

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
DECEMBER 19, 2022**

PRESENT

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

ALSO PRESENT

Kate Munzinger, Town Board liaison; Robert Koegel, Town Attorney; Bill Zink, Building
Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on
Monday, December 19, 2022, at 7:00 PM local time.

George Dounce, Chairperson called the regularly scheduled meeting of the Zoning Board of
Appeals to order.

The applications before the Board this evening are Type II Actions under 6-NYCRR §617.5 (c)
and, therefore, are not subject to Environmental Review under SEQRA. The applications are
exempt from review by the Monroe County Planning Department based on an agreement with
Monroe County dated October 7, 2008.

PUBLIC HEARINGS FOR AN AREA VARIANCE - NEW

- 4000 East Avenue, Tax # 151.06-2-45, Applicant is requesting relief from Town Code §185-
225 A. to allow for the expansion of an existing non-conforming structure and Town Code
§185-113 B. (1) & (3) to allow for said expansion to create an oversized accessory
structure (garage) located forward of the rear wall of the main structure. Also, relief from
Town Code §185-121 A. for a fence/wall more than three feet in height in front of the front
setback. This property is zoned Residential Neighborhood – (RN).

George Dounce opened the public hearing.

Chuck Smith of Design Works Architecture was present to represent the homeowners.

Mr. Smith reviewed the project with the Board. He indicated that research has been done
on the existing structure and no significant historic value has been determined. The current
structure/guest house will be demolished.

The timeframe of the project will be to construct in the Spring of 2024 and will take
approximately 5-6 months to construct.

It was noted that an email from the most affected neighbor at 4 Pine Acres was received by
the Town and the homeowners of that residence are in favor of the project.

The driveway will remain to provide access to the new structure.

There was no public comment.

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

Tom Kidera seconded.

All Ayes.

- 108 Stoneleigh Court, Tax # 138.18-1-13, Applicant is requesting relief from Town Code §185-17 E. for an addition (garage) encroaching into and not meeting the total required side yard setbacks. This property is zoned Residential Neighborhood – (RN).

George Dounce opened the public hearing.

A representative for the application was unavailable for this hearing.

Public comment was taken from Joy Getnick of 116 Stoneleigh Court. Ms. Getnick expressed concern regarding the closeness of the garage to her property line, the fact that the garage is angled towards her property and plans the applicant has for widening the driveway up to her property line. The Board inquired if the neighbor is open to landscaping buffering and Ms. Getnick indicated yes.

The Board discussed the guidelines if any for the turning radius of a driveway on properties and any restrictions on driveways being extended entirely to the property line. The Board requests direction from the Town on this. The Board also recommended that the neighbors have a discussion regarding proposed plans if possible.

George Dounce moved to hold the public hearing open.

Barbara Servé seconded.

All Ayes.

DECISION FOR 4000 EAST AVENUE – AREA VARIANCE

A written Resolution to grant the area variance for 4000 East Avenue was moved by Thomas Kidera and seconded by Board Member Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Servé	Aye
Pergolizzi	Aye
Spennacchio-Wagner	Aye
Castleberry	Abstain
Kidera	Aye
Dounce	Aye
Iacobucci	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated November 1, 2022.
2. All construction is to be completed by December 31, 2025.

POINT PERSONS FOR JANUARY 16, 2023 MEETING

8 Arbor Creek Drive – Mary Ellen Spennacchio-Wagner

MINUTES AND ADJOURNMENT

Chairman George Dounce motioned to approve the minutes of November 21, 2022, with a correction.

All Ayes.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals