

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AGENDA
October 19, 2020**

PUBLIC HEARING FOR AN AREA VARIANCE - RETURNING

- 345 Kilbourn Road, Tax # 138.18-3-1, Applicant is requesting relief from Town Code §185 – 17 (H); 185 - 17 (E) & 185 113 (B) (6) to allow the placement of an air conditioning compressor, grill structure and deck encroaching into the side setback. Also, the lot coverage of the lot exceeds the maximum allowed by code. Property is zoned RN – Residential Neighborhood District.

PUBLIC HEARING FOR AN AREA VARIANCE – NEW

- 18 Greentree, Tax # 163.16-1-12, Applicant is requesting relief from Town Codes §185 – 121 (A) for the construction of a fence forward of the front wall of the home exceeding the height requirement of code. This property is zoned RN-Residential Neighborhood.
- 23 Hepburn Lane Tax # 177.03-3-53, Applicant is requesting relief from Town Code §185-119 (A) (1) to locate the filter and heater of an in-ground swimming pool forward of the rear wall of the home. This property is zoned RN – Residential Neighborhood District
- 28 Mitchell Road, Tax # 164.12-1-1, Applicant is requesting relief from Town Code §185 – 121 (A) to allow construction of an entrance gate (fence) forward of the front wall of the home exceeding the height requirement of code. This property is zoned RN-Residential Neighborhood.
- 33 Alpine Drive. Tax # 138.18-2-59, Applicant is requesting relief from Town Code §185-113 (B) (6) to allow the construction of a shed located in the rear yard encroaching into the side yard setback. Property is zoned RN – Residential Neighborhood District.
- 60 Pickwick Drive, Tax # 150.08-1-45, Applicant is requesting relief from Town Code §185-113 B (6) to allow the placement of an electrical standby generator encroaching into the side yard setback. Property is zoned RN – Residential Neighborhood District.
- 132 East Street, Tax # 178.02-1-3.1, Applicant is requesting relief from Town Code §185-11.2 (A) to allow construction of a 2nd floor addition forward of the building line. Property is zoned AG – Agricultural District.
- 1009 Roosevelt Road, Tax # 151.07-1-14, Applicant is requesting relief from Town Code §185- 113 (B) (6) for the construction of a deck encroaching into the rear setback of the property. Property is zoned RN-Residential Neighborhood District.

REVIEW OF MEETING MINUTES OF SEPTEMBER 21, 2020

How to view the meeting:

1. Zoom

- In your web browser, go to
- <https://townofpittsford.zoom.us/j/86518387553?pwd=d1ZBc1laSm50bnJpTGITblJiUFUrdz09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **865 1838 7553**. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
September 21, 2020**

PRESENT

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, James Pergolizzi, David Rowe, Barbara Servé

ALSO PRESENT

Mark Lenzi, Building Inspector; Robert Koegel, Town Attorney; Susan Donnelly, Secretary to the Board; Cathy Koshykar, Town Board liaison

ABSENT

Mike Rose, Phil Castleberry

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, September 21 at 7:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom virtual meeting software.

George Dounce, Chairperson called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

The applications before the Board this evening are Type II Actions under 6-NYCRR §617.5 (c) (7) or (12) & (13) and, therefore, is 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 HEARING FOR AN AREA VARIANCE – NEW

- 12 Locke Drive, Tax # 192.08-2-67, Applicant is requesting relief from Town Code §185 – 17 (L) (1) & 185 – 113 (B) (1) (2) & (6) to locate an oversized and over height accessory structure (storage shed) in the rear yard of the home encroaching on the side setback of the property. This property is a flag lot and is zoned RN – Residential Neighborhood District

George Dounce opened the Public hearing.

The homeowner Colin Hogarth was present.

The homeowner described the lot and indicated that the placement chosen was the best choice to locate the structure without having to excavate the site. George Dounce indicated that the neighbor did not have an issue with this 12' x 20' shed. David Rowe was in agreement with this and indicated that this is the flattest location available in the rear. Barbara Servé stated that she had no problem with this as long as the neighbor agreed and noted that the sloped yard was not conducive to placing the accessory structure elsewhere on the property.

There was no Public comment.

David Rowe moved to close the Public hearing.

Jim Pergolizzi seconded.

All Ayes.

DECISION FOR 12 LOCKE DRIVE – AREA VARIANCE

A written Resolution to grant the area variance for 12 Locke Drive was moved by Barbara Servé and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	absent
Rowe	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 24, 2020.
 2. All construction is to be completed by December 31, 2021.
- 345 Kilbourn Road, Tax # 138.18-3-1, Applicant is requesting relief from Town Code §185 – 17 (H); 185 -17 (E) & 185 113 (B) (6) to allow the placement of an air conditioning compressor, grill structure and deck encroaching into the side setback. Also, the lot coverage of the lot exceeds the maximum allowed by code. Property is zoned RN – Residential Neighborhood District.

George Dounce opened the Public hearing.

The homeowners, Patrick and Kim Bailey, were present to discuss the application with the Board.

The Board discussed the lot coverage and noted that this property is already 20% over the allowed coverage. Mr. and Mrs. Bailey stated that the property was already over lot coverage when they purchased it. This variance would add 859 +/- ft. The driveway will increase the lot coverage. Kim Bailey stated the configuration of the driveway needs to be changed to a rear turn around so they do not have to back down the driveway. Dave Rowe noted that a lot of the lot coverage is the driveway. She also stated that she did not know that they needed to include the town sidewalk in the lot coverage. It was noted that the sidewalk is 300 ft.

The Board discussed the setback variance for the deck, grill and air conditioner and the land swap between the Bailey's and Oak Hill Country Club. No other neighbors than Oak Hill Country Club will be affected. Generally, the Board did not have an issue with the setback variance however, they were uncomfortable in not having a current survey map indicating the proposed land swap.

There was no public comment.

The Board discussed the proposed variance. Some members did not take issue with the proposed dimensions change but others were uncomfortable granting a variance without an updated survey map.

George Dounce moved to hold the hearing open.

David Rowe seconded.

A poll was taken of the Board.

Dounce aye
Spennacchio-Wagner aye
Servé aye
Pergolizzi aye
Rowe aye

This hearing will be held open.

- 166 Mill Road, Tax # 178.04-1-72, Applicant is requesting relief from Town Code §185 – 113 (B) (6) to locate an accessory structure (garden shed) on the side of the home forward of the rear wall of the structure. This property is a flag lot and is zoned RN – Residential Neighborhood District

George Dounce moved to open the Public hearing.

The homeowner, Paul Zachman, was present.

George Dounce addressed an email of concern sent to the Board by the neighbor at 160 Mill Road concerning the application.

All Board members indicated they have visited the site.

The location of the shed was discussed. Although the home is angled, the shed is behind the homeowner's rear lot line. The shed cannot be moved to the opposite side of the property away from the concerned neighbor's side because the other side of the home slopes down and removal of trees and grading would be necessary.

There was no public comment.

David Rowe moved to close the Public hearing.

Jim Pergolizzi seconded.

All Ayes.

The Board discussed the concerns of the neighbors and determined that his comments did not have bearing on this decision. Robert Koegel recommended that the neighbor's concerns be acknowledged in the resolution.

Although the Board felt the current fence is adequate screening, Mary Ellen Spennacchio-Wagner suggested further vegetative screening even though the structure is 40 ft. away from the property line. Mr. Zachman indicated is in agreement with doing this.

DECISION FOR 166 MILL ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 166 Mill Road was moved by Mary Ellen Spennacchio-Wagner and seconded by George Dounce.

George Dounce called for a roll call vote.

Dounce aye
Servé aye
Pergolizzi aye
Spennacchio-Wagner aye
Castleberry absent
Rowe aye
Rose absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 11, 2020.
 2. All construction is to be completed by December 31, 2022.
- 10 Poinciana Drive, Tax # 177.01-2-6.31, Applicant is requesting relief from Town Code §185 – 113 (B) (1) (2) (3) & (6) and 185 -17 (E) to locate an oversized and over height accessory structure (detached garage) located forward of the rear wall of the home encroaching on the side setback of the property. This property is a flag lot and is zoned RN – Residential Neighborhood District

Chairman George Dounce opened the Public hearing.

The homeowner, Koen Goorman was present. Mr. Goorman discussed that his neighbor most affected by the project, Mr. Frank Imburgia, has no issue with the project.

Discussion was held regarding the use of the accessory structure and it was stated that there would be no living area on the second floor.

There was no public comment.

George Dounce moved to close the Public hearing.

Mary Ellen Spennacchio-Wagner seconded.

All Ayes.

DECISION FOR– AREA VARIANCE FOR 10 POINCIANA DRIVE

A written Resolution to grant the area variance for 10 Poinciana Drive was moved by Jim Pergolizzi and seconded by David Rowe.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	absent
Rowe	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 12, 2020.
2. All construction is to be completed by December 31, 2022.
3. This application is subject to Design Review and Historic Preservation Board review.

REVIEW OF MEETING MINUTES OF AUGUST 17, 2020

Chairman George Dounce moved to accept the meeting minutes of August 17, 2020 as written.

All Ayes

OTHER

POINT PERSONS FOR OCTOBER 19, 2020 MEETING

60 Pickwick Drive – George Dounce

18 Greentree – George Dounce

23 Hepburn Lane – Jim Pergolizzi

33 Alpine Drive – David Rowe

132 East Street – Barb Servé

1009 Roosevelt Road – Mary Ellen Spennacchio-Wagner

28 Mitchell Road – Phil Castleberry

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 8:45 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals

DRAFT

Zoning Board of Appeals Referral Form Information

Property Address:

18 Greentree PITTSFORD, NY 14534

Property Owner:

Helen Newman
18 Greentree
Pittsford, NY 14534

Applicant or Agent:

Helen Newman
18 Greentree
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:	4.5	Height:	-1.5
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-121 (A)

Description: Applicant is requesting relief from Town Code for the construction of a 4.5" fence forward of the front wall of the home exceeding the height requirement of code.

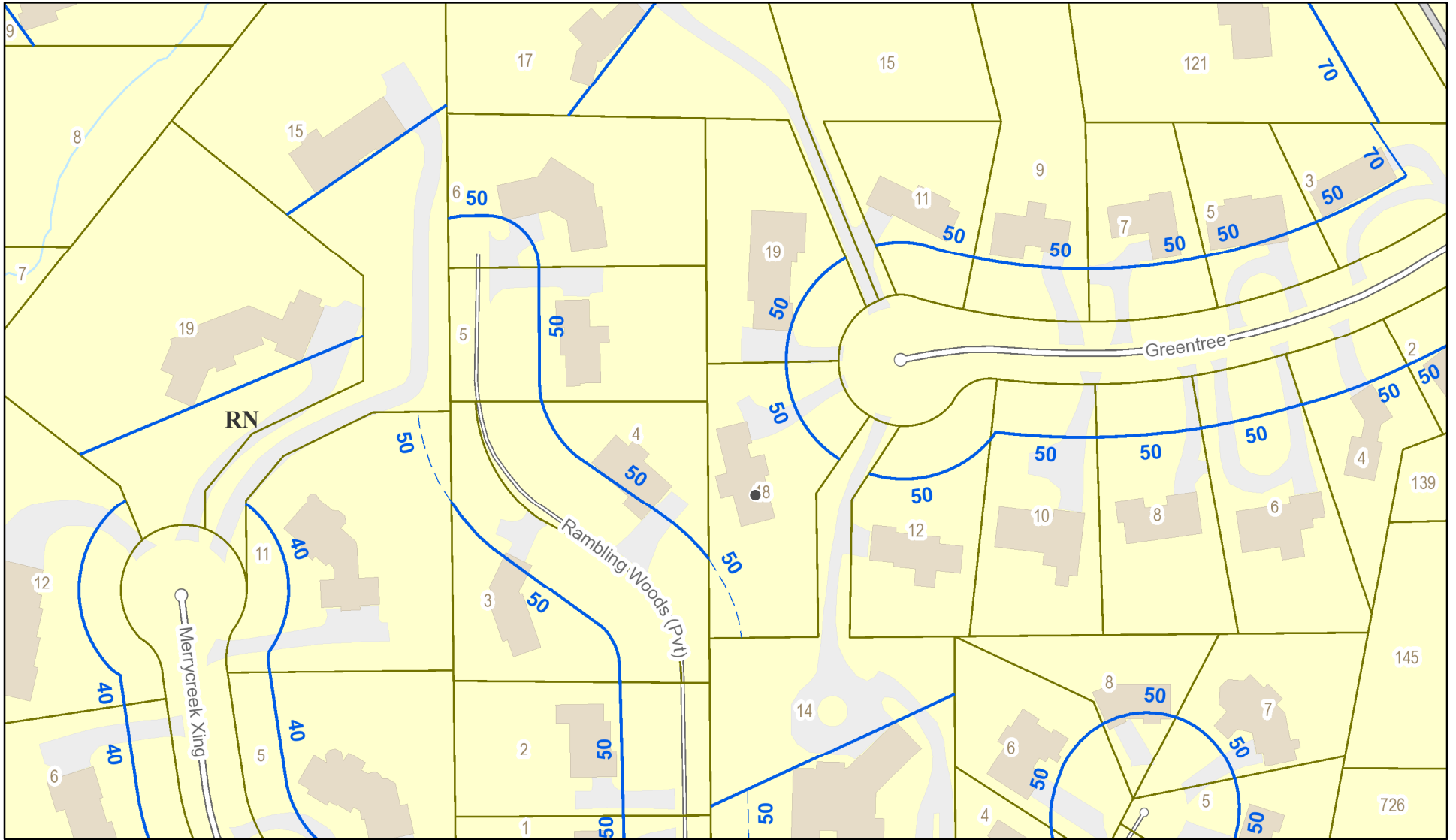
October 07, 2020



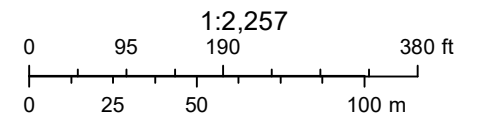
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

