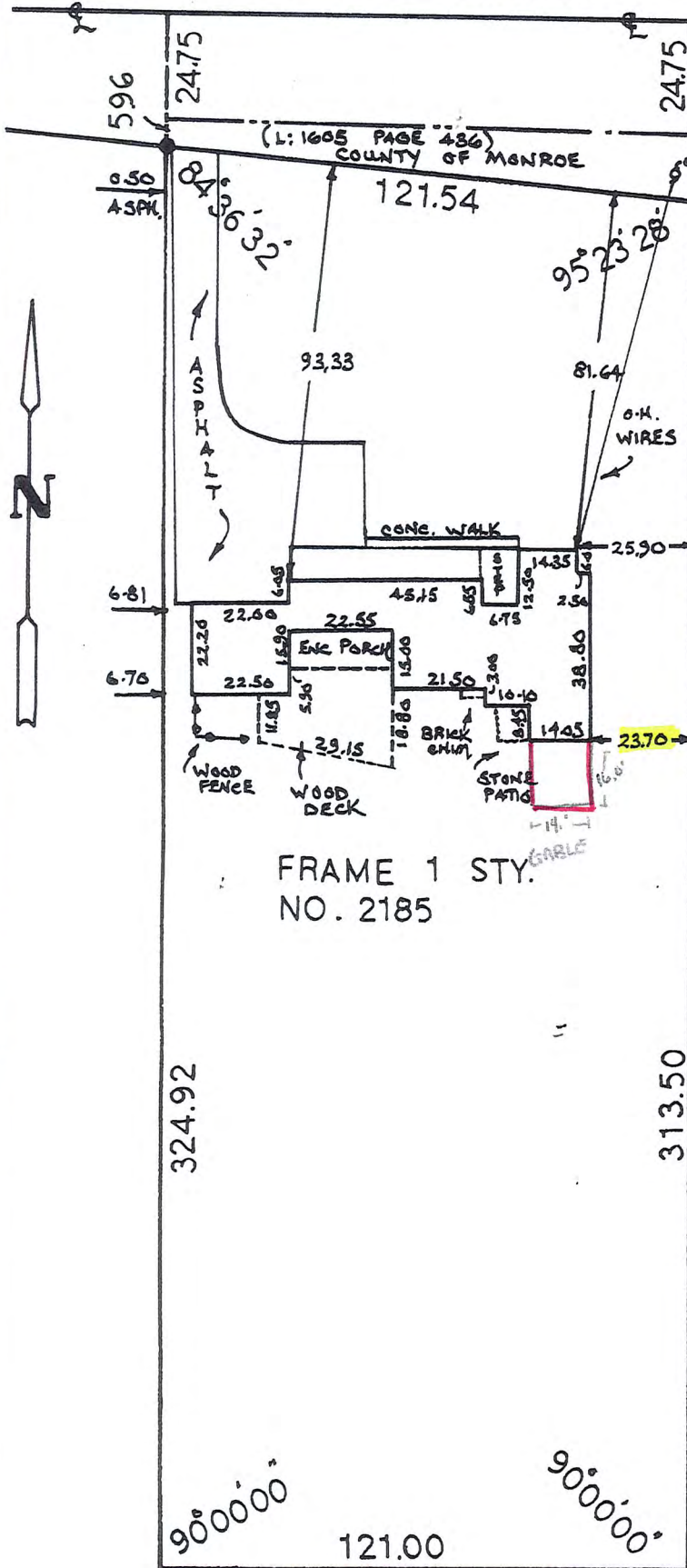
Rochester, NY 14612

(City/Town, State, Zip Code)





W. JEFFERSON ROAD



PARK SQUARE LANE

REFERENCES:

- 1) WEB TITLE SEARCH NO. 16-029960 DATED 11-15-2016
- 2) LIBER 3100 OF DEEDS PAGE 233 (DEED MAP OF THE NABER PROPERTY)
- 3) LIBER 1341 OF DEEDS PAGE 192 EASEMENT TO R.G.E. FOR POLES & WIRES
- 4) INSTRUMENT SURVEY PREPARED BY WALTER MUEB8 DATED 10-17-1984

CERTIFY TO:

ROBERT F. GREENEBAUM  
DANIEL T. GREENEBAUM  
LORI PARKER, ESQ.  
PARKER LAW OFFICE, PLLC  
PITTSFORD FEDERAL CREDIT UNION,  
ITS SUCCESSORS AND/OR ASSIGNS  
AS THEIR INTEREST MAY APPEAR  
STEWART TITLE INSURANCE  
COMPANY  
OLVER KORTS, LLP

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 7200 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 herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Updated abstract of title not provided.

CERTIFICATION:

I GREGORY T. PAULY HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AND FROM REFERENCES LISTED ABOVE.

11-28-16

*Gregory T. Pauly*  
GREGORY T. PAULY, LS #50373

GREGORY T. PAULY  
LICENSED LAND SURVEYOR

71 BUTCHER ROAD  
HILTON, NEW YORK 14468  
(585) 392-4999

TITLE: INSTRUMENT SURVEY OF PART OF  
TOWN LOT 60, TOWNSHIP 12, RANGE 5  
TOWN OF PITTSFORD  
MONROE COUNTY, NEW YORK

DATE: 12-6-16

SCALE: 1" = 40' (in feet)

FILE: 6363-16





Zoning Board of Appeals  
Referral Form Information

ZB24-000025

Property Address:  
17 E Park Road PITTSFORD, NY 14534

Property Owner/Applicant:  
Rowland, Elizabeth K  
17 East Park 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:	50	Front Setback:	43	Front Setback:	7.0
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 B. (1) for the construction of a covered porch and second-story bedroom addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Staff Notes: The applicant is requesting construction of a two-story addition to the front of the home: a covered entryway/porch on the ground floor and a enclosed bedroom addition above the entryway on the second floor. Because the addition is enclosed, the "facade area" expemtion does not apply.

July 18, 2024

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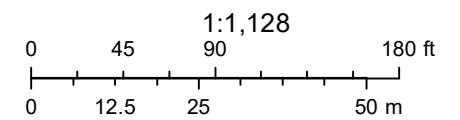
Date

April Zurowski -

# 17 E Park Road



Printed July 18, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

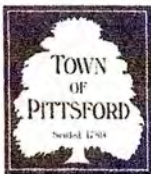
Imagery © 2024 Nearmap, HERE

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## Nearmap

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# TOWN OF PITTSFORD

## ZONING BOARD OF APPEALS

### APPLICATION FOR AREA VARIANCE

Submission Date: 7-11-24 Hearing Date: \_\_\_\_\_

Applicant: CHRIS HENNESSEY

Address: 6605 PITTSFORD PALMYRA RD, SUITE 5W, FAIRPORT, N.Y. 14450

Phone: 585-309-3982 E-Mail: CKHENNESSEY@FRONTIERNET.NET

Agent: \_\_\_\_\_  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: DAN & LIZ ROWLAND  
(if different than Applicant)

Address: 17 E. PARK RD. PITTSFORD N.Y. 14534

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Location: 17 E. PARK RD. Current Zoning: RN

Tax Map Number: 151.17-2-50

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

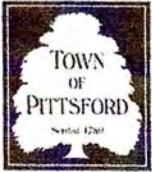
REQUESTING AN 8' VARIANCE FOR AN ADDITION OFF THE FRONT OF THE HOUSE FOR AN ENLARGED FOYER & COVERED PORCH ON THE FIRST FLOOR. ENLARGED OWNERS CLOSET ON THE SECOND FLOOR.

**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.

D. Rowland  
(Owner or Applicant Signature)

7-11-24  
(Date)





# TOWN OF PITTSFORD

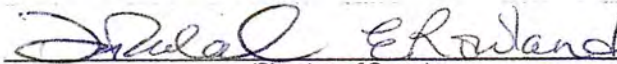
## AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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, DAN & LIZ ROWLAND, the owner of the property located at:  
17 E. PARK RD. PITTSFORD, N.Y. 14534  
(Street) (Town) (Zip)

Tax Parcel # 151.17-2-50 do hereby authorize  
CHRIS HENNESSEY to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of  
A VARIANCE ON THE FRONT SETBACK (8')

  
(Signature of Owner)  
7.11.24  
(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:

THE REQUESTED VARIANCE INCLUDES LIVING SPACE WHICH WILL EXTEND 3' INTO THE FRONT SETBACK AND AN OPEN PORCH EXTENDING 4' MORE INTO THE FRONT SETBACK. THE TOTAL OF 7' WILL NOT BE A DETRIMENT TO NEARBY PROPERTIES & WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF 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:

THE CURRENT HOUSE SITS 1' BACK FROM THE SETBACK LINE. IN ORDER TO ENLARGE THE FOYER, THE FRONT WALL MUST COME FORWARD OF THE SETBACK LINE. THE OWNER ALSO WISHES TO ADD A COVERED PORCH AS NONE CURRENTLY EXISTS.



## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

THE VARIANCE REQUESTED IS MINIMAL AS LIVING SPACE WILL ONLY EXTEND 3' INTO THE FRONT SETBACK.

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

THE REQUESTED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT ON THE PHYSICAL CONDITION OF THE NEIGHBORHOOD AS THE PROPOSED ADDITION WILL ADD A GABLE & FRONT PORCH TO THE FRONT OF A FLAT FRONT COLONIAL, GIVING THE HOME ADDITIONAL VISUAL INTEREST COMPLEMENTING SURROUNDING HOMES.

- **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 THIS IS SELF CREATED DUE TO THE LOCATION OF THE HOUSE ON THE LOT & THE DESIRE TO ENLARGE THE FOYER IN THE FRONT OF THE HOUSE.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

17. E. PARK RD.

(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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. DeLal E. Rowland

(Signature of Applicant)

7.11.24

(Dated)

17. E. PARK RD.

(Street Address)

PITTSFORD N.Y. 14534

(City/Town, State, Zip Code)





EXISTING

17 E. PARK RD.

1" = 20'-0"

LOT 35

LOT 36

LOT 37

I.P. FND.  
0.2'N, 0.2'E  
I.P. FND.  
0.2'N

90°00'00"

100.00'

90°00'00"

180.00'

14.8'

12.6'  
ENCL. PORCH  
2ND STORY O/H

SLATE

24.1'  
GARAGE

35.7'  
2 STORY FRAME HOUSE

SLATE

23.7'

25.0'

36.1'  
O.P.  
CONC. WALK

BLACKTOP DRIVEWAY

51.0'

180.00'

90°00'00"

I.P. FND.  
0.3'N, 0.1'E

100.00'

300.00' TO  
AT BROOK

I.P. FND.  
0.2'N, 0.2'E

LINE



ACT DADIK

DOAG



17 E. PARK RD.

1" = 20'-0"

PROPOSED

I.P. FND.  
0.2'N, 0.2'E  
I.P. FND.  
0.2'N

100.00'

90°00'00"

90°00'00"

LOT  
35

LOT  
36

LOT  
37

180.00'

41.8'

180.00'

25.0'

DRIVEWAY

CONC. WALK

51.0'

43.0'

100.00'

90°00'00"

300.00' TO  
AT BROOK

I.P. FND.  
0.3'N, 0.1'E

I.P. FND.  
0.2'N, 0.2'E



Zoning Board of Appeals  
Referral Form Information

ZB24-000027

Property Address:  
165 French Road ROCHESTER, NY 14618

Property Owner/Applicant:  
Crough, Meghan  
165 French 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:	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:	240	Size:	60.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) for the construction of an oversized pergola forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

Staff Notes: This applicant is proposing installation of an oversized pergola in her front yard area. She has previously requested a shed in her front yard, which was approved. The Board should consider neighborhood and zoning district impacts for multiple accessory structures in the front yard area.

July 18, 2024

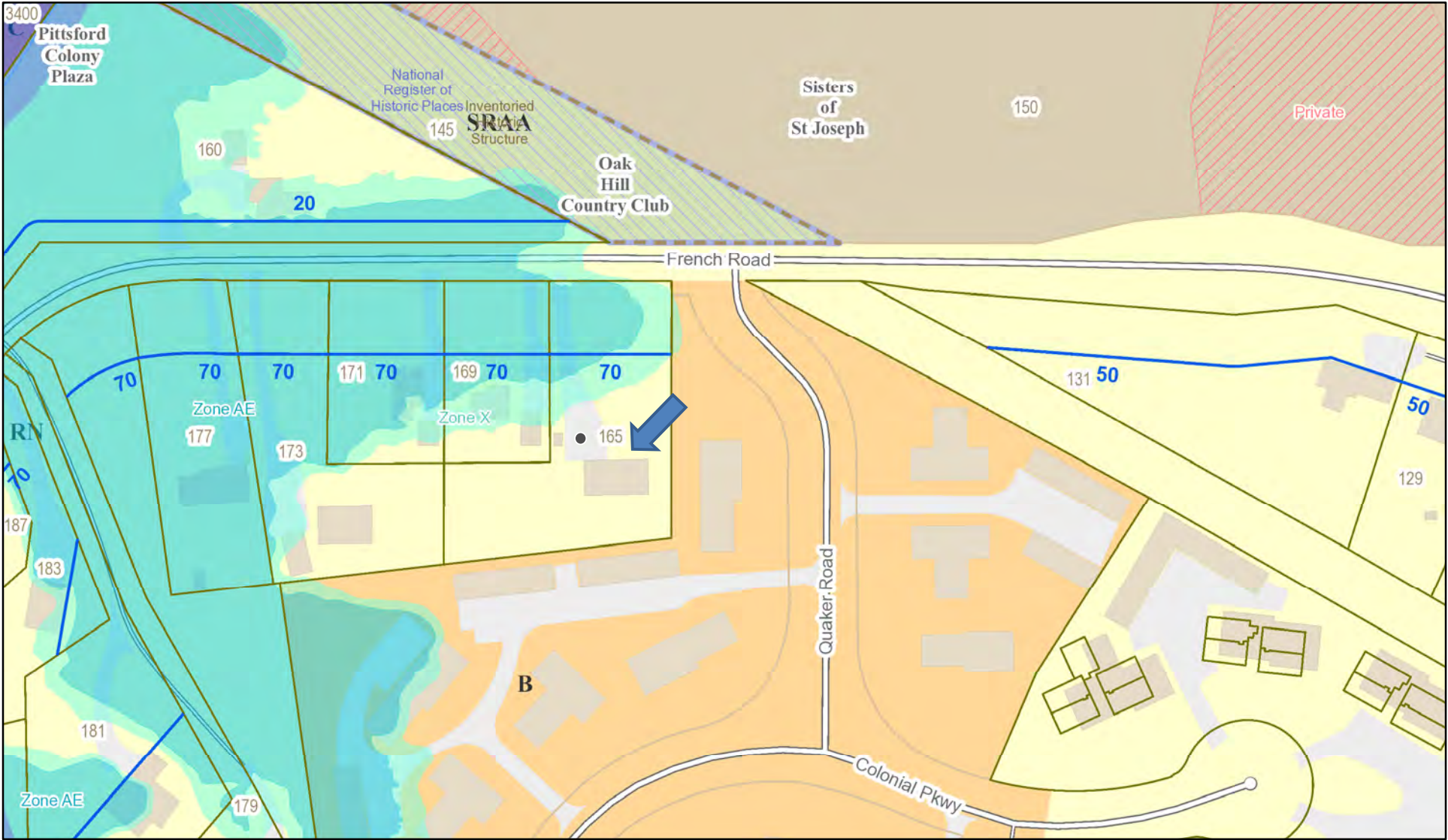
ARZ

Date

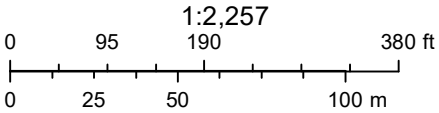
April Zurowski -



165 French Road



Printed July 18, 2024



Town of Pittsford GIS

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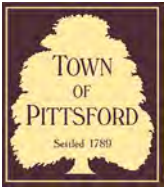
Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

**Submission Date:** July 13, 2024 **Hearing Date:** August 19, 2024

**Applicant:** Meghan Crough

**Address:** 165 French Rd

**Phone:** (585) 485-9999 **E-Mail:** mcrough@gmail.com

**Agent:** \_\_\_\_\_  
(if different than Applicant)

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Property Owner:** \_\_\_\_\_  
(if different than Applicant)

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

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

**Property Location:** 165 French Road **Current Zoning:** Residential Neighborhood

**Tax Map Number:** 151.13-1-8

**Application For:** ☒ **Residential** ☐ **Commercial** ☐ **Other**

Please describe, in detail, the proposed project:

Pergola 12x20 in front of house over gravel patio

**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)



# 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 is compatible with the space already existing (the patio) and will enhance the visual appeal of the home, as well as its function. My neighbor is excited about the project and agrees wholeheartedly that this will be an improvement--the house is very boring and flat in the front. The structure has zero impact on nearby properties as it is tucked up next to the house.

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 property is extremely visible to the traffic and we hesitate to use the front yard because it feels so exposed and lacks privacy. The pergola is an attempt to create a space in the front yard that can be landscaped for privacy and improves utility for us and makes the neighborhood more beautiful. Also, the backyard is not able to be used as it is a steep berm behind the house.



## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

These variances are substantial. We are requesting 240 square feet where 180 square feet is the maximum. We are also requesting to place the pergola forward of the rear wall of the 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 requested pergola will not have an adverse impact on the physical or environmental condition 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?

Yes, we want a pergola to enjoy our outdoor space.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Pergola for 165 French Rd.

