AGENDA TOWN OF PITTSFORD ZONING BOARD OF APPEALS OCTOBER 20, 2025

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, October 20, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

166 Mill Road - Tax ID 178.04-1-72.1

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

4048 East Avenue - Tax ID 151.10-1-7.1

Applicant is requesting relief from Town Code Sections 185-17 E., and 185-113 C. (1) and (2) for the construction of an addition to an existing oversized and over height detached garage not meeting the minimum side setback and total side setback requirements. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

Zoning Board of Appeals Referral Form Information

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166 Mill Road PITTSFORD, NY 14534

Property Owner:

Zachman, Paul J 166 Mill Rd Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

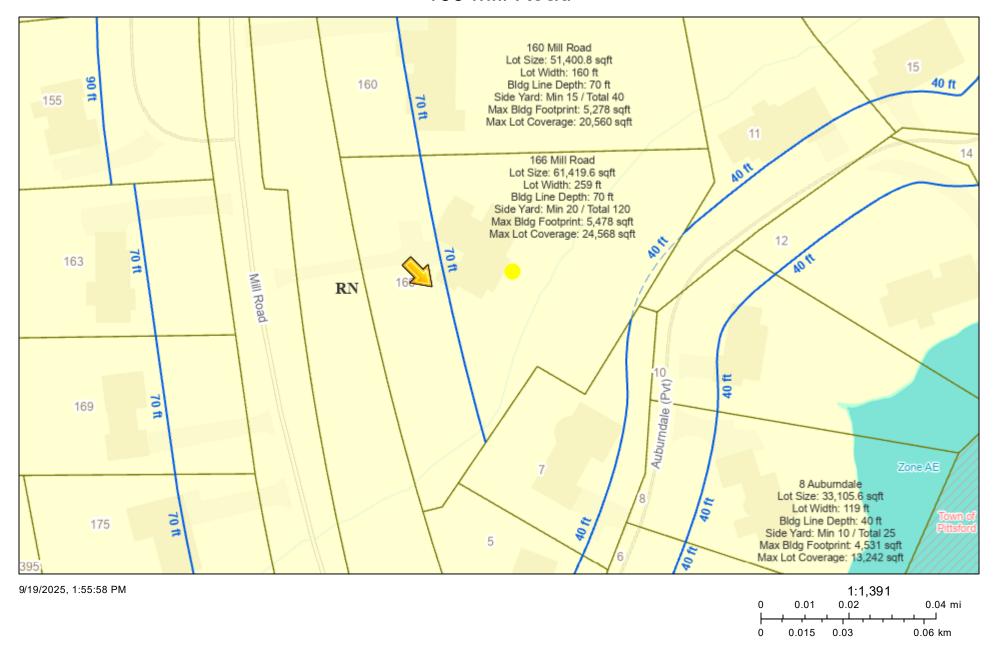
Town Code Requirement is:	Proposed Conditions:		Resulting in the Following Variance:		
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	70	Front Setback:	58	Front Setback:	12
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	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. for the construction of an addition forward of the building line. This property is zoned Residential Neighborhood (RN).

Staff Notes: This home is not parallel to and is angled in relation to Mill Road. The closest corner of the home does not currently meet the 70-foot setback requirement.

September 19, 2025	ARZ			
Date	April Zurowski -			

166 Mill Road



Town of Pittsford GIS





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date:	August 20	0, 2025		Hearing [Date:	October 2	0, 2025	
Applicant: Paul	Zachman							
Address: 166 M		tsford, NY	14534					
Phone: (585) 7	32-2961			E-Mail:	p.zac	chman@fro	ontierne	t.net
Agent: Same								
			(if different than					
Address:								
Phone:		,		E-Mail: _				
Property Owner:	Same		(if different than	Applicant)				
Address:				,,,,				
		•		E-Mail:				
		perty owner p		_				
Property Location:	and the second s	100				Residenti		·
Tax Map Number:					·			
Application For:	Z	Residential	□ c	ommercial	l	☐ Other		
Please describe, in	detail, the prop	posed project:						
Add on gable roof cover over an existing flagstone patio. Post & beam construction with two 8x8 corner columns - Open sides below the header. Proposed addition would encroach 11'-9" into the current front 70' setback. We are seeking an Area Variance for proposed front setback of 58'3"								
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.								
P	Paul Zach	Man Applicant Signatur				8/20	2S	



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 roof addition fits well with the architectural style of the home. The large property is heavily wooded, and there is an RG&E utility right-of-way that places an additional +/- 68' heavily wooded buffer between the road and the front setback line of the property.

The front plane of the house is oriented 45 degrees to the street, which projects the proposed addition off the actual "side" of the house into the front setback line. It does not appear as an addition to the front of the house.

There is only one other house (160 Mill Road) to the north that fronts on the east side Mill Road, and the proposed addition to 166 Mill Road is on the opposite side of the house from 160 Mill Road.

The proposed roof over the patio will not be enclosed below (only two 8x8 corner columns) which reduces the visual impact of the rood addition.

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

There is an existing patio that we wish to add overhead cover protection for outdoor seating and dining. The roof addition is directly off our dining room. Due to the heavy mature tree cover, there is the risk of falling branches as well as copious amounts of light debris (Acorns, twigs, bird droppings etc) to which the roof addition would provide comfortable cover from all of that.

The long and low roof overhangs are not conducive to adding a retractable awning over the patio.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed 11'-9" encroachment into the front setback is not substantial given that there is an additional +/- 68' additional setback buffer from the street,

Only a corner portion of proposed addition projects forward 7'-9" from most forward corner of the existing house, which under pre-existing non-confrorming conditions, is 4' into the updated front setback requirements from 2012.

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 roof addition will not alter or negatively impact any preexisting drainage grade conditions. There will be no plumbing, sanitary infrastructure, or significant electric impacts. No tree removal or canopy cover reduction is required. The proposed location of the roof addition will not alter any view-scapes to from the surrounding residential properties, and will match well within the mass/scale/style of the existing home.

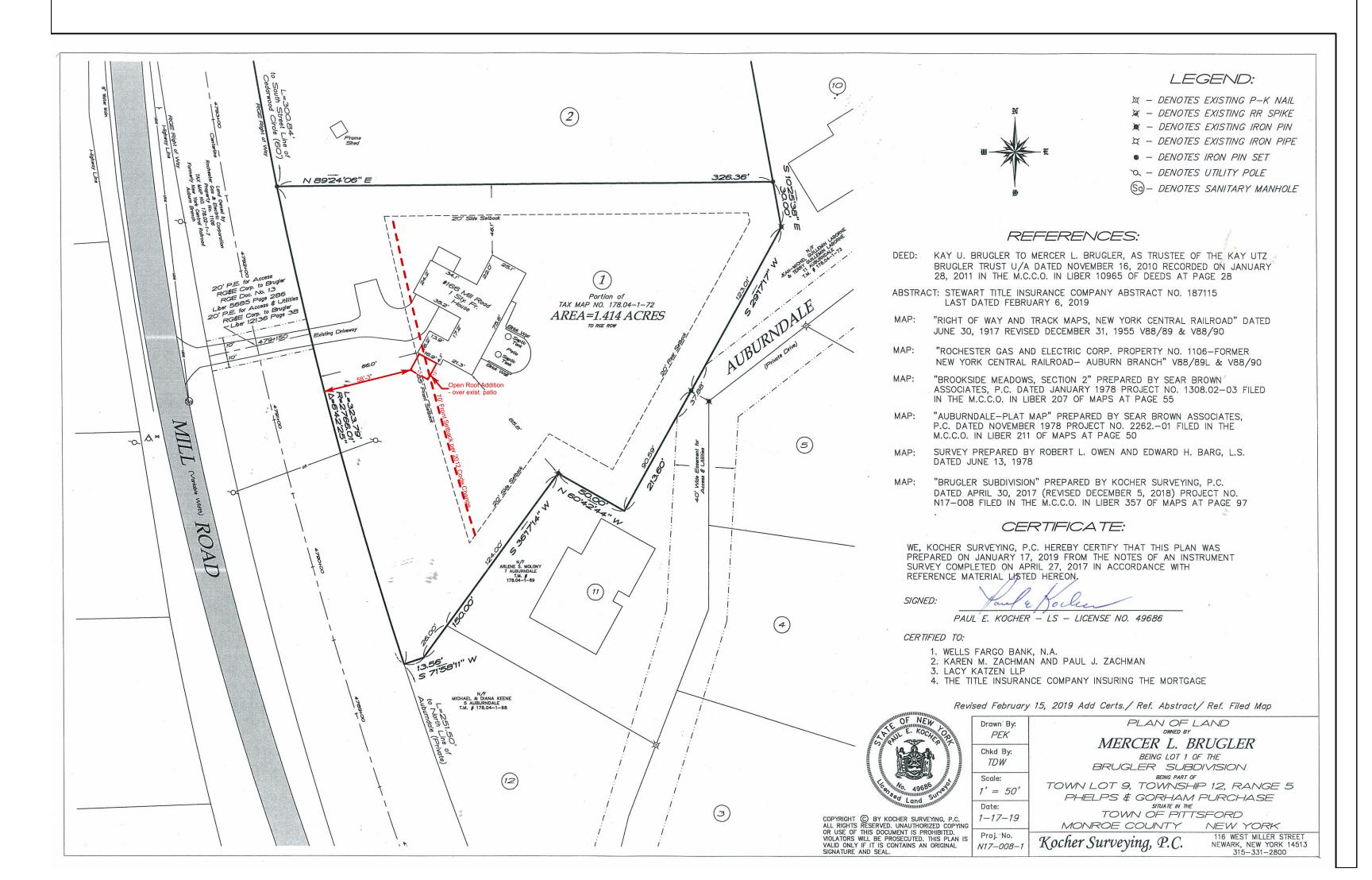
- NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;
- 5. Is the alleged difficulty self-created?