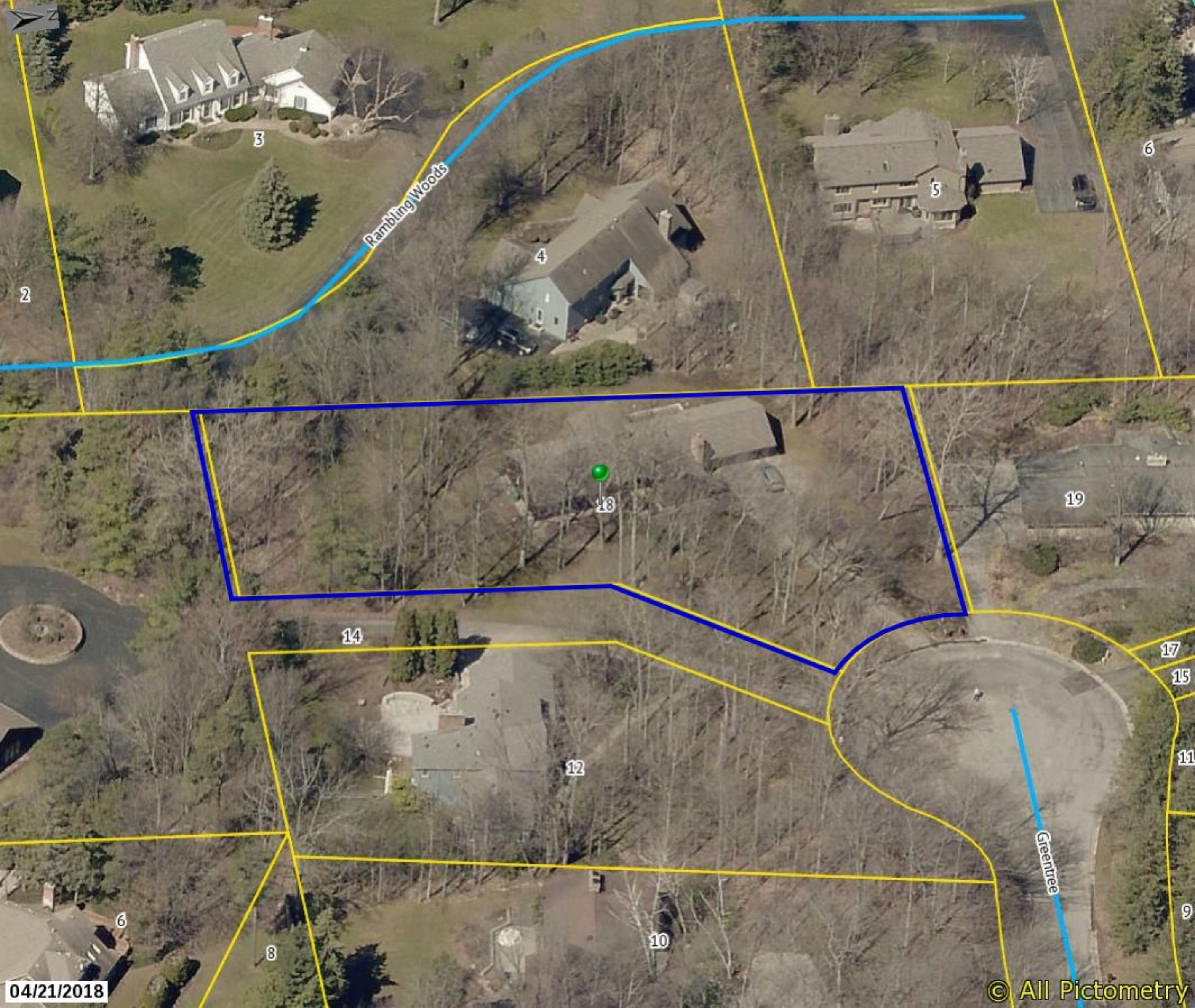


Printed October 6, 2020



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.



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Rambling Woods

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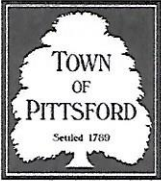
10

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Greentree

04/21/2018

© All Pictometry



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 17, 2020 Hearing Date: October 19, 2020

Applicant: Helen D Newman

Address: 18 Greentree

Phone: (585) 750-4640 E-Mail: helen.newman@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: 18 Greentree Pittsford, NY Current Zoning: RN

Tax Map Number: _____

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Install a black or dark brown rail aluminum fence, 54 inches high. There will be two gates - one double gate near the driveway and one single gate in the side/back yard of the property. The rails are approx 3 inches apart. The fence is to be installed on a long, narrow part of the front yard (approx 40 feet from the street) and then loop around the side of the house with a shorter, wider section. The purpose of the fence is to have a safe area for an active labrador retriever dog to retrieve and run around. The house is on a very quiet street (12 homes), no through traffic and is located on the cul de sac so primarily seen by only a few close neighbors. The lot is somewhat uniquely shaped due to its location on the cul de sac - most of the property in front of the house, no backyard to speak of. The side property is partially wooded and not useable for this purpose.

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.

Helen D. Newman

(Owner or Applicant Signature)

Sept 17, 2020

(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 planned fence is an attractive open looking fence and is to be set almost half way up the driveway from the street and behind a large garden area. The lot itself has a lot of foliage and the fence will blend in the be partially blocked by the gardens and trees in front of the property. The side area has less foliage, but is not visible from the street. I understand there is a higher standard for a front yard fence and I am spending additional money to make this fence attractive and unobstrusive.

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 lot my house is built on has virtually no back yard and the side yard is not very long nor wide (due to the undeveloped woods on my property). I have no choice but to utilize the front yard to give my large dog room to run around. He is under 2 years old, recently adopted. He already is walked 3 - 4 miles per day, but also requires a safe space to run unleashed and release additional energy.



TESTS FOR GRANTING AREA VARIANCES (Continued)

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

I believe the request for a variance is minimal. The fence has an open, attractive look and is set back from the street and partially hidden by the trees and foliage on the property.

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:

There is no negative impact on the physical or environmental condition in the neighborhood. The woody nature of the area is being preserved.

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

5. Is the alleged difficulty self-created?

The shape of my lot is unique and not typical of other properties in my area. The reason for this request for a variance is to safely contain my dog. I want to do this in a manner that still maintains the attractive, pleasing look of my property. I am trying to do the best I can with an oddly shaped lot.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Front yard fence for 18 Greentree

(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)

Ideler J. Newman

(Signature of Applicant)

September 17, 2020

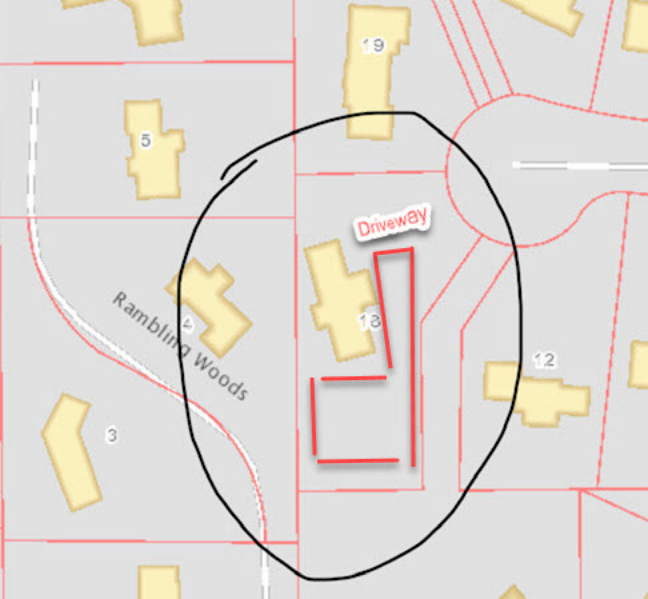
(Dated)

18 Greentree

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



19

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Rambling Woods

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Driveway@y

STANDARD TAPE LOCATION MAP

Name

Street Greentree City Pittsford N. Y.

Lot No. 7 Subdivision The Grove

Liber 186 of Maps, Page 48; Liber of Deeds, Page

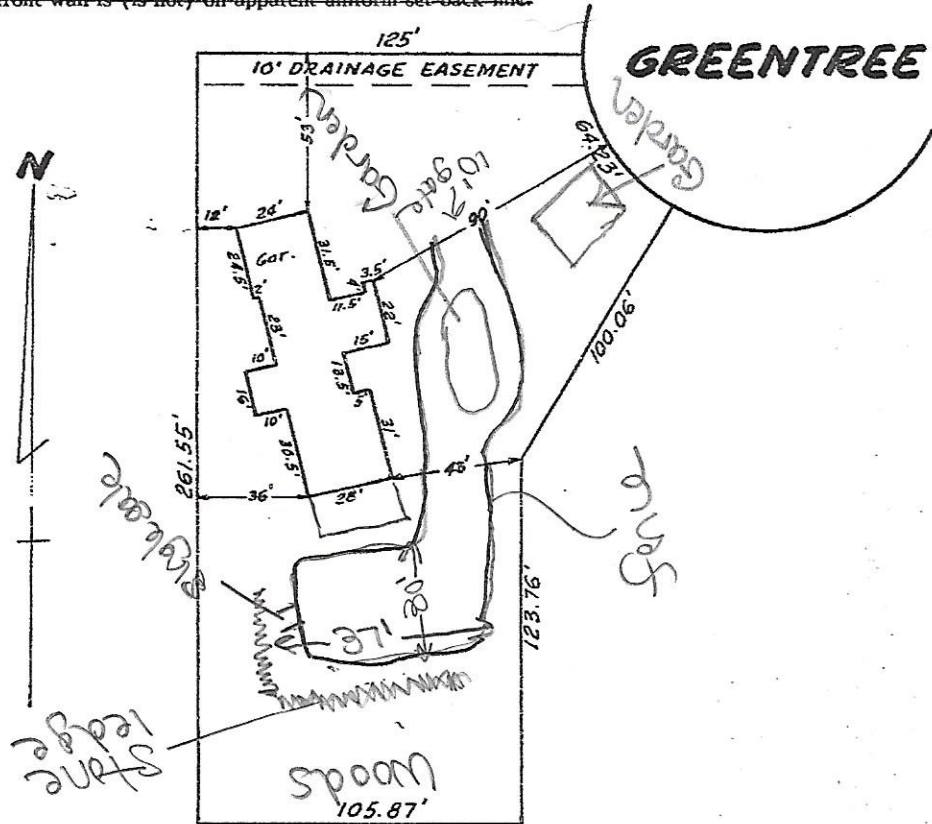
Showing one story dwelling; garage ~~(not)~~ attached.

Distance as shown from property line actually measured.

Monuments used: Yes No

All buildings on premises and any apparent encroachment by or on premises are shown.

~~Main front wall is (is not) on apparent uniform set back line.~~



SCALE 1" equals 50'

Remarks: This information is for

This is not an instrument survey and information shown should not be used for building purposes or exact location of property lines.

Dated: July 26, 1976

Signed James R. Wisner
JAMES R. WISNER
 New York Land Surveyor, License No. 28730









18

Zoning Board of Appeals Referral Form Information

Property Address:

23 Hepburn Lane PITTSFORD, NY 14534

Property Owner:

Murphy, Shane F
23 Hepburn Ln
Pittsford, NY 14534
455-5131

Applicant or Agent:

Murphy, Shane F
23 Hepburn Ln
Pittsford, NY 14534

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-119 (A) 1

Description: Applicant is requesting relief from Town Code to locate the filter and heater of an in-ground swimming pool forward of the rear wall of the home as indicated on the attached survey.

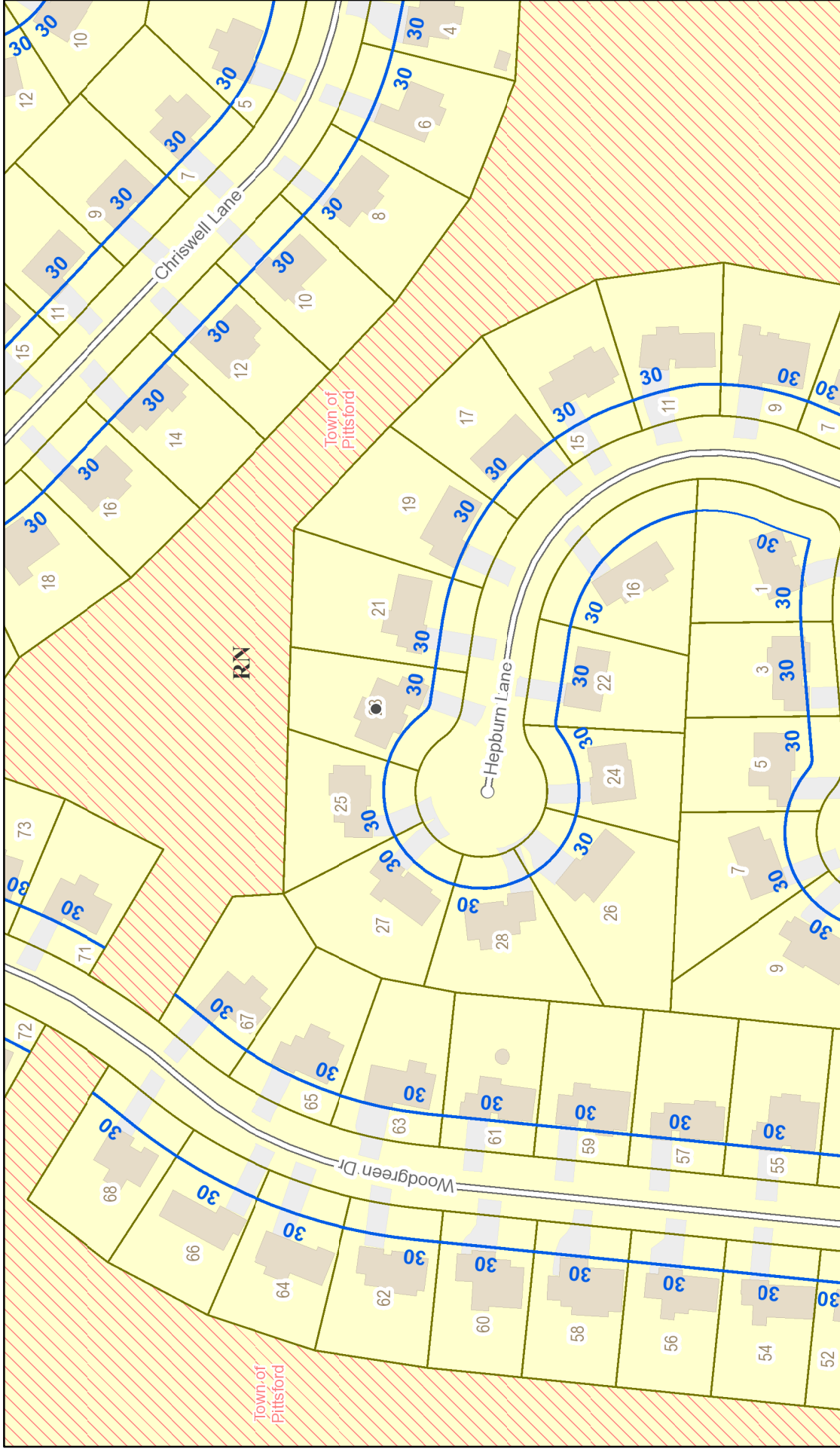
October 07, 2020



Date

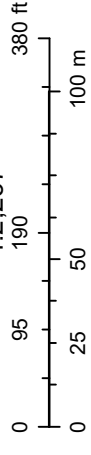
Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning



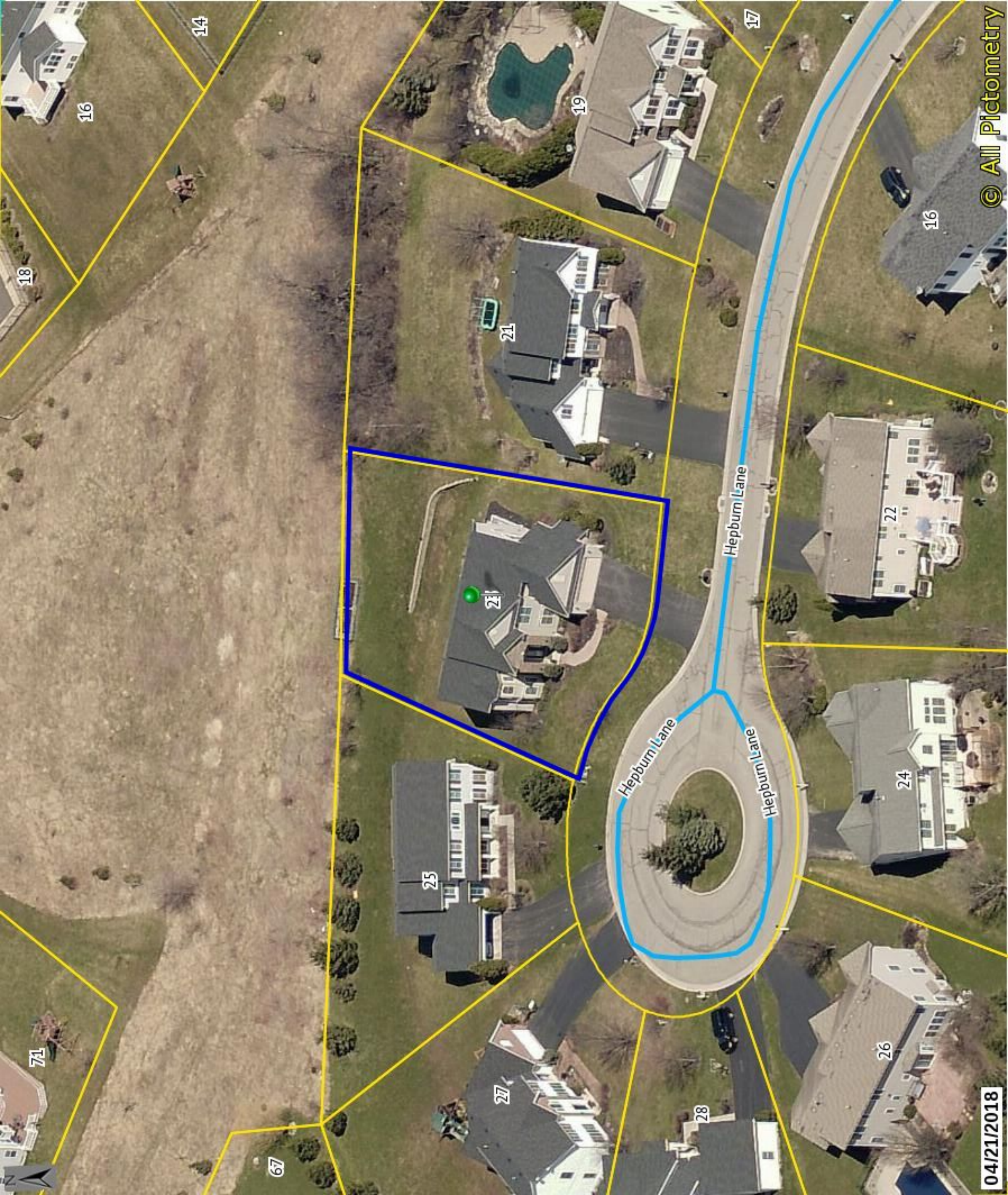
Printed October 6, 2020

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Town of Pittsford GIS

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TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 10, 2020 Hearing Date: October 19, 2020

Applicant: Amanda & Shane Murphy

Address: 23 Hepburn Lane, Pittsford, NY 14534

Phone: (585) 348-9879 E-Mail: amandagow@sky.com / smurphy@qualitrolcorp.com

Agent: N/A
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Amanda & Shane Murphy
(if different than Applicant)

Address: 23 Hepburn Lane, Pittsford, NY 14534

Phone: (585) 348-9879 E-Mail: amandagow@sky.com / smurphy@qualitrolcorp.com

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

Property Location: _____ Current Zoning: _____

Tax Map Number: 177.03-3-53

Application For: Residential Commercial Other

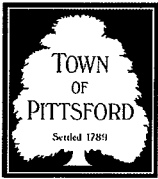
Please describe, in detail, the proposed project:

Installation of a 18'x40' in-ground pool in the applicant's rear yard, as per code.
A variance is requested to install the pool's filter and heat pump against the right side of the house which is behind part of the garage and near the AC condenser unit - see plans attached.
Visibility to this area on the site is screened by part of the garage, shrubs and trees.

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, _____, the owner of the property located at:

(Street) (Town) (Zip)

Tax Parcel # _____ do hereby authorize

_____ to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____

(Signature of Owner)

(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

The requested variance will not produce an undesirable change in the character of the neighborhood, as the location of the proposal will not be visible from Hepburn Lane, due to it being behind part of the garage and also screened by shrubs and trees - see attached. There will be no detriment to nearby properties arising from the operations of the installation. The requested variance proposed will be located next to the current AC condenser unit that is already positioned on the side of the property.

Additionally there are many properties within the neighborhood that currently have pool equipment to the side of the property - see attached for examples.

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 placement of the pool filter and heat pump elsewhere on the property would be problematic due to the limited space within the proposed project and a swale that runs through the back of the property. The rear of the house has many windows and an egress for it to be placed directly at the back of the house and locating it in place other than the proposed variance would be cost prohibitive.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested variance is minimal. There are other utilities (AC condenser unit) on the side of the house where the filter and heat pump is proposed. It is hidden by part of the garage and also by shrubs and trees.

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 area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district, due to it being hidden by part of the garage and also by shrubs and trees. Based on the distance of the filter and heat pump from any adjacent properties or land use, no other adverse impacts will result either in noise levels, physical or environmental impacts etc.

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

5. Is the alleged difficulty self-created?

The alleged difficulty is self created due to a pool installation project. However it is mitigated to help with the drainage issues that are currently caused by the swale that runs through the back of the property. The proposed variance cannot be seen from Hepburn Lane or directly from the adjacent property. Additionally there are many properties within the neighborhood that currently have pool equipment to the side of the property.