(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)

July 12, 2024

(Signature of Applicant)

(Dated)

165 French Rd.

(Street Address)

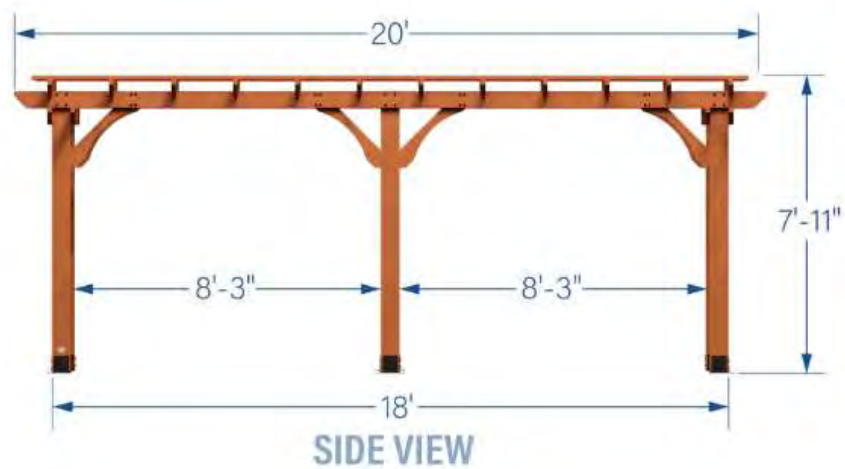
Rochester, NY 14618

(City/Town, State, Zip Code)

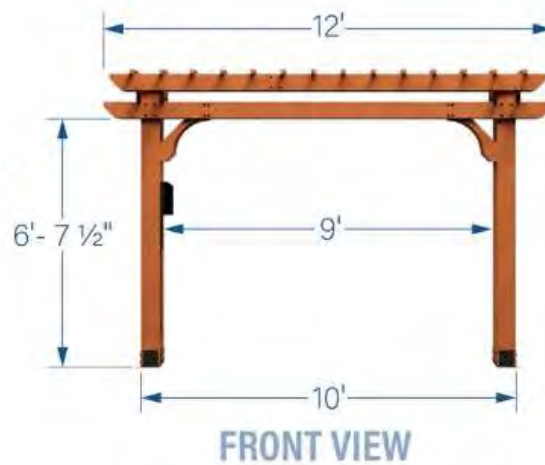








## 20X12 BEAUMONT PERGOLA







WARREN R. MCGRAIL

LAND SURVEYOR

1945 EAST RIDGE ROAD, SUITE 27

ROCHESTER, NEW YORK 14622

(585) 288-6120

SCALE  
1 INCH = 40 FEET

FILE  
16190-16-1A

DATE  
SEPTEMBER 22, 2016

MAP OF A SURVEY  
OF PART OF TOWN LOT 62, TOWNSHIP 12, RANGE 5  
TOWN OF PITTSFORD  
MONROE COUNTY,  
NEW YORK

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 herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. © Copyright. Updated abstract of title not provided. 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 institutions or subsequent owners. Copies of this survey map not bearing the land surveyor's rated 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 7-209 of the New York State Education Law. The use of this map in conjunction with an affidavit of no change relieves the surveyor of all responsibility.)

Proposed 240SF  
Pergola

STEVEN J. PETERSON, ESQ.

MEGHAN CROUCH

CERTIFY TO:

LOT SHOWN ONLY  
FOR THE PURPOSE OF  
PROPERTY LINE MARKERS  
FOUND

EXISTING  
N00°00'00"W

BY: WARREN R. MCGRAIL, L.S. 42513

*Warren R. McGrail*

I, WARREN R. MCGRAIL, CERTIFY THAT  
THIS MAP WAS MADE FROM NOTES OF  
AN INSTRUMENT SURVEY COMPLETED  
SEPTEMBER 22, 2016.

LIBER 7189 OF DEEDS, PAGE 249  
LIBER 10466 OF DEEDS, PAGE 17

REFERENCES:

2.5'

R.O.W.

N89°59'50"E

119.36'

FRENCH ROAD

246.14'

S00°04'34"W

33.3'

20'

12'

DECK  
FRAME  
2 STORY  
ST. NO. 165

119.72'

S83°48'27"W

66.11' TO  
NEW YORK CENTRAL  
RAILROAD

Zoning Board of Appeals  
Referral Form Information

ZB24-000026

Property Address:  
55 Mitchell Road PITTSFORD, NY 14534

Property Owner:  
Sands, Mackenzie  
55 Mitchell 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:	3	Height:	7	Height:	4.0
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 the front setback with decorative fence posts extending taller than 6 inches. This property is zoned Residential Neighborhood (RN) and Local Waterfront Overlay District (LWOD).

Staff Notes: At the request of the Design Review & Historic Preservation Board (DRHPB), the applicant has submitted an area variance for the installation of a 4-foot-tall fence with 7-foot-tall fence posts (measured to the top of the light). A section from the DRHPB meeting minutes describing this request is included below. A portion of this fence is to be located within the Mitchell Road right-of-way and its placement has been approved by the Commissioner of Public Works.

DRHPB Meeting Minutes 6/27: "The Board agreed that the four-foot fence along the entire front property line is appropriate to the home and would like to see it as a part of the application, pending approval from the Zoning Board of Appeals. ... Chairman Schneider stated that the hearing will remain open for the application to go to the Zoning Board of Appeals."

July 18, 2024

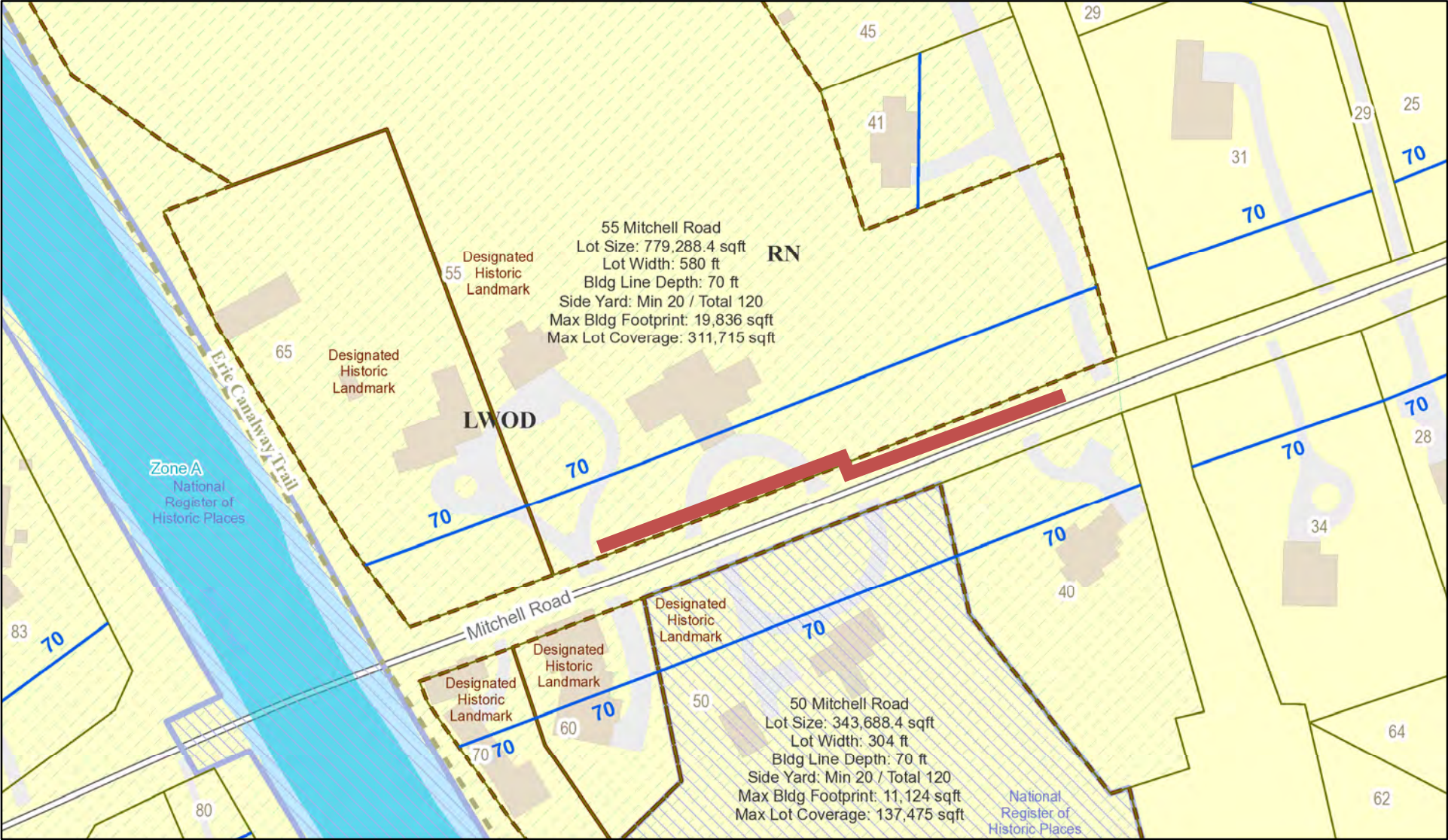
ARZ

Date

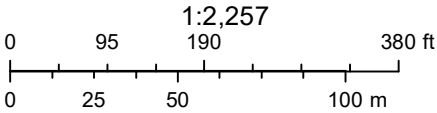
April Zurowski -



55 Mitchell Road



Printed July 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.