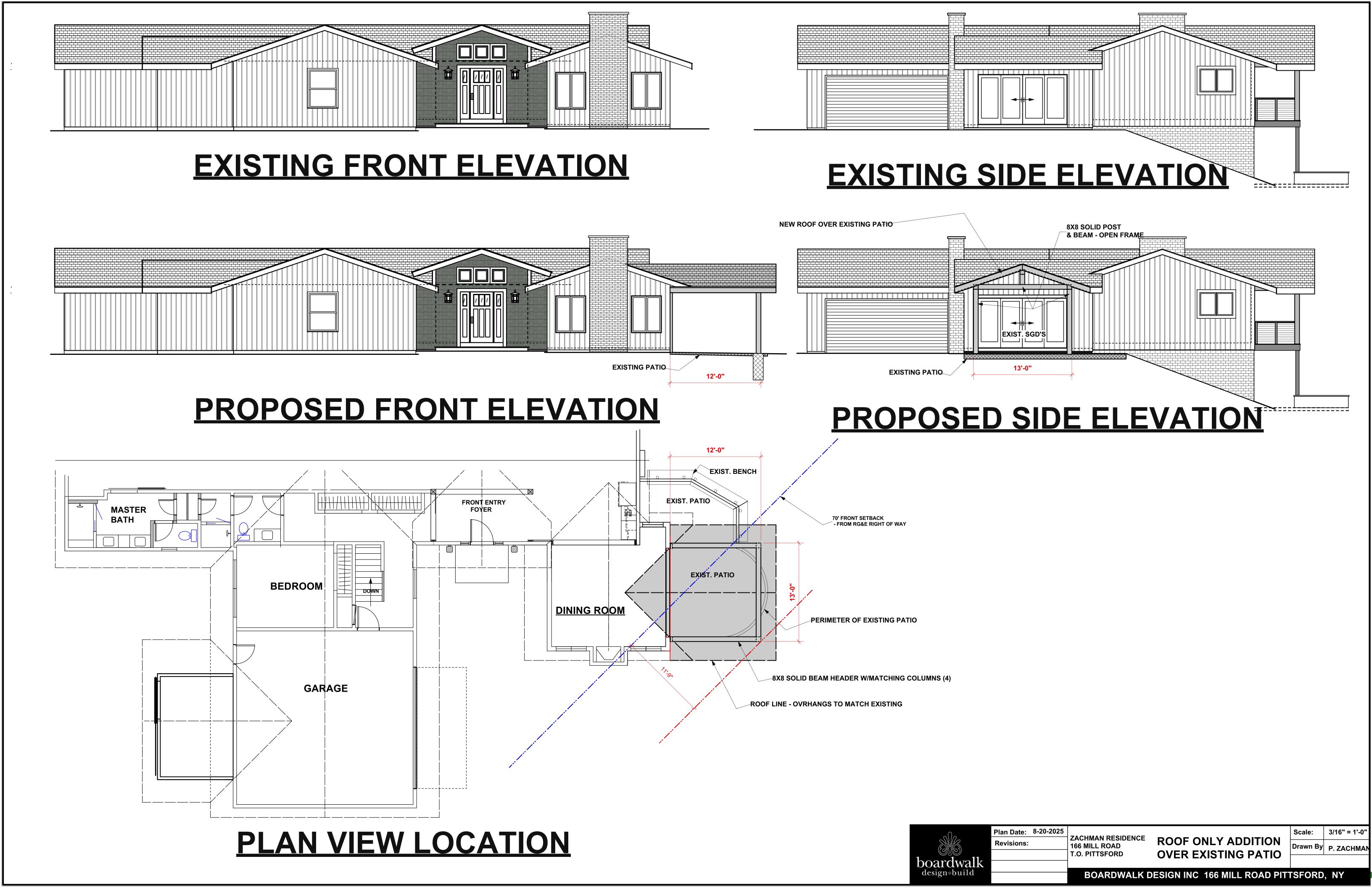
Although the proposed addition difficulty is somewhat self created by nature of introduction, the preexisting non-conforming location and orientation of the house increases the extent of the encroachment into the updated setback requirements. Architecturally this is an addition to the "side" of the house layout. In addition, the existence of the RG&E right of way pushes back the front setback from the street +/- 68' further than would be required otherwise.

Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

COUNTY OF MONRO	OE			TO\	WN OF PITTSFORD			
	Ir	n the Ma	atter of					
166 Mill Road	d Roof Addition							
		(Project N	lame)	,	•			
The undersigned, being the	he applicant(s) to the							
☐ Town Board ☑	☐ Town Board ☑ Zoning Board of Appeals ☐ Planning Board ☐ Architectural Review Board							
of the Town of Pittsford	, for a							
☐ change of zoning	special permit	□ b	uilding permit	☐ permit	☐ amendment			
☑ variance □	approval of a plat	☐ e	xemption from a p	lat or official n	nap			
ordinances regulations of	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.							
any other municipality of	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)				Ade	dress(es)			
Paul Zachman August 20, 2025								
166 Mill Road	(Signature of Applicant)				(Dated)			
Pittsford, NY 14534	(Street Address)							
•	City/Town, State, Zip Code)							





Zoning Board of Appeals Referral Form Information

Property Address:

4048 East Avenue ROCHESTER, NY 14618

Property Owner:

Coughlin, Daniel M 4048 East Ave Rochester, NY 14618

Applicant or Agent:

Design Works Architecture

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

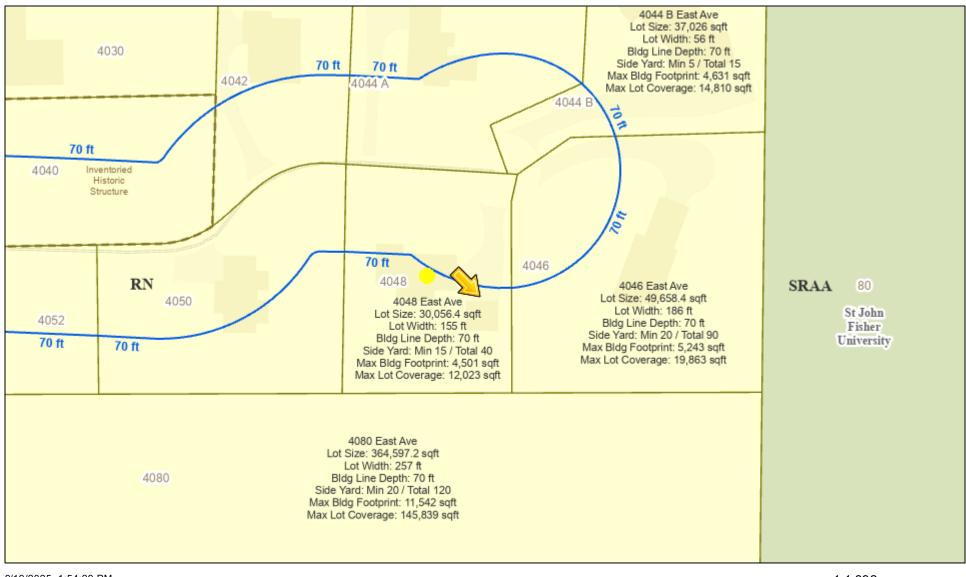
Town Code Requirement is:	Proposed Conditions:		Resulting in the Following Variance:			
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0	
Left Lot Line:	15	Left Lot Line:	6.75	Left Lot Line:	8.25	
Total Side Setback:	40	Total Side Setback:	39	Total Side Setback:	1.0	
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0	
Height:	12	Height:	20	Height:	8.0	
Size:	225	Size:	1190	Size:	965.0	

Code Sections: Applicant is requesting relief from Town Code Sections 185-17 E., and 185-113 C. (1) and (2) for the construction of an addition to an existing oversized and over height detached garage not meeting the minimum side setback and total side setback requirements. This property is zoned Residential Neighborhood (RN).

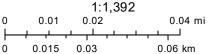
Staff Notes: The ZBA granted a variance in 2007 for the existing oversized and over height detached garage not meeting the side setback. The currently proposed addition will expand on each of these variances. The owner plans to purchase land from their neighbor, which will eliminate the side setback variance, but that transfer of land has not occurred yet.

September 19, 2025	ARZ		
Date	April Zurowski -		

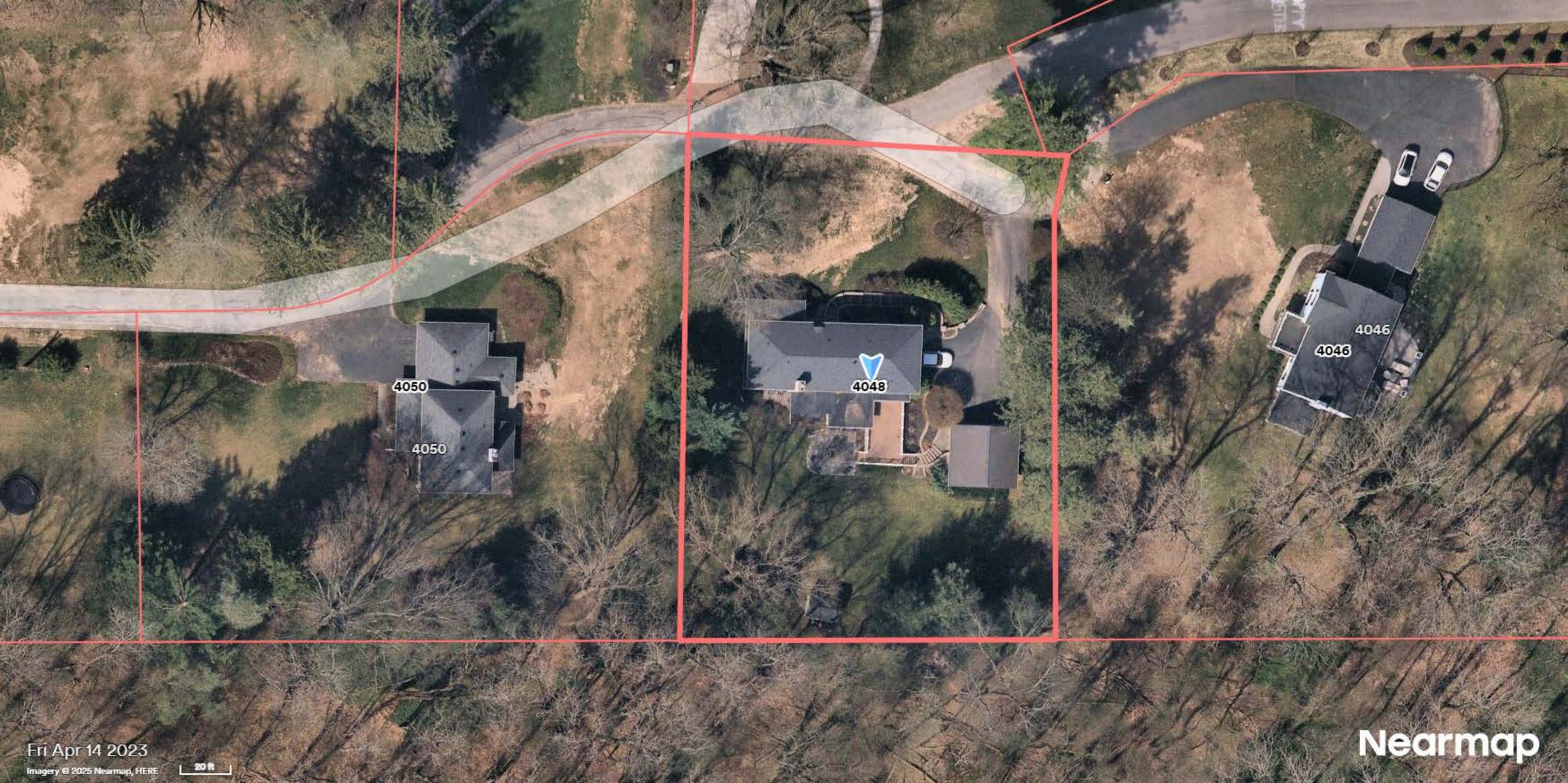
4048 East Avenue

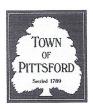


9/19/2025, 1:54:29 PM



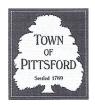
Town of Pittsford GIS





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 12, 2025	Hearing Date: October 1, 2025
Applicant: Design Works Architecture	
Address: 6 North Main Street, Suite 104, Fairp	
Phone: (585) 377-9001	_ _{E-Mail:} alex@newdesignworks.com
Agent:	A (, , , ,)
(if different the	
	E-Mail:
Property Owner: Dan Coughlin	
(if different the Address: 4048 East Ave, Pittsford, NY14618	an Applicant)
Phone: (585) 230-6445	E-Mail: coughlin31@yahoo.com
(If applicant is not the property owner please compared by the property Location: Tax Map Number: 4048 East Ave 151.10-1-7.1	
	Commercial
Please describe, in detail, the proposed project:	
	include storage truss above. The proposed etached building height limit (19'-9 1/2" proposed), sting and proposed), and side setback (6'-9" to
Please describe, in detail, the proposed project: Single story addition to existing detached garage to addition is requesting variances to go beyond the d detached building area limit (1,190 sq.ft. total of existing property line)	include storage truss above. The proposed etached building height limit (19'-9 1/2" proposed), sting and proposed), and side setback (6'-9" to ehicle and recreational storage.



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 Cou	ughlin		, the owner of the property located at:
4048 East	Ave, Pittsford, NY	14618	
	(Street)	(Town)	(Zip)
Tax Parcel#	151.10-1-7.1		do hereby authorize
Design Wo	rks Architecture		to make application to the
Town of Pittsfo	ord Zoning Board of App	eals, 11 South Main Street, Pittsford, NY 1	14534 for the purpose(s) of
submitting for	variance approval to	go beyond detach structure building	area, height limit, and side sideback.
		DI	M
		-	(Signature of Owner)
			9/12/2025 (Date)
			(2410)



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 will be located behind the existing detached garage and have minimal affect from the street side aesthetic. Owner has had good discussions with the adjacent neighbor of this potential project.