INSTRUMENT SURVEY

SHANE AND AMANDA MURPHY

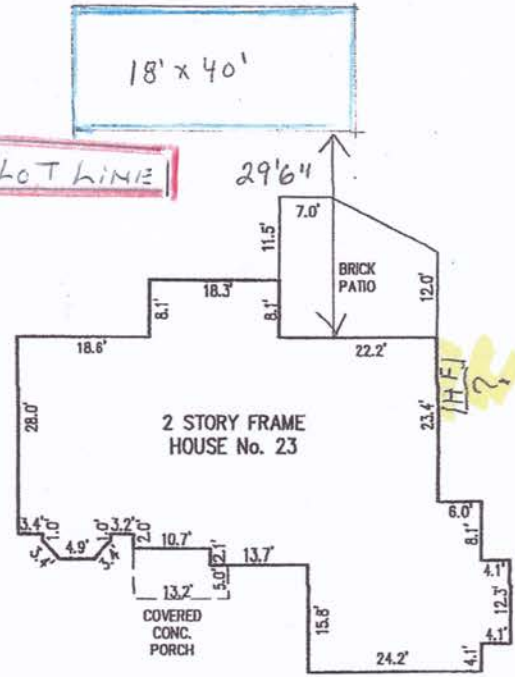
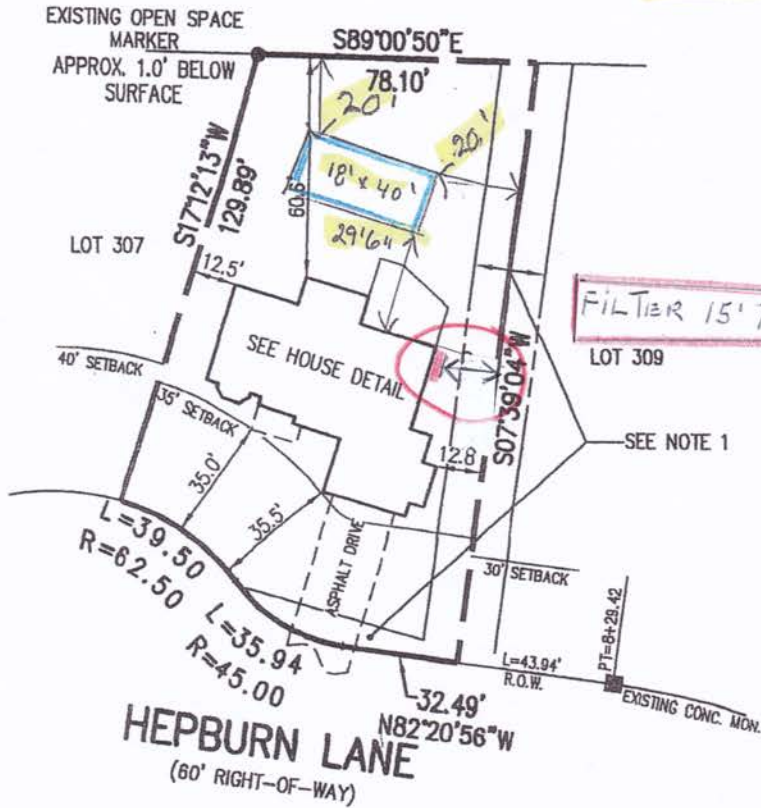
23 HEPBURN LA.

Pittsford

455-5131



REMAINING LANDS OF
SUMMERS PITTSFORD FAMILY LLC
T.A. NO. 177.02-02-27.11



HOUSE DETAIL
NOT TO SCALE

REFERENCES:

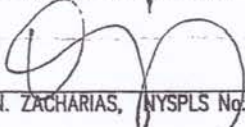
1. A PLAN ENTITLED "KENSINGTON PARK OF PITTSFORD, PHASE 3, SUBDIVISION PLAT", PREPARED BY BME ASSOCIATES AND FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 317 MAPS, PAGE 17.
2. AN ABSTRACT OF TITLE PREPARED BY FLOWER CITY ABSTRACT, INC., SEARCH No. FC13-2139, DATED APRIL 17, 2013.

NOTES:

1. PARCEL MAY BE SUBJECT TO A WATERMAIN EASEMENT TO THE MONROE COUNTY WATER AUTHORITY PER REFERENCE No. 1.
2. SETBACK REQUIREMENTS:
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 10 FEET

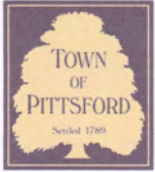
WE: BME ASSOCIATES, CERTIFY TO: PREMIUM MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, ATIMA; HARTER SECREST & EMERY, LLP; SHANE F. MURPHY; AND STEWART TITLE INSURANCE COMPANY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JANUARY 6, 2005, A FIELD EDIT ON JUNE 4, 2013, AND FROM THE REFERENCES NOTED HEREON.

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

BY:  DAVID N. ZACHARIAS, NYSPLS No. 049940

DATE: 7/1/13

REVISED PER FIELD EDIT, CERTS 7-1-13 DNZ
REVISED DRAWING No. 1/21/05 KAW



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 10, 2020 Hearing Date: October 19, 2020

Applicant: Amanda & Shane Murphy

Address: 23 Hepburn Lane, Pittsford, NY 14534

Phone: (585) 348-9879 E-Mail: amandagow@sky.com / smurphy@qualitrolcorp.com

Agent: N/A
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Amanda & Shane Murphy
(if different than Applicant)

Address: 23 Hepburn Lane, Pittsford, NY 14534

Phone: (585) 348-9879 E-Mail: amandagow@sky.com / smurphy@qualitrolcorp.com

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

Property Location: _____ Current Zoning: _____

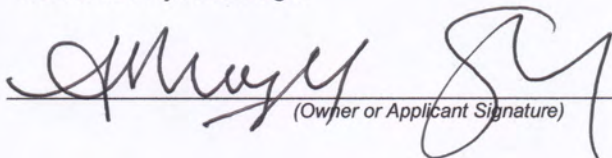
Tax Map Number: 177.03-3-53

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Installation of a 18'x40' in-ground pool in the applicant's rear yard, as per code.
A variance is requested to install the pool's filter and heat pump against the right side of the house which is behind part of the garage and near the AC condenser unit - see plans attached.
Visibility to this area on the site is screened by part of the garage, shrubs and trees.