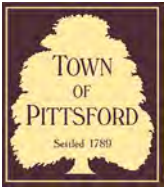
Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: July 10, 2024 Hearing Date: August 19, 2024

Applicant: Steele Landscape Architecture (Sue Steele)

Address: 770 Ayrault Rd #1108, Fairport, New York 14450

Phone: (585) 747-9996 E-Mail: sue@steele.la

Agent: \_\_\_\_\_  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Jennifer Sands  
(if different than Applicant)

Address: 55 Mitchell Road, Pittsford, New York 14534

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Location: 55 Mitchell Road Current Zoning: RN & LWRP

Tax Map Number: 164.11-2-12.11

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

Project includes exterior front entry rehabilitation (driveway, plantings, fencing). Certificate of Appropriateness (DRHPB) public hearing opened 6/27/24 and comments received. Variance is required to construct a 4 ft fence and piers in the front setback which matches the existing 230 LF fence in the ROW that will be rehabilitated as part of the project.

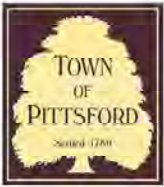
**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

\_\_\_\_\_  
(Owner or Applicant Signature)

\_\_\_\_\_  
(Date)

Print Form

Reset Form



# 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, Jennifer Sands, the owner of the property located at:  
55 Mitchell Rd, Pittsford, New York 14534  
(Street) (Town) (Zip)

Tax Parcel # 164.11-2-12.11 do hereby authorize  
Steele Landscape Architecture to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of \_\_\_\_\_  
Requesting a variance for historic fence rehabilitation / reconstruction per 6/27/24 DRHPB open public hearing and comments.

  
Jennifer Sands (Jul 10, 2024 17:22 GMT+1)

(Signature of Owner)

Jul 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:

Variance is requested to construct a 4 ft high fence and 5 ft wood piers in the front setback that matches the existing fence in the right-of-way that will be rehabilitated.

The project intends to reconstruct ~230 LF of existing historic 4 ft fence along Mitchell Road that is dilapidated and needs substantial replacement. The fence in the front yard that requires a variance is a continuation of the same historic-style fence which has been set back into the property (out of the right-of-way) and includes traditional wood piers at driveway entries.

Both the fence and the wood piers meet The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes. We believe they are appropriate to the architectural character of the house and character of Mitchell 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 variance is requested to maintain consistency of the historic fencing style and height where it is proposed to continue in front of the house and driveway. The design is consistent with the desires and comments received from the Pittsford DRHPB (6/27/24), including the addition of the wood piers.



## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

The requested variance is seen as minimal. Continuing the fence and landscape treatments along the driveway area establishes the historic landscape character of the front yard. Large tree removals in the front yard and other modifications over the last several decades have substantially modified the character of this portion of the frontage and it lacks a coherent landscape treatment. The project, including the extension of the fence, aims to re-establish a holistic landscape character that is historically sensitive and appropriate to the significance of the house.

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 project also proposes to remove invasive privet hedges (NYS Part 575 Prohibited and Regulated Plants) in front of the house and replace them with traditional beech and hornbeam hedges, which will be maintained at a similar height to allow views of the house from the street. The requested variances do not involve major structures or require significant excavations or other substantial construction activity.

The existing and proposed fence is historically detailed with an uncommon design using thin wood members. The resulting 4 ft high fence is relatively transparent and does not block public views to the woodland or private landscape beyond within the property. Likewise, the fence and landscape are designed to maintain and frame public views of the house. These are character defining traits and positive public experiences along Mitchell Road which the project owner desires to maintain and enhance.

- **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?

Continuing the fence along the driveway area frontage of the house is self-created. The height and style is desired to match the existing historic fence. The project has previously explored options without fencing in this driveway area. However, the Pittsford DRHPB (6/27/24 meeting) prefers to include the fence as a landscape treatment that is historically appropriate to the house and property.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

55 Mitchell Road Front Entry Landscape Rehabilitation

(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)

n/a

Sue K. Steute

(Signature of Applicant)

July 10, 2024

(Dated)

770 Ayrault Rd #1108

(Street Address)

Fairport, New York 14450

(City/Town, State, Zip Code)



# 55 Mitchell Road Front Entry Landscape Rehabilitation

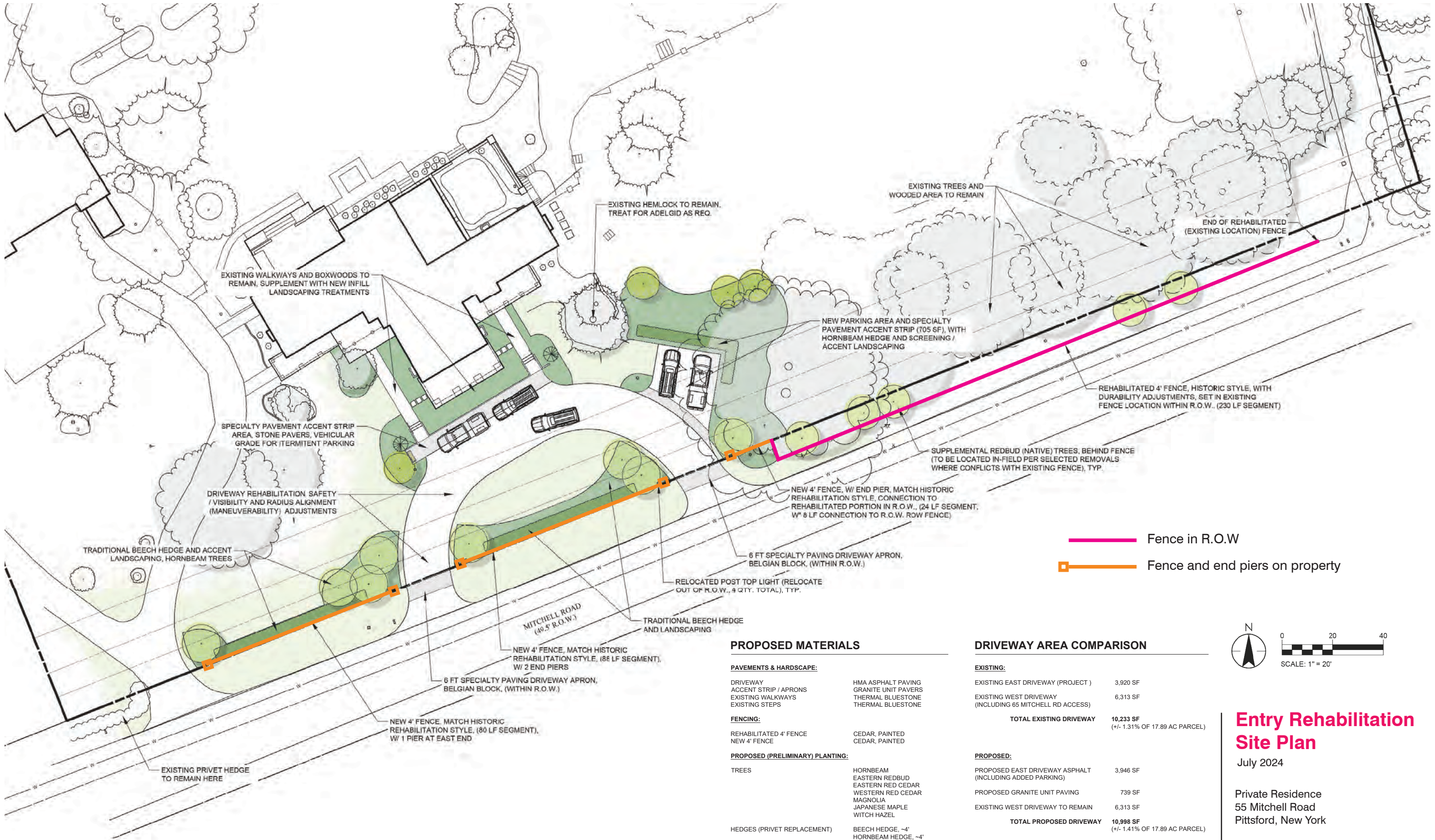
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7/10/2024  
ZBA Review Submittal









— Fence in R.O.W

— Fence and end piers on property

PROPOSED MATERIALS

PAVEMENTS & HARDSCAPE:

DRIVEWAY	HMA ASPHALT PAVING
ACCENT STRIP / APRONS	GRANITE UNIT PAVERS
EXISTING WALKWAYS	THERMAL BLUESTONE
EXISTING STEPS	THERMAL BLUESTONE