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 want to align the addition with the existing garage slab as well as providing adequate head clearance below and in the attic storage space.

TESTS FOR GRANTING AREA VARIANCES (Continued)

We believe this to be minimal impact considering the existing garage was previously approved for it's

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

height and area beyond the limit. The addition is at the rear of the property and will be mostly blocked by the existing garage.	∌d
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:	ıl
Future landscaping will be incorporated into the adjacent land - adding plants to help offset the addition's impervious surface.	
 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; Is the alleged difficulty self-created? 	1
We do not believe so, as we want to stay flush with the existing garage slab. That was our control point to build above that. Also, there has been discussion with the adjacent neighbor of these changes.	

3.

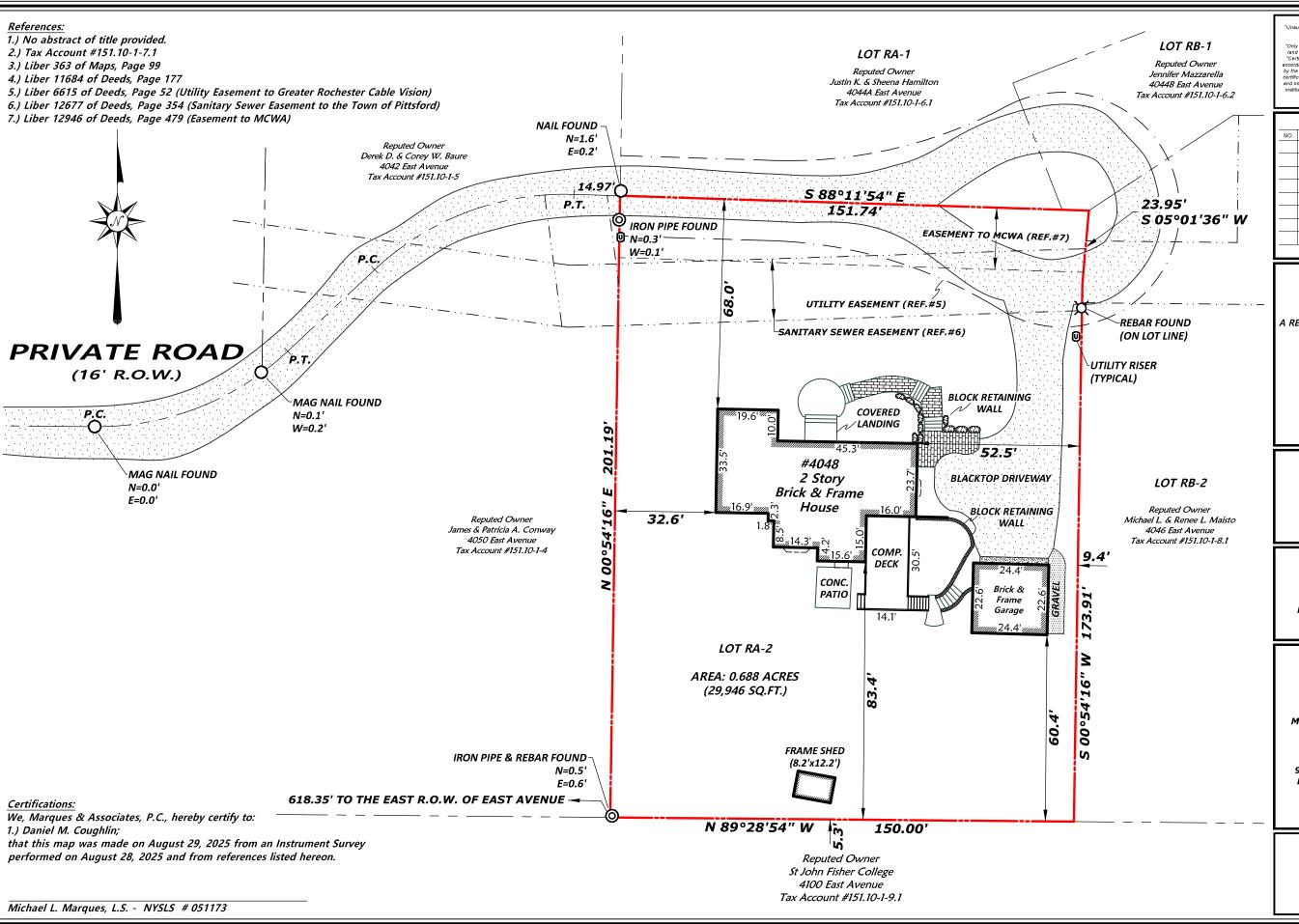
Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

	_									
	4048 East	Ave	Add	lition to Existii		etached Garage ct Name)				
The	undersigned, be	ing the	appli	cant(s) to the						
	Town Board		Zoni	ng Board of Appe	als	☐ Planning Boa	rd [Archit	ectural	Review Board
01	the Town of Pitts	sford,	for a							
	change of zoni	ing		special permit		building permit		permit		amendment
Z	variance		appı	oval of a plat		exemption from a	plat o	r official m	ар	
ordi	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.									
any	other municipalit	ty of wl	nich th		l is a pa	v York, the County of art who is interested i elow:				
	<u>Nan</u>	ne(s)						<u>Add</u>	ress(es)	1
								5		0
***************************************	MANAGE WAS ASSESSED.							2 5		
	September 11, 2025									
6 N	lorth Main S			re of Applicant)				(1	Dated)	
0 1\	orur Mairi S	uccl		eet Address)						
Fai	rport, NY 14									
		(C	ty/Towi	n, State, Zip Code)						



"Unauthorized alterations or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law,"
"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies." Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors adopted and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or

REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
			_		

SHOWING:

4048 EAST AVENUE

LOT RA-2
A RESUBDIVISION OF LOT A AND LOT B
OF THE WHELAN SUBDIVISION
AND
OTHER LANDS
(4046 & 4048 EAST AVENUE)

BEING A RESUBDIVISION OF PART OF LAND OF THE ELMER E. FAIRCHILD PROPERTY

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

DRAWING TITLE:

Instrument Survey Map

PREPARED FOR:

c/o Daniel M. Coughlin 4048 East Avenue Rochester, New York 14618



LAND SURVEYING
ENGINEERING

930 East Avenue, Suite 1000 Rochester, New York 14607 585-723-1820 www.marquespc.com

Date: August 29, 2025 Project #: 2025033 Scale: 1"=30' Drawn by: MLM

Coughlin Garage Addition Town of PITTSFORD, NY

STRUCTURAL LOADING DESIGN CRITERIA LIVE DEAD LIMIT

40 20 LISSO
80 20 LISSO
40 20 LISSO
10 5 LIZSO
20 10 LIZSO
10 5 LIZSO
10 LIZSO
10 LIZSO
10 LIZSO INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: -TABLE NIO2.12 2020 RESIDENTIAL CODE

-TABLE RBOL2(I) 2020 RESIDENTIAL CODE

ZONE	U-FACTOR	D-FACTOR	SHSC	N-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE	DEPTH	R-VALUE	
5	030	0.55	NR	44	20 OR 18 + 5	19 /17	90	15 / 14	IO / 2 ft HEATED SLAB 5	15 / 19	

MEATHERNS PROST LINE TERMITE DECAY REQUIRED

CLIMATE PENESTRATION SKYLIGHT SLAZED FENESTRATION CELING FRAME WALL RAVAILE SPACE

LIST OF DRAWINGS:

A-0.0 Cover Sheet

Foundation & Floor Plans A-I I Roof Plan & Building Section A-2.I A-3.I Exterior Elevations



2 LOCATION MAP

SLIGHT TO 42"

GENERAL NOTES & CODE

PORCHES, BALCONES, AND RAISED FLOORS SREATER THAN SO' ABY, FLIR OR GRADE SHALL HAVE A HALF

SO'. ANY GLAZING IN MALLS

GENERAL NOTES:

THIS SET OF PLANS HAS BEEN DESIRABLY AND SHALL BE: 4. ALL NEW MORK SHALL BE PLING, LEVEL AND DESARE.
BULT TO COMPLY HITH THE RESPIRATAL CODE OF MYS.
AND HERED OR BULEBEED HE MYS. BERREY.
APPLICABLE TO PROJECT.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING

STAR TO HAVE HEIGHTS FIELD VERFED AND SHOP DRANNES APPROVED PRICE TO FABRICATION. STAR CONSTRUCTION SHALL CONSTRUCTION SHALL CONSTRUCTION SHALL CONSTRUCTION SHALL CONSTRUCTION SHALL CONSTRUCT AND START SHALLS BY A COMPET

STARRIELLS TO BE A MIN, OF SS' IN WIDTH AND HAVE A CONSISTENT HEAD HEIGHT TO FINISHED CELING OF 6'-6'

CLOSED RISERS WITH I' NOSING UNLESS NOTED OTHERWISE, HAX, RISER HEIGHT OF 1 %; AND MIN, TERAD DEPTH OF 10' MIN, RAN DEPTH.

A LANDING IS NOT REQUIRED AT TOP OF INTERIOR STARS PROVIDED A DOOR DOES NOT SKING OVER STARS

NORALS, PER INC

HANDRAILS AND EXTENSIONS SHALL SE 54" TO 55" ABOVE NOSING OF TREADS AND SE CONTINUES.

HADRALS PROJECTING FROM A WALL SHALL HAV LEAST I & BETWEEN THE HALL AND THE HANDRALL SINDS OF THE HANDRALL SHALL BE RETURNED OR

ADDITIONS & RENOVATIONS:

FOR ADDITIONS AND RENOVATIONS, WHERE I AND/OR CELLING FINISHES ARE REMOVED TO

ELECTRIC AND FLIMBING LAYOUT SHALL MEET OR EXCEED LOCAL & NATIONAL CODES AND SHALL BE

FOR NEW CONSTRUCTION SMOKE DETECTING ALARM DEVICES SHALL SE DIRECT WRED AND CONFORM TO THE RESIDENTIAL CODE OF KYS. IN EACH SLEEPING ROOM
IN HALLWAYS ADJACENT TO SLEEPING ROOMS

BUILDING ENVELOPE TESTING:

EXCILIONE ENVILOPE TESTING.

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comparisons.

TESTING SHALL BE CONDUCTED BY AN APPROVE THRD PARTY AND ALL AREA CALCULATIONS

S 88°11'54" E 151.74' 23,45' 5 05°01'36" W LOT RA-2 AREA: 0.688 ACRES (29,946 SQ.FT.) LOT RB-2 Reputed Owner Michael L. & Renee L. Maisto 4046 East Avenue Tax Account #151,10-1-8,1 -BLOCK RETAINII WALL EXISTING VARIANCE #4048 SIDE SETBACK 2 STORY BRICK # FRAME HOUSE CONC. 21'-9" CLEARANCE TO PROPOSED PROPERTY LINE RELOCATION 15'-0" SIDE PROPOSED GARAGE ADDITION = 647 SQ.FT. (EXISTING AND PROPOSED = 1,190 SQ.FT.) PROPOSED SIDE SETBACK WITH SETBACK 32'-2" EXISTING CONDITIONS EXISTING PROPERTY LINE 15'-0" FUTURE PROPOSED PROPERTY LINE RELOCATION N 89°28'54" W 150 00

I SITE PLAN

DESIGN ARCHITE PURPOSES CONSTRUCTION Coughlin ge Addition Garage FOR USED BE70 NOT SET

PRELIMINARY

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WORKS

FOUNDATION NOTES:

- ALL CONCRETE TO BE A MIN. OF 3,000 PSI (UNLESS OTHERWISE NOTED).
- THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS, MELL DRAINED MATERIAL.
- . FINAL FOOTING DEPTHS AND CONFIGURATIONS ARE SUB-ECT TO SUBSURFACE CONDITIONS, ALL POOTINGS TO REST ON INDISTURBED SOIL OF MINIMM BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS ARE TO EXTEND BELOW THE FROOTINGS ARE TO SOIL OF MINIMO SAME TO FOOTINGS ARE TO THE PROOF TO FOOTINGS WE'VE TO FOOTINGS WE'VE REQUIRED.
- THE CONCRETE USED FOR FOOTINGS AND FOUNDATION WALLS (NOT EXPOSED TO THE WEATHER) SHALL HAVE A MINIMAM STRENGTH OF 2500 PSI AND SHALL BE ARE ENTRAINED AS REQUIRED THE RESIDENTIAL CODE OF NEW YORK STATE.
- TOP OF WALL TO EXTEND A MIN. OF 8" ABOVE FINISHED GRADE.
- SARAGE SLAB IS A MINIMIM OF 4"
 THICK OVER STEGOHOME VAPOR
 BARRIER (IO MIL) OVER 4" CRUSHED
 STONE, TOP OF SLAB ELEVATION TO BE
 AS NOTED, BASEMENT SLAB SHALL BE
 4000 PS.1 (26 DAY COMPRESSIVE
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO MEATHER AND GARAGE SLABS SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENSTH) CONCRETE
- REINFORCING.

 REVIOLE PRINCETER FORDATION PREVIOUSLED FOR DANAMER PITCHED PROPERTY PROBLEMS AND PROPERTY OF DEEP 2-0 PANETER SAVEL BED OF EXTERCE SAME PROPERTY OF THE PROPERTY OF A PRO
- PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS
- PROVIDE & EXPANSION JOINT MATERIAL BETMEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- ALL COMPACTED SOIL TO BE COMPACTED IN 12" LIFTS.
- DAY PRESENT REALTD BILL PLATES
 ARE TO RIN FLUSH WITH EXTENCE EDGE
 OF PONDATION, AND DE SECURED WITH
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 MADORY AND DE LOCATED WITHIN IN
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 SECURION SHE LATES ARE TO
 PLACED OVER CLOSED CELL FORM SILL
 SEALER.
- PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- 16. SEALABLE COVER SAMP IS NEEDED IF SOIL OTHER THAN GROUP I (TABLE 405.1). SAMP TO BE 24* BELON THE BOTTOM OF THE BASEMENT FLOOR. SUMP TO DISCHARGE BY GRAVITY OR NECHANICAL MEANS INTO A APPROVED PRAINAGE SYSTEM.
- IT. EXCEPT WHERE REQUIRED TO BE MATER/PROPIED BY SECTION RADS., POADATON MALLS THAT RETAIN EARTH AND USABLE SPACE SHALL BE DAMPROPIED PROVING OF PROTING TO FINISHED GRADE WITH A BITANNIOLE-BASED COATING OR OTHER APPROVIED DAMPROOPING MATERIAL.
- IB. BUILDER TO VERIFY ALL SOIL
 CONDITIONS BEFORE CONSTRUCTING
 FOUNDATION. IF POOR CONDITIONS ARE
 DISCOVERED CONTACT DESIGN WORKS
 ARCHITECTURE.