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)

September 10th 2020
(Date)

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Murphy Residence at 23 Hepburn Lane

(Project Name)

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

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

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

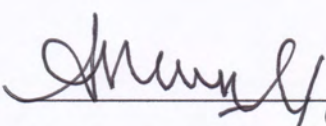
change of zoning special permit building permit permit amendment
 variance approval of a plat exemption from a plat or official map

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

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

Name(s)

Address(es)



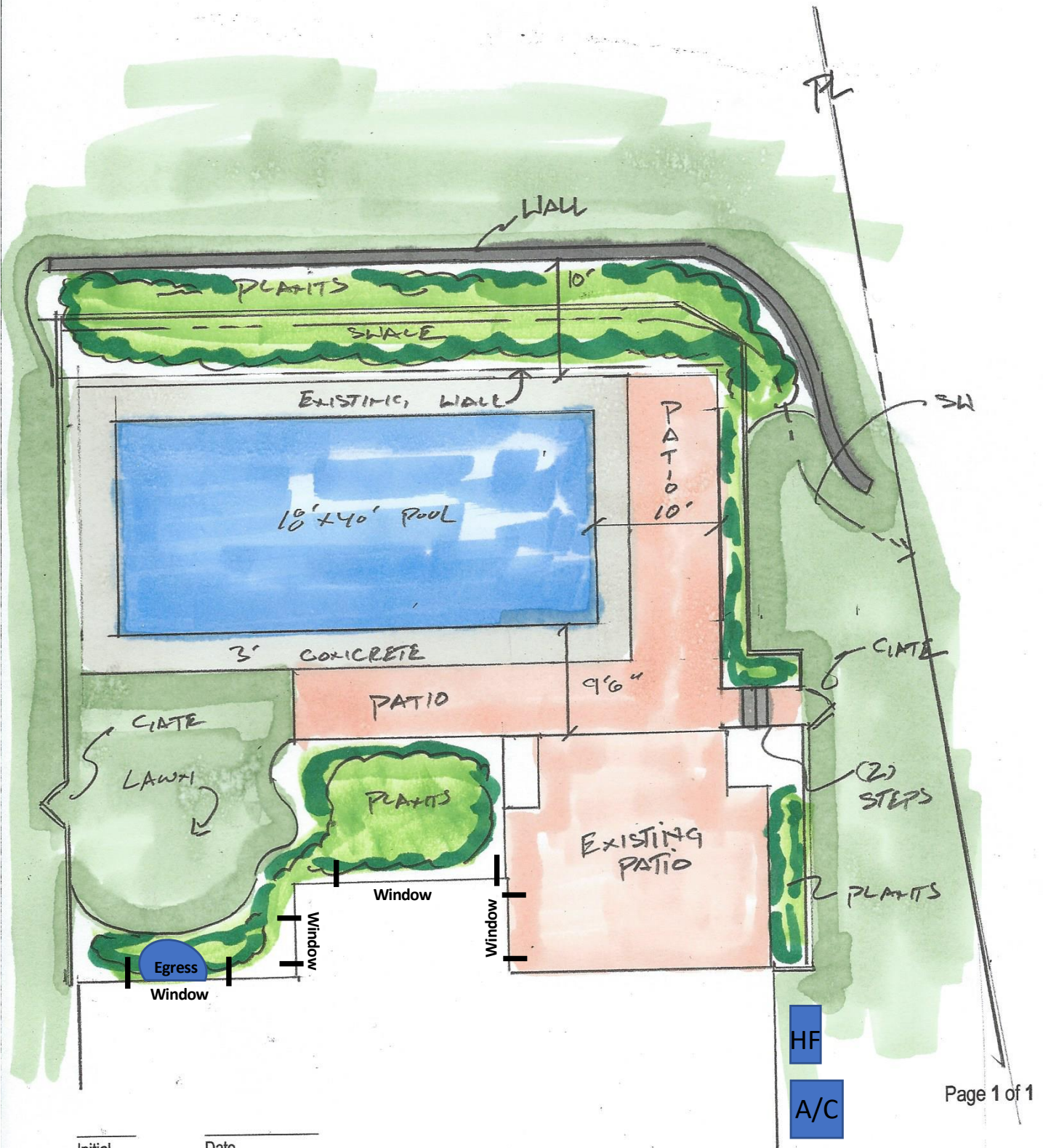
(Signature of Applicant)
23 Hepburn Lane

(Street Address)
Pittsford, NY 14534

(City/Town, State, Zip Code)

September 10, 2020

(Dated)

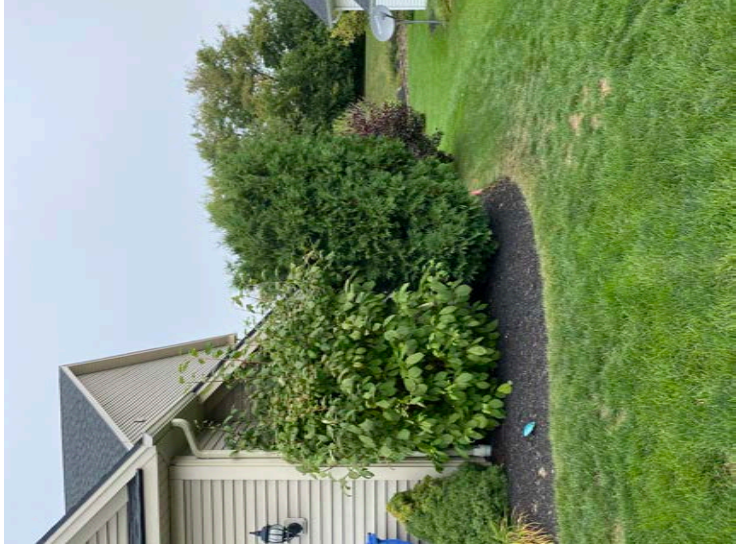
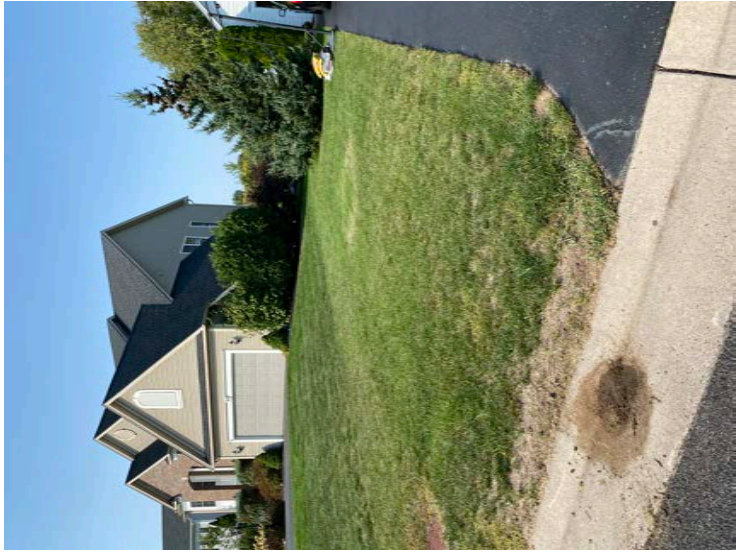


Initial

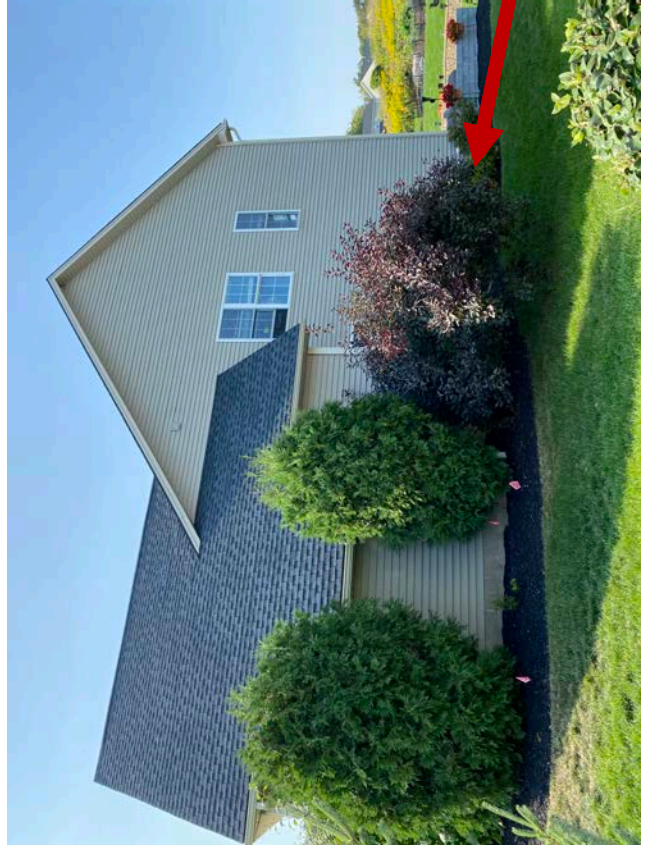
Date

1986 Bennett Road | Victor, NY 14564 | T: 585-248-0452 | F: 585-657-6123

www.BensonEnterprises.com



Proposed location of Pool Filter & Heat Pump on side of house beside A/C.