FENCING:

REHABILITATED 4' FENCE	CEDAR, PAINTED
NEW 4' FENCE	CEDAR, PAINTED

PROPOSED (PRELIMINARY) PLANTING:

TREES	HORNBEAM EASTERN REDBUD EASTERN RED CEDAR WESTERN RED CEDAR MAGNOLIA JAPANESE MAPLE WITCH HAZEL
HEDGES (PRIVET REPLACEMENT)	BEECH HEDGE, ~4' HORNBEAM HEDGE, ~4'
SHRUBS, OTHER PLANTINGS	BOXWOOD HYDRANGEA JAPANESE HOLLY DOUBLEFILE VIBURNUM DOGWOOD VARIOUS PERENNIALS / GRASSES

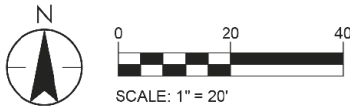
DRIVEWAY AREA COMPARISON

EXISTING:

EXISTING EAST DRIVEWAY (PROJECT )	3,920 SF
EXISTING WEST DRIVEWAY (INCLUDING 65 MITCHELL RD ACCESS)	6,313 SF
<b>TOTAL EXISTING DRIVEWAY</b>	<b>10,233 SF</b> (+/- 1.31% OF 17.89 AC PARCEL)

PROPOSED:

PROPOSED EAST DRIVEWAY ASPHALT (INCLUDING ADDED PARKING)	3,946 SF
PROPOSED GRANITE UNIT PAVING	739 SF
EXISTING WEST DRIVEWAY TO REMAIN	6,313 SF
<b>TOTAL PROPOSED DRIVEWAY</b>	<b>10,998 SF</b> (+/- 1.41% OF 17.89 AC PARCEL)



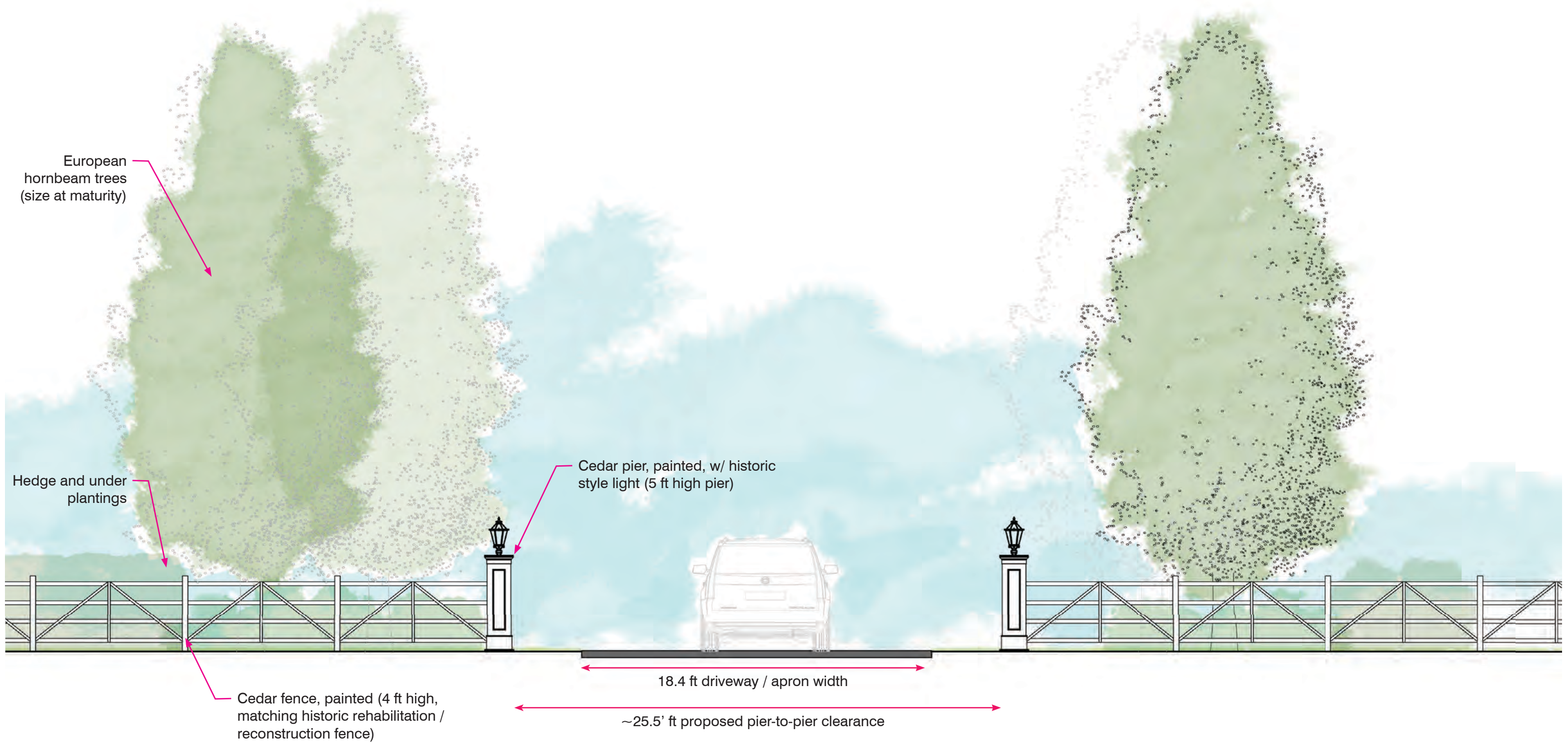
Entry Rehabilitation  
Site Plan

July 2024

Private Residence  
55 Mitchell Road  
Pittsford, New York

Steele  
LANDSCAPE ARCHITECTURE





## Entry Rehabilitation Drive Entry Section

July 2024

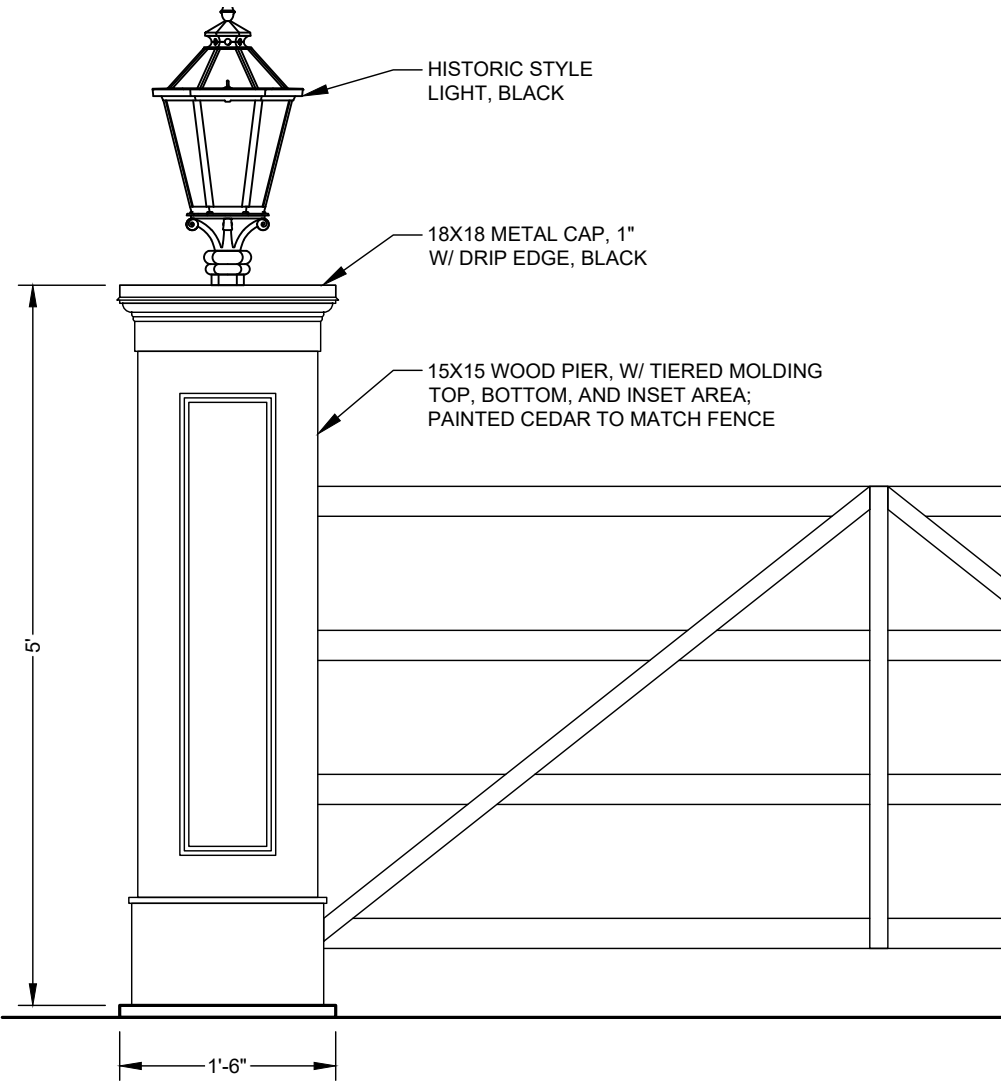
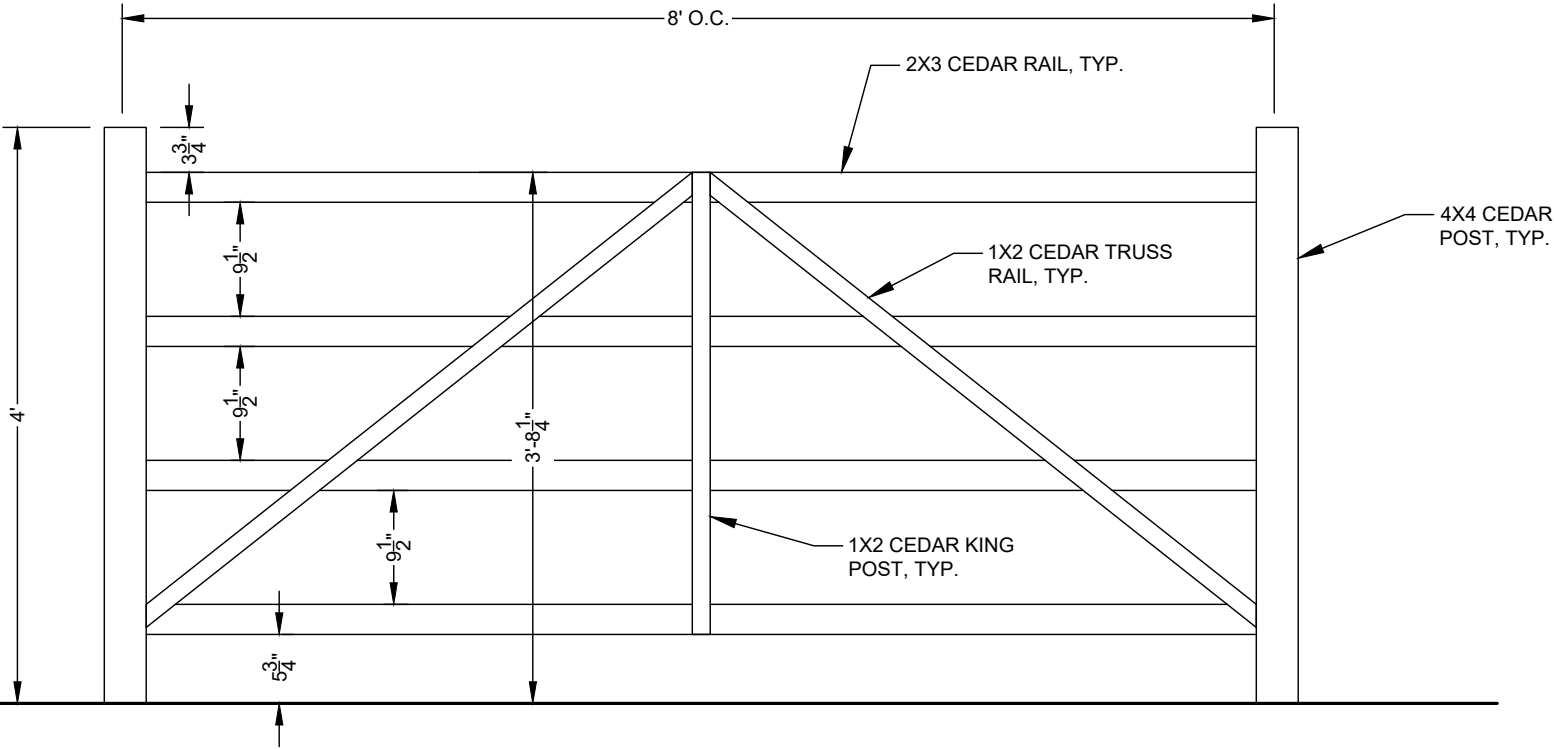
Private Residence  
55 Mitchell Road  
Pittsford, New York

*Steele*  
LANDSCAPE ARCHITECTURE



**PROPOSED  
WOOD FENCE**

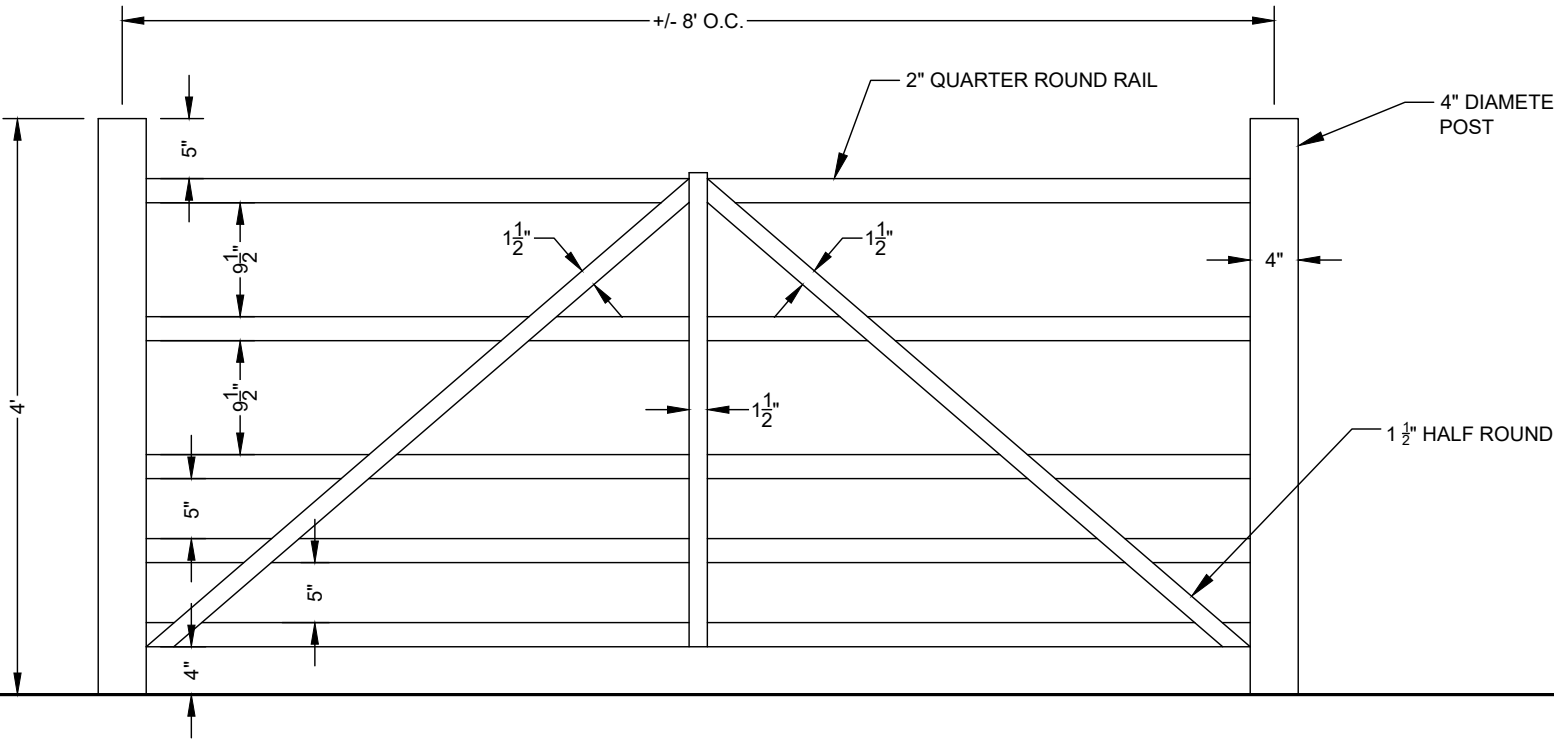
(REPLACE 230 LF IN R.O.W.,  
ADD 168 LF ON PROPERTY)



**PROPOSED  
WOOD PIER**

(AT DRIVEWAY ENTRIES,  
NOT IN ROW, 4 TOTAL)