CAST-IN-PLACE CONCRETE AND REINFORCING:

- BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCKOUTS AND EMBEDDED ITEMS.
- 2. CHAMPER ALL EXPOSED EDGES OF CONCRETE %'X 45 DEGREES UNLESS OTHERWISE NOTED.
- ALL ANCHOR BOLTS ARE TO BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS NOTED OR SHOWN ON DRAVINGS SHALL BE MEASURED FROM ROUSH CONCRETE AND NOT FROM GROUT.
- ALL REINFORCING STEEL SHALL BE CONTINUOUS AROUND CORNERS.
- 5. WELDING OF REINFORGING STEEL IS NOT
- THE USE OF DEFORMED REINFORGING STEEL OR ANCHORS ON EMBEDDED ITEMS IS NOT PERMITTED.
- SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER 6X6 W2.9kM2.9 WELDED WIRE MESH.
- THE FOLLOWING MINIMUM PROTECTION OF REINFORCING SHALL BE MAINTAINED.
 FOOTINGS 3'
 CONCRETE EXPOSED TO EARTH OR NEATHER 2' 1/2"

C.M.U. NOTES:

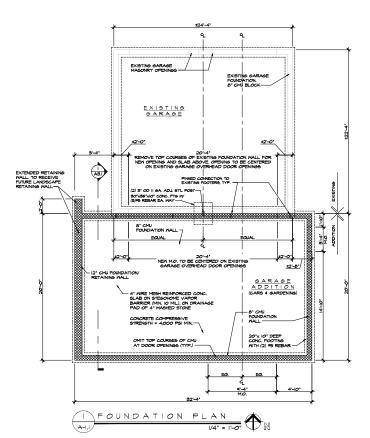
- I. CONCRETE MASONRY UNITS HOLLOW LOAD BEARING CONCRETE BLOCK SHALL BE 8"XI6" NOMINAL FACE WITH THICKNESS AS SHOWN ON DRAWINGS.
- 2. MORTAR MORTAR SHALL BE TYPE 5.
- TRUSSED HORIZONTAL REINFORCING SHALL BE PROVIDED AT 16" O.C. HORIZONTALLY.
- BLOCKS SHALL BE LAID IN REGULAR BOND PATTERN WITH JOINTS OF %" UNIFORM THICKNESS.
- 5. WHERE VERTICAL REINFORCING IS CALLED FOR ON PLANS FILL CELLS FULL HEIGHT WITH CONCRETE OF SPECIFIED STRENGTH.
- ALL ANCHOR BOLTS TO BE SET IN MASONEY SHALL BE SET NITH TEMPLATES, ANCHOR BOLT PROJECTIONS SHOWN OR NOTED ON DRAWINGS SHALL BE MEASURED FROM TOP OF BLOCK AND NOT FROM

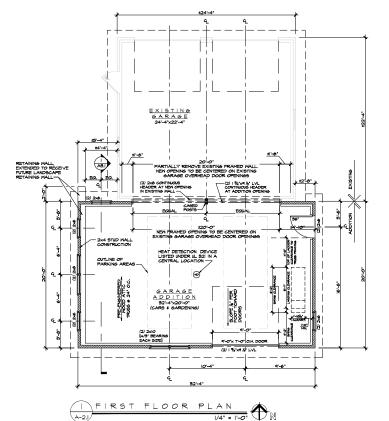
FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER
- 2. ALL INTERIOR STUD DIMENSIONS ARE FROM
- 3. ALL EXTERIOR FRAMED WALLS TO BE 2x6 e
- ALL INTERIOR WALLS TO BE 2x4 16° O.C. (UN.O.)
- 6. DOUBLE TRIMMERS AT ALL 4'-O' OPENINGS
- ALL SPOT ELEVATIONS ARE TAKEN FROM O'-O" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)

- INDICATES (9) STUD POST, GLUED AND NAILED (U.N.O.)
- REFER TO EXTERIOR ELEVATION FOR WINDOW
- COORDINATE LOCATION OF UTILITY METERS MITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW, VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR TO COORDINATE ALL CLOSET SHELVING AND CABINETRY REQUIREMENTS, CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
- PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES NEGACING USE OF PIRE SEPARATION CODES NEGACINE SEPARATION SEPARATION AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FILLS HEIGHT SHALL BE COORDINATED TO MATCH REPORT SHOWN ON FLANS, AND SHALL NOT EXCEED THE TOP OF CHARBET OF ASSET AS CONSTRUCTION.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMAN OF A TO GTH FAN, OR WITH A HHOLE HOUSE VENTILATION HEAT RECOVERY SYSTEM. RANSE HOODS SHALL ALSO BE VENTED TO THE OUTSIDE.
- RANGE HOODS WITH A CFM OF 400 OR GREATER SHALL BE PROVIDED WITH MAKEUP AIR FROM EXTERIOR TO MAINTAIN NEUTRAL INTERIOR AIR PRESSURE.







DESIGN PURPOSES CONSTRUCTION Addition <u>⊇</u> Cough 960 Dan Garag FOR USED B 70 NOT SET PRELIMINARY

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New

Main

4048 EAST AVE Town of Pittsford Monroe County, NY

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Scale:
AS NC
Drawn by:
AMM
Checked by:
Checked by:

CONSTRUCTION AND FRAMING NOTES:

- JOISTS, HEADERS, AND BEAMS SHALL BE EASTERN HF no. 2 OR BETTER UNLESS NOTED OTHERWISE.

 F. To-lioo PSI, FV=TS PSI,
 E-1,500,000

 DOUS FIR. Fb=1400 PSI, FV=45 PSI,
 E-1,400,000
- ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. "LVL" BEAMS SHALL HAVE BENDING STRESS FB=2600 PSI. E= 2.0M PSI.
- BEAMS TO FOUNDATION POCKETS SHALL HAVE [6" CLEARANCE FROM MASONRY [6" AIRSPACE THREE (3) SIDES IW STEEL SHIMS AND SOLID CMU CORES AT BEARINS).
- 6. UNLESS OTHERNISE NOTED PROVIDE A 2x PLATE BOLITED TO TOP FLANGE OF ALL STEEL BEAMS WITH %" DIAMETER BOLTS STAGGERED AT 48" ON CENTER.
- ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE 'PRESSURE TREATED' UNLESS SEPARATED BY SILL SEALER MATERIAL,
- ALL WOOD IN CONTACT WITH THE GROAD, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROAD, OR EMBEDDED IN CONCRETE EXPORED TO THE NEATHER THAT SUPPORTS PREVANENT STRUCTURES SHALL BE APPROVED PRESSURE-PRESSERVATIVE-TREATED MOOD SUITABLE FOR GROADE CONTACT USE.
- IO. DOUBLE FLOOR JOISTS AT FLOOR OPENINGS.
- II. PROVIDE DOUBLE STUDS (MIN.) UNDER BEAMS W SOLID BLKG, TO FNDN, (NV SOLID CMU CORES AT POINT LOAD), COL. OR BEAM FOR PROPER SUPPORT AND LOAD TRANSFER.
- FLOOR CONSTRUCTION, %" TONGUE AND GROOVE ADVANTECH SUBFLOOR, GLUED AND NAILED (U.N.O.)
- IS. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.
- 14. ALL INTERIOR WALLS SHALL BE COVERED WITH ½"
 SYPSUM BOARD, WITH METAL CORNER
 REINFORCING, TAPE FLOAT AND SAND, (3 COATS) KEINFORCING, TAPE FLOAT AND SAND, (3 COATS)
 USE \$1, 67PSUM BOARD ON CEILINGS NIEN
 SUPPORTING MEMBERS ARE 24" O.C. OR GREATER,
 USE \$1, 6YPSUM BOARD ON CEILING MEMBERS LESS
 THAN 24" O.C.