**EXISTING  
WOOD FENCE**



**Fence Rehabilitation  
Comparison**

July 2024

Private Residence  
55 Mitchell Road  
Pittsford, New York

*Steele*  
LANDSCAPE ARCHITECTURE





**Existing Conditions  
Photos**

Private Residence  
55 Mitchell Road  
Pittsford, New York

*Steele*  
LANDSCAPE ARCHITECTURE





**Existing Conditions  
Photos**

Private Residence  
55 Mitchell Road  
Pittsford, New York







**Existing Conditions  
Photos**

Private Residence  
55 Mitchell Road  
Pittsford, New York

*Steele*  
LANDSCAPE ARCHITECTURE





## Entry Rehabilitation Renderings

July 2024

Private Residence  
55 Mitchell Road  
Pittsford, New York

*Steele*  
LANDSCAPE ARCHITECTURE









770 Ayrault Road #1108  
Fairport, New York 14450  
(585) 747-9996  
steele.la

**WARNING**

IT IS VIOLATION OF THE LAW (NEW YORK STATE EDUCATION LAW TITLE 8, ARTICLE 148 AND SUBPART 79-1 OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON A PLAN, MAP, OR REPORT TO WHICH THE SEAL OF THE LANDSCAPE ARCHITECT HAS BEEN APPLIED. IF AN ITEM BEARING THE SEAL OF THE LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Project Name and Address

# Front Entry Landscape Rehabilitation

**Location**

Private Residence  
55 Mitchell Road  
Pittsford, New York 14534

Issue Date: JULY 9, 2024

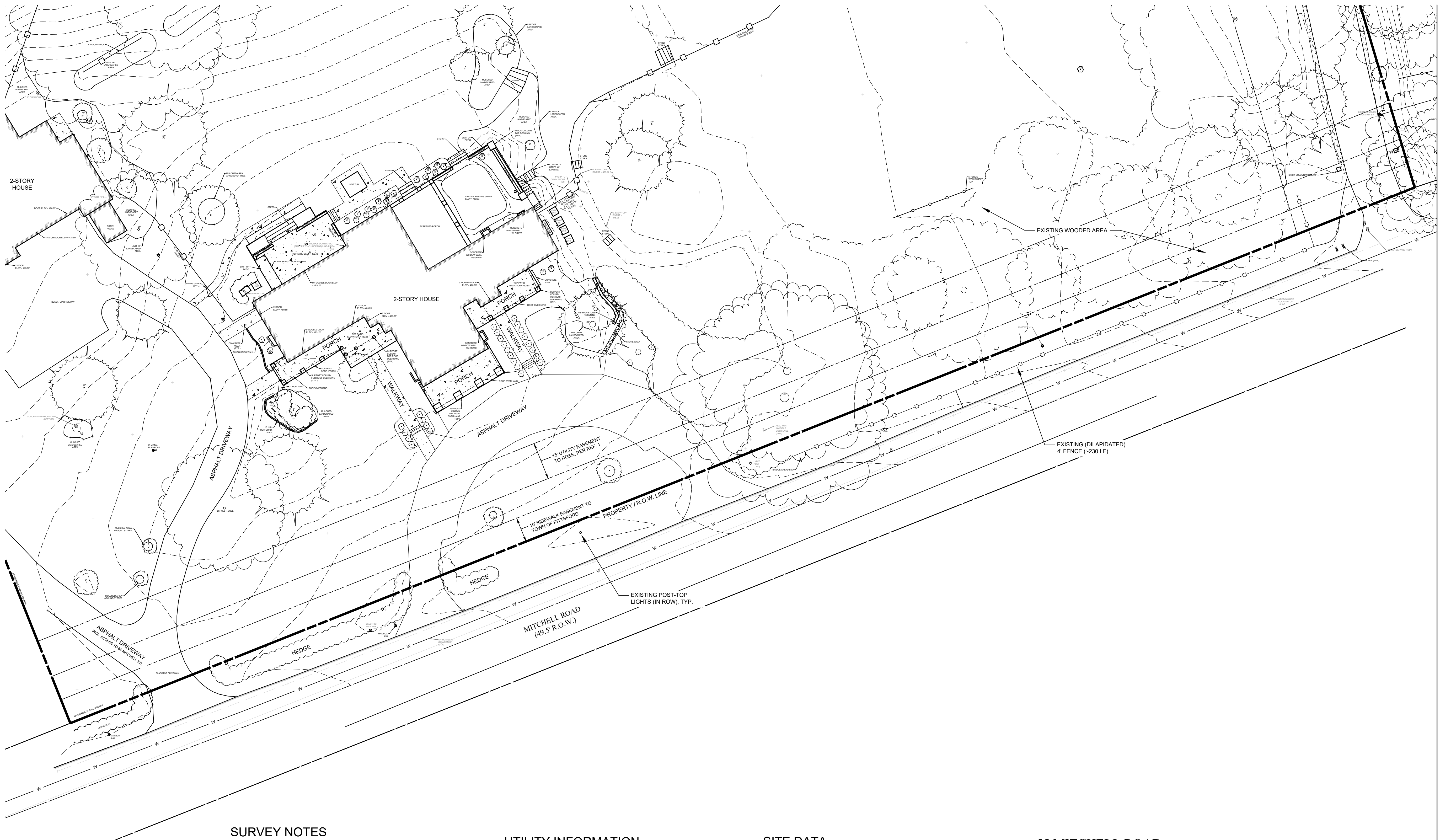
No.	Date	Revision
-----	------	----------

Drawing Title

## Existing Conditions Plan

**ZBA SUBMITTAL  
NOT FOR CONSTRUCTION**

# EX-01



## SURVEY NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED.
2. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 2/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

PITTSFORD CORS STATION  
 -LATITUDE: 43-05-35.48461 (N) NAD 83 (CORS)  
 -LONGITUDE: 077-31-31.11244 (W)  
 -ELLIP HEIGHT: 113.481 METERS NAVD 88 (CORS)

## REFERENCES

1. MAP ENTITLED " PLAN OF LAND OWNED Y LYNDON H. WELLS JR"  
CREATED BY THE MRB GROUP DATED 08/11/1999

## UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 02094-000-112-00  
DATED FEBRUARY 9, 2024

WINDSTREAM SERVICES	800-289-1901 (NO CONFLICT)
ELANTIC TELECOM INC.	800-289-1901 (NO RESPONSE)
MCI	716-845-9256 (NO RESPONSE)
MONROE COUNTY WATER AUTHORITY	585-442-200 X 285 (UTILITIES PLOTTED)
ROCHESTER GAS AND ELECTRIC	585-771-4745 NO CONFLICT
CHARTER COM NORTH-EAST W. NY	317-575-7800 X2 (NO RESPONSE)
VILLAGE OF PITTSFORD	585-586-9320 (NO RESPONSE)
PITTSFORD SEWER DISTRICT #1	585-246-6490 (NO RESPONSE)

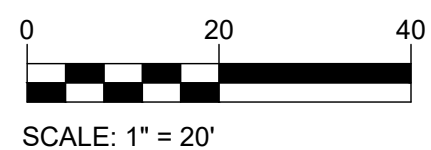
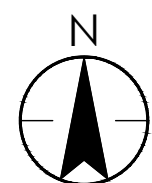
## SITE DATA

1. EXISTING ZONING: RN & LWRP (LOCAL WATERFRONT REVITALIZATION PROGRAM)

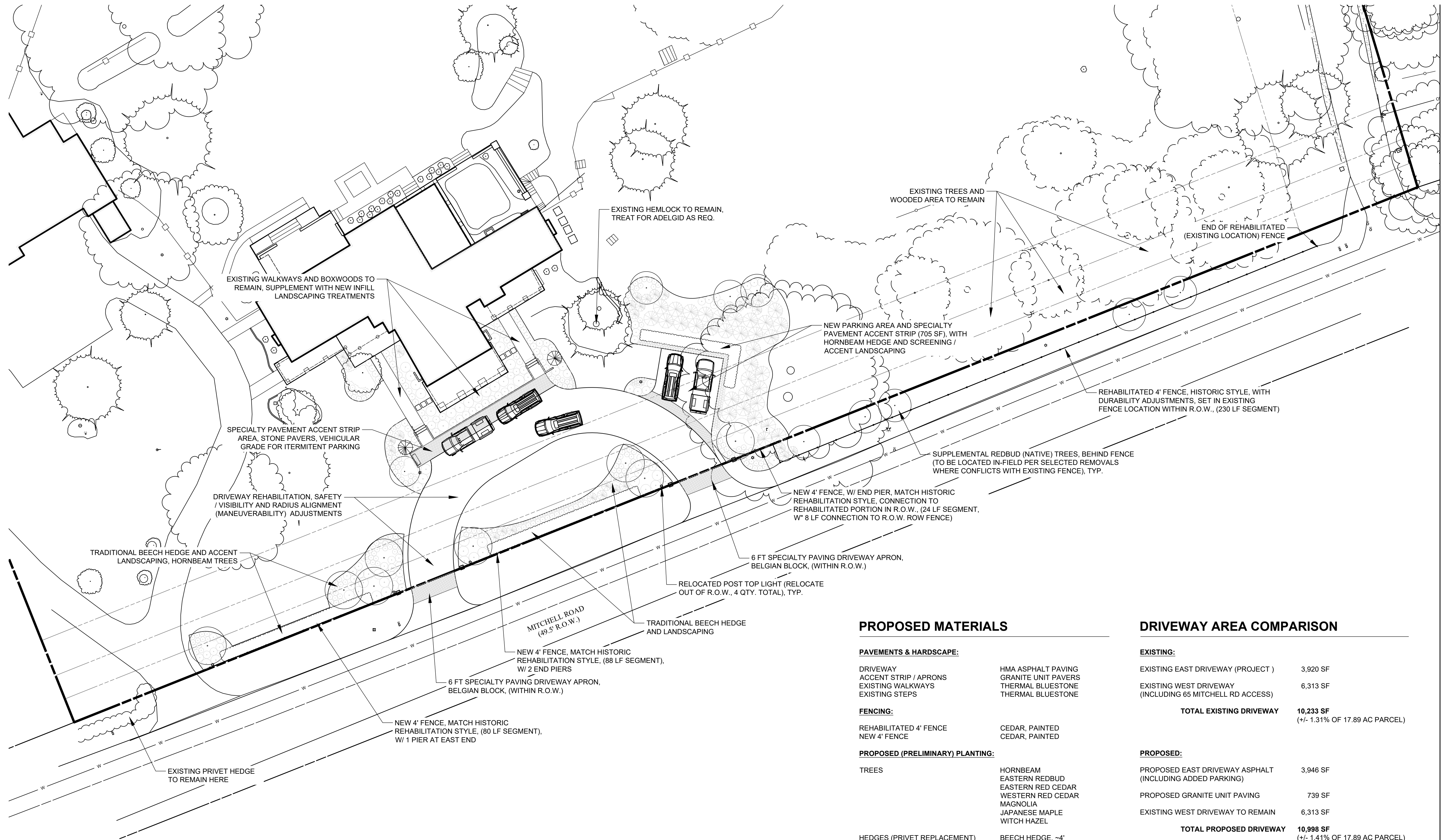
2. BULK REQUIREMENTS:	REQUIRED
MIN. LOT AREA (SF)	30,000
MIN. LOT WIDTH (FT)	150
MAX. BUILDING HEIGHT (FT)	40
MIN. FRONT YARD SETBACK (FT)	70
MIN. SIDE YARD SETBACK (FT)	25
MIN. REAR YARD SETBACK (FT)	50

55 MITCHELL ROAD  
TAX PARCEL NO.164.11-2-12.11

TOWN OF PITTSFORD  
COUNTY OF MONROE, STATE OF NEW YORK







## PROPOSED MATERIALS

### PAVEMENTS & HARDSCAPE:

DRIVEWAY	HMA ASPHALT PAVING
ACCENT STRIP / APRONS	GRANITE UNIT PAVERS
EXISTING WALKWAYS	THERMAL BLUESTONE
EXISTING STEPS	THERMAL BLUESTONE

**FENCING:**

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NEW 4' FENCE	CEDAR, PAINTED

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**ZBA SUBMITTAL  
NOT FOR CONSTRUCTION**

**WARNING**

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Project Name and Address

# Front Entry Landscape Rehabilitation

Location

Private Residence  
55 Mitchell Road  
Pittsford, New York 14534

Issue Date: JULY 9, 2024

No.	Date	Revision
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Drawing Title

# Rehabilitation Site Plan

# L-01



**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
JUNE 17, 2024**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on June 17, 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, Phil Castleberry, Tom Kidera

**ABSENT:** Barbara Servé, Jennifer Iacobucci

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

**ATTENDANCE:** There were 7 members of the public present.

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

**NEW PUBLIC HEARINGS:**

**40 Van Voorhis Road – Tax ID 192.02-1-1**

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

Chairman Dounce stated that this application has been requested to be withdrawn by Todd Brockmann, the owner of 40 Van Voorhis Road. A public hearing was opened on June 17, 2024, to consider this matter.

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

**6 Bragdon Drive – Tax ID 151.06-2-39.7**

Applicant is requesting relief from Town Code Sections 185-17 I. and 185-113 B. (3) for the construction of a deck forward of the rear wall of the main structure and within the rear buffer. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

William Hulbert, of 6 Bragdon Drive, represented his application.

Chairman Dounce asked if Mr. Hulbert spoke with his neighbors about the proposed placement of the deck. Mr. Hulbert confirmed that he spoke with neighbors. Chairman Dounce asked when the deck was anticipated for construction. Mr. Hulbert stated that the deck will be constructed as soon as possible.

Board Member Spennacchio-Wagner motioned to close the public hearing, seconded by Board Member Castleberry, all ayes, none opposed.

A written resolution to grant the area variance for 6 Bragdon Drive was moved by Board Member Spennacchio-Wagner and seconded by Board Member Kidera. The resolution was unanimously approved.



**81 Coventry Ridge – Tax ID 177.04-1-33**

Applicant is requesting relief from Town Code Section 185-113 B. (3) for the installation of pool equipment forward of the rear wall of the main structure. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

Melissa Faeth, of 81 Coventry Ridge, represented her application.

Chairman Dounce asked when the pool equipment will be installed. Ms. Faeth stated that once a pool permit is submitted and approved, construction is anticipated soon after. Board Member Spennacchio-Wagner asked if supply chain issues are anticipated. Ms. Faeth stated that she does not anticipate issues and that construction should begin in a few months.

Board Member Kidera motioned to close the public hearing, seconded by Board Member Pergolizzi, all ayes, none opposed.

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

**39 Knollwood Drive – Tax ID 138.13-1-9**

Applicant is requesting relief from Town Code Sections 185-17 E. and 185-113 B. (3) for the installation of an AC unit forward of the front wall of the main structure and not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Jack Sigrist, of Architectural Innovations, introduced the application. He stated that the applicant is requesting to place an AC unit in the front yard area.

Chairman Dounce stated that the AC unit is already installed. Mr. Sigrist confirmed and stated that additional plantings will be installed to shield the AC unit from neighbors and the street.

Ms. Zurowski asked Mr. Sigrist if the white generator on the side of the home could be painted to match the AC unit or the house, as it is quite visible. Mr. Sigrist confirmed that this request could be investigated.

Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Spennacchio-Wagner, all ayes, none opposed.

A written resolution to grant the area variance for 39 Knollwood Drive was moved by Chairman Dounce and seconded by Board Member Castleberry. The resolution was unanimously approved.

**8 Canal Park Place – Tax ID 150.19-1-5.5**

Applicant is requesting relief from Town Code Section 185-17 L. (1) for the installation of a generator not meeting the minimum side setback and outside of the rear yard area. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Richard Doolittle, of 8 Canal Park Place, represented his application.



Board Member Spennacchio-Wagner stated that the applicant previously submitted a variance for his pool. Mr. Doolittle confirmed. She asked if the garage was converted. He confirmed it has been converted into a recreation room. Chairman Dounce asked when the generator will be installed. Mr. Doolittle stated that it will be installed in two to three weeks.

Board Member Castleberry motioned to close the public hearing, seconded by Board Member Pergolizzi, all ayes, none opposed.

A written resolution to grant the area variance for 8 Canal Park Place was moved by Board Member Kidera and seconded by Chairman Dounce. The resolution was unanimously approved.

**2534 Lehigh Station Road – Tax ID 177.03-2-5**

Applicant is requesting relief from Town Code Sections 185-17 B. (1), E., and I. for the construction of a garden shed forward of the building line, within the rear buffer, and not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

James Smith, of 2534 Lehigh Station Road, represented his application.

Chairman Dounce asked when the shed will be installed. Mr. Smith stated that it is anticipated within four weeks. Board Member Spennacchio-Wagner asked if the bushes along Lehigh Station Road will remain in place to shield the shed. Mr. Smith confirmed.

Ms. Zurowski asked if the shed would be placed with the door facing the road. Mr. Smith stated that the shed will be 12 feet in length and 10 feet in depth.

Board Member Spennacchio-Wagner motioned to close the public hearing, seconded by Board Member Kidera, all ayes, none opposed.

A written resolution to grant the area variance for 2534 Lehigh Station Road was moved by Chairman Dounce and seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

**11 Smead Road – Tax ID 150.20-2-59**

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

Chairman Dounce opened the public hearing.

Craig Goforth, of 11 Smead Road, represented his application.

Chairman Dounce asked when the bump out will be constructed. Mr. Goforth stated that he anticipates it to be completed by the fall. Board Member Spennacchio-Wagner asked why two applications were submitted. Mr. Goforth stated that the bump out will happen, but he is still unsure of the porch, it is dependent on finances. Board Member Pergolizzi stated that he split this application into two separate resolutions, as the impacts are different. He was unsure if the Board could approve an application with other feasible means, since the applicant proved other feasible means by submitting two applications.

Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Castleberry, all ayes, none opposed.



## DRAFT MINUTES 061724

A written resolution to grant the front bump out area variance for 11 Smead Road was moved by Board Member Pergolizzi and seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

A written resolution to grant the front porch area variance for 11 Smead Road was moved by Board Member Pergolizzi and seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

### **OTHER DISCUSSION:**

Chairman Dounce motioned to approve the minutes of June 17, 2024. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 7:20PM.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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