- I6. USE (I) LAYER \$' FC TYPE "X" SYPSUM BOARD & SARASE MALLS AND CEILINGS. CEILING TO BE \$' FIRE CODE TYPE X IF HABITABLE SPACE ABOVE ALL JOINTS TO BE TAPED, SEALED AND PAINT FINISH.
- MINDOW AND EXTERIOR DOOR HEADERS AS NOTED ON PLAN.
- IB. PROVIDE REQUIRED FLASHINS TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE RISED AND AT ROOF CHANGES, HORIZ. ABUTMENTS (PORCHES & DECKS), PROJECTIONS, VALENTS, OPENINGS... ETC.
- ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS TO BE CERTIFIED BY THE MANUFACTURER. INCLUDING FINAL SIZING AND ENGINEERING, PRIDGING AND BLOCKING, THRU-PHETRATIONS, BEARING CONDITIONS AND CONNECTIONS.
- PROVIDE BRIDGING MERRE JOISTS EXCEEDING A NOMINAL 2 INCHES BY (2 INCHES SHALL BE SPROKTED CATREALLY BY BLOCKING, DIAGONAL BRIDGING (MOOD OR METAL), OR A CONTINUOUS I INCH BY 3 INCH STRIP MALID ACROSS THE BOTTOM OF JOISTS PERPENDICILAR TO JOISTS AT INTERVALS NOT EXCEEDING 5 FIET.
- PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL.
- 22. ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY ESPEED OF 5 9 FA 1 FIRST FILOD AND 5.1 9F AT SECOND FILODR. ALL SILLS TO BE WITHIN 44" OF FINSH FILODR FOR ESPEED OPENINGS.
- 23. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED MALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 12" SING ON INDEPENDE OF STAIRS IN INCOMED ACCESSIBLE SPACES), INTRODUCED INC. DEVICEDING 10 FL, CONCEALED JOIST SPACES AT BEANS AND BERNING MAD BERNING MAD DEPARTS AND BEANS AND BERNING MAD DEPARTS AND D
- 24. ALL 6AS APPLIANCES TO BE DIRECTLY VENTED TO ROOF OR EXTERIOR TERMINATION ADDRESSIN ALL REQUIREMENTS PER MANIFACTURERS SPECIFICATIONS.
- 25. FOR INSULATION VALUES, REFER TO RESCHECK.



TRUSS IDENTIFICATION SIGN "F" FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS

ROOF FRAMING

HEAD



ROOF & ATTIC NOTES:

, APPROVED BITUTHANE WATER SHIELD PRODUCT (Ia, GRACE ICE AND WATER SHIELD) TO BE APPLIED TO ALL EAVES AND VALLEYS.

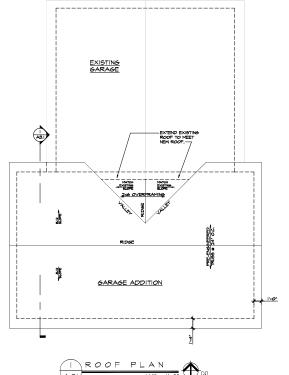
	ROOF PITCH	9:12 OR LESS	9:12 - 6:12	6:12 OR GREATER		
I	MATER SHELLD *	ENTIRE ROOF	5'-0'	3'-0"		

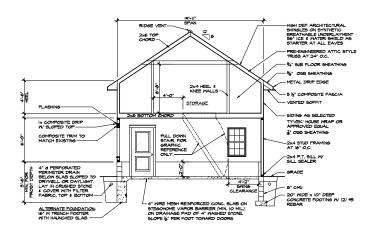
- * DIMENSION FROM EXTERIOR FACE OF WALL UP ROOF SLOPE
- USE A RUBBER MEMBRANE ROOF ON ALL ROOFS WITH A PITCH OF LESS THAN 9:12.
- 2. SO# FELT RECOMMENDED UNDER METAL ROOF (IF APPLICABLE)
- 5. ENCLOSED ATTIC SPACES MOT HAVE A HIN NET FREE YENTLATING AREA OF 160 OF THE AREA OF MOTIOD SPACE, WITH THE EXCEPTION OF 560 BING ALLOWED IN CLIMATE ZONES INSTALLED ON THE MARN-IN-MINITER SIDE OF THE CELLING OR NOT LESS THAN 40% AND NOT RET THAN 50% OF THE RECURRED VERTILATION AREA IS PROVIDED BY SPACE (RIGODA).
- ROOF CAVITIES THAT EXCEED 30 SF, REQUIRE ACCESS OF 22%20' WITH HEADROOM ABOVE THE OPENING OF AT LEAST 30' MOST BE LOCATED IN A HALLMAY OR OTHER READILY ACCESSIBLE LOCATION (R-801).

- FROVIDE REQUIRED FLASHING TO MEET OR EXCEED COMMON BUILDING PRACTICE IN-ERE REQUIRED AND AT ROOF CHANGES, PROJECTIONS, VALLEYS, ETC. INSTALL DIVERTIES FLASHING AYALY FROM INVERE THE EAVE OF A SLOPED ROOF INTERSECT A VERTICAL SIDEMAIN.
- 6. FINAL ON CENTER ROOF RAFTER LAYOUT BY BUILDER.
- BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
- FINAL GUTTER AND DOWNSPOUT SIZES AND LOCATIONS TBD BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR. DOWNSPOUTS SHALL BE TIED INTO STORM MATER SYSTEM IF AVAILABLE OR EMPTY ONTO SPLASHBLOCKS.

TRUSSES (IF APPLICABLE TO PROJECT)

- 9. TRUSSES SHOWN AS CONCEPTUAL DESIGN ONLY.
- IO. TRUSSES TO BE ENGINEERED AND SUPPLIED BY CERTIFIED TRUSS MANUFACTURER.
- II. FINAL DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO FABRICATION.
- PROVIDE HURRICANE TIE FOR EACH TRUSS, USE SIMPSON H2.5 UNLESS NOTED OTHERWISE.





3 BUILDING SECTION 1/4" = 1'-0' I-I/2" = I'-0"

WINDOW TRIM PER ELEVATION 9/8" MIN. VENT SPACE

HOUSEARAP - FOLD INWARD AS JAMB LINER - JAMB EXTENSION AS REQ'D

JAMB EXIDION AS READ
HOUSEMRAP - SEAL ALL SEAMS
NAIL FLANGE
SELF-ADHERED MEMBRANE FLASHING

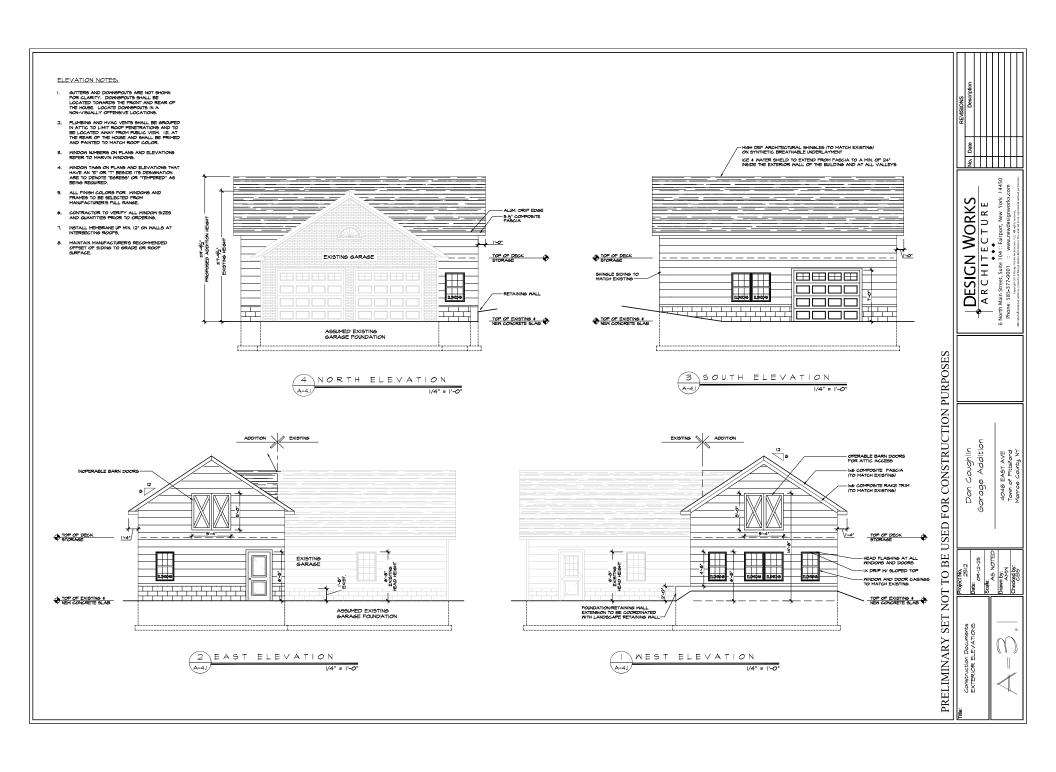
-3/4" FRAME EXTENDER BY WINDOW MFR. -MIN, 3/8" VENT SPACE -WINDOW TRIM PER ELEVATION

SIDING PER ELEVATION OUSENRAP - SEAL ALL SEAMS

1/4" REVEAL

WORKS ш Z DESIGN PURPOSES CONSTRUCTION Addition AVE Sford tu. N Cough 4048 EAST AV Town of Pittsfor Monroe County, I 960 Dan FOR g USED B J NOT \mathbf{z} PRELIMINARY

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DRAFT MINUTES 091525

TOWN OF PITTSFORD ZONING BOARD OF APPEALS SEPTEMBER 15, 2025

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on September 15, 2025 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Jim Pergolizzi, Barbara Servé, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci

ABSENT: Tom Kidera, Phil Bleecker, Phil Castleberry

ALSO PRESENT: April Zurowski, Planning Assistant; Patricia Keating, Building Department Assistant; Naveen Havannavar, Town Board Liaison, Robert Koegel, Town Attorney

ATTENDANCE: There were 7 members of the public present.

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

NEW PUBLIC HEARINGS:

78 Willard Road - Tax ID 177.02-1-11

Applicant is requesting relief from Town Code Section 185-11 A. to allow for the construction of a garage addition and front porch in front of the front setback as well as for the existing house to be allowed to exceed the minimum side setback where not permitted by code at the above location and bearing the above tax parcel number. This property is zoned Agricultural (AG).

Chairman Pergolizzi opened the public hearing.

Bill Fletcher, of 78 Willard Road, introduced the application. He stated that the purpose of the construction is to provide more living space and garage space for his family. Mr. Fletcher also noted that this application was amending a previous variance.

Chairman Pergolizzi asked if the neighbors had provided any feedback regarding the project. Mr. Fletcher stated that he has no immediate neighbors. His house is surrounded by open space and Farm View Park. Chairman Pergolizzi asked about the completion date of the project. Mr. Fletcher responded that he hoped to begin construction in late spring or early summer 2026.

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

A written resolution to grant the area variances for 78 Willard Road was unanimously approved.

11 Whitestone Lane - Tax ID 137.20-2-19

Applicant is requesting relief from Town Code Sections 185-113 C. (3) for a greenhouse forward of the rear wall of the house; 185-121 A. for a 6 foot tall garden fence forward of the front setback; and 185-113 C. (3) for an open air pergola forward of the rear wall of the home, all where not permitted by code at the above location and bearing the above tax parcel number. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

Sue Steele, of Steele Landscape Architecture, introduced the application. Ms. Steele stated that the homeowners would use their proposed seasonal greenhouse to extend the growing season. She noted that the property is a corner lot which makes placement of accessory structures on the property a challenge. Ms.

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Steele stated that the requested variances for the pergola and garden fence are to allow these current zoning violations.

Chairman Pergolizzi asked if the neighbors had shared any concerns. Ms. Steele was unsure. Ms. Zurowski stated that the neighbors had been informed of the variance requests, but that the Town had not received feedback from any of the neighbors regarding this project. Chairman Pergolizzi asked about the proposed completion date of the project. Ms. Steele responded that the homeowners hoped to install the greenhouse by the end of fall 2025. The pergola and garden fence have been in place for nearly 5 years.

Chairman Pergolizzi asked for public comment. Hearing none, Board Member Spennacchio-Wagner motioned to close the hearing, seconded by Board Member Servé; all ayes, none opposed.

A written resolution to grant the area variances for 11 Whitestone Lane was unanimously approved.

2534 Clover Street - Tax ID 150.08-1-76

Applicant is requesting relief from Town Code Sections 185-118 D. (2)(a), (3)(d), and (3)(f) to allow for keeping more than the maximum number of chickens permitted, for the coop being taller than six feet in height, and for the coop footprint being more than 50 square feet. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

Howard Silver, of 2534 Clover Street, introduced the application. Mr. Silver stated that he has had chickens on the property for many years and currently has 14 chickens. Mr. Silver stated that the primary coop is located about 150 feet from his home in the rear of his property. There is also a smaller coop that is currently empty used for raising chicks. The Board told Mr. Silver that this smaller coop needs to be moved next to the larger coop as shown on his application submission materials. Board Member Servé asked what the lifespan of a chicken is. Mr. Silver responded that a chicken's lifespan can be 12-15 years and that his youngest chicken is 3 years old.

Chairman Pergolizzi asked if his neighbors had provided any feedback. Board Member Servé noted that Mr. Silver has had this number of chickens for many years and the Town has not had any complaints. The Board discussed the Code and confirmed that the chickens should not be able to roam freely on Mr. Silver's property.

Chairman Pergolizzi asked for public comment. Hearing none, Chairman Pergolizzi motioned to close the hearing, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

A written resolution to grant the area variances for 2534 Clover Street was unanimously approved.

526 Mendon Road - Tax ID 178.03-1-80.1

Applicant is requesting relief from Town Code Section 185-17 H. and 185-121 A. for the construction of a new home exceeding the maximum building footprint permitted, 11,108 SF where limited to 8,548 SF, and for the installation of a 6' 6" fence that is more than three feet in height in front of the setback at the above location and bearing the above tax parcel number. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

A member of Malvern Views LLC introduced the application. He explained that while the overall square footage of the proposed building is over the 8,548 square foot limit for the size of his property. He stated that the proposed garages and porte-cochères add to the overall footprint, but the actual first-floor living space is under the limit. He noted that the size of the home fits the size of the property well and that much of the property is surrounded by protected land, including parkland. Ms. Zurowski and Mr. Koegel provided an explanation for the "non-linear" nature of the maximum footprint regulations. As the acreage increases, the maximum footprint allowed does not increase in a linear fashion. This was done to discourage excessively large mansions from being built.

DRAFT MINUTES 091525

Chairman Pergolizzi stated that while the home may fit the scale of the site itself, he was unsure whether the proposed home fits into the overall character of the neighborhood. Mr. Koegel stated that the area is unique: there are other homes, a school, a church, parkland, and protected forest within the area. He felt that the proposed home and landscape fence would not change the character of this unique neighborhood. Following this discussion, Chairman Pergolizzi agreed with this statement.

Board Member Iacobucci asked if the house will be on a hill. Ms. Zurowski responded that grading would be done to reduce the visual height of the home on the property. Board Member Spennacchio-Wagner asked how the landscaping plan would help the house to blend into the surroundings better. The applicant described the desire to preserve as many existing mature trees as possible, and he plans to plant established trees that can help to provide a positive aesthetic and help to bring privacy to the inhabitants of the home. His detailed descriptions better defined how the landscaping will indeed help the home to blend into the surrounding property.

Board Member lacobucci shared concerns about the length and height of the proposed fence and gated entry area. She asked how far back the proposed fence will be from the road and the new sidewalk. The applicant shared that the fence would be about 20 feet from the sidewalk easement and 45 feet from the road. The Board discussed the length and height of the fence, the proposed fencing materials, and landscaping around the fence area. The members agreed that the proposed fence and plantings fit the scope of the project.

Chairman Pergolizzi asked if the neighbors in the area had provided any feedback. Ms. Zurowski stated that the Design Review and Historic Preservation Board received several letters from neighbors giving their approval of the proposed building plan. Chairman Pergolizzi asked about the proposed completion date of the project. The applicant replied that the construction team hopes to begin site work and tree planting this fall with an end to the entire project in 2027.

Chairman Pergolizzi asked for public comment. Hearing none, Board Member Spennacchio-Wagner motioned to close the hearing, seconded by Board Member Servé; all ayes, none opposed.

A written resolution to grant the area variances for 526 Mendon Road was unanimously approved.

OTHER DISCUSSION:

Chairman Pergolizzi motioned to approve the minutes of August 18, 2025, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi closed the meeting at 8:25PM.

Respectfully submitted,

Patricia Keating Building Department Assistant

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