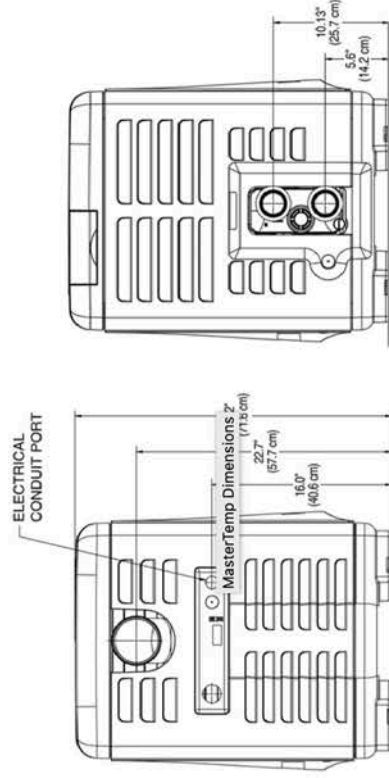
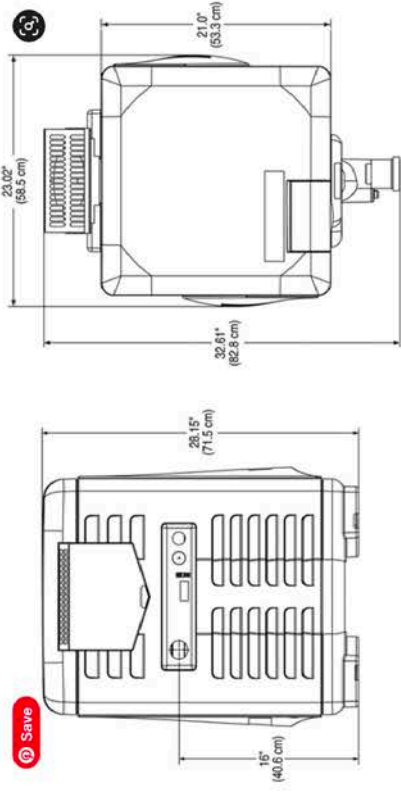
Proposed location of Pool Filter & Heat Pump on side of house beside A/C.





Example of Pool Filter & Heat Pump

DIMENSIONS



Description

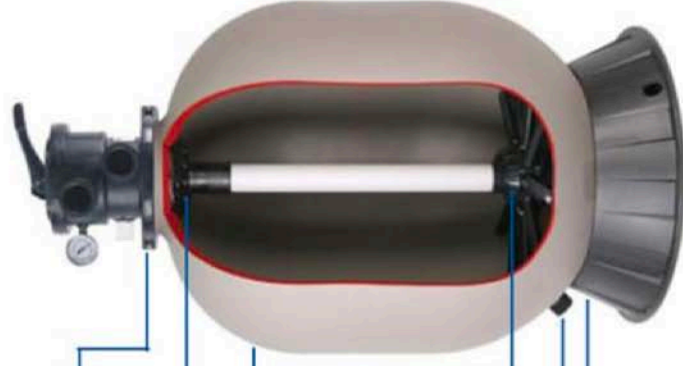
Home

Products

Contact

Warranty Registration

The Excel Professional Grade Sand Filter is one of the best pool filters in production today. If you need something a step above your average Hayward or Pentair sand filter then look no further! This pool filter raises the bar in filtration and sanitation because the folks at Excel have made it their passion to ensure that your pool is operating at its very best at all times. Uniquely Molded from a uniquely durable, corrosion-proof reinforced thermoplastic, this filter features attractive, unitized tank construction for years of trouble-free operation with only minimal care.



Flange Clamp Design allows 360° rotation of valve to simplify plumbing.

Integral Top Diffuser ensures even distribution of water over the top of the sand media bed. Full-size internal piping gives smooth, free-flowing performance.

Unitized, Corrosion-Proof Filter Tank molded of tough, durable, colorfast polymeric material for dependable, all-weather performance with only minimal care.

Efficient, Multilateral Underdrain Assembly with precision-engineered, self-cleaning 360° slotted laterals give totally balanced flow and backwashing.

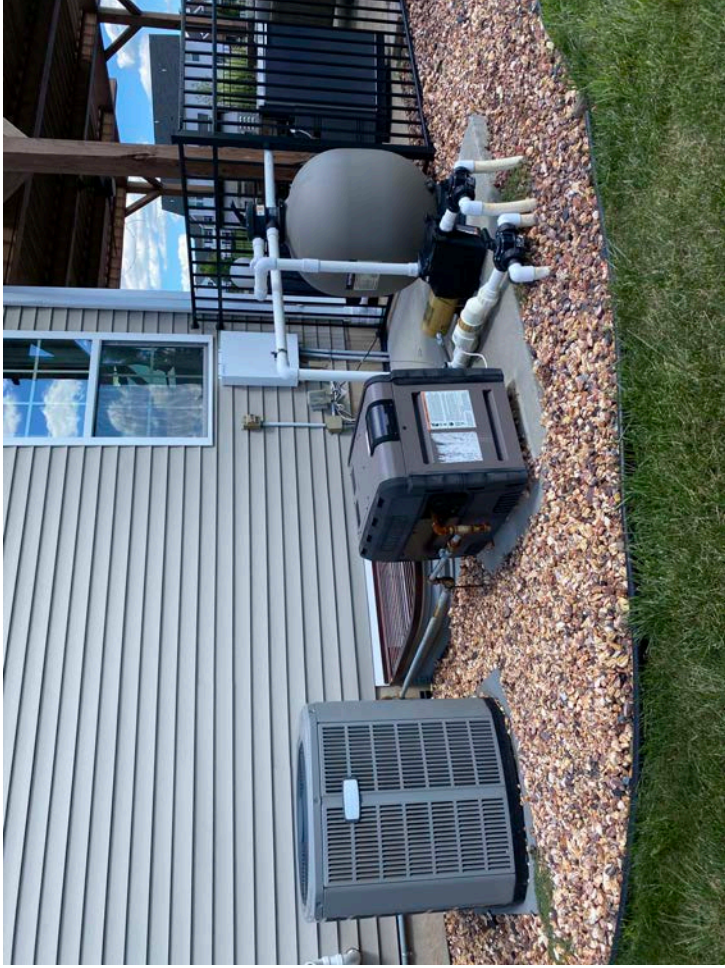
Integral Molded Drain Plug for easy draining of tank, without the loss of sand.

Totally Corrosion-Proof Base is rugged and attractively styled to provide strong, stable support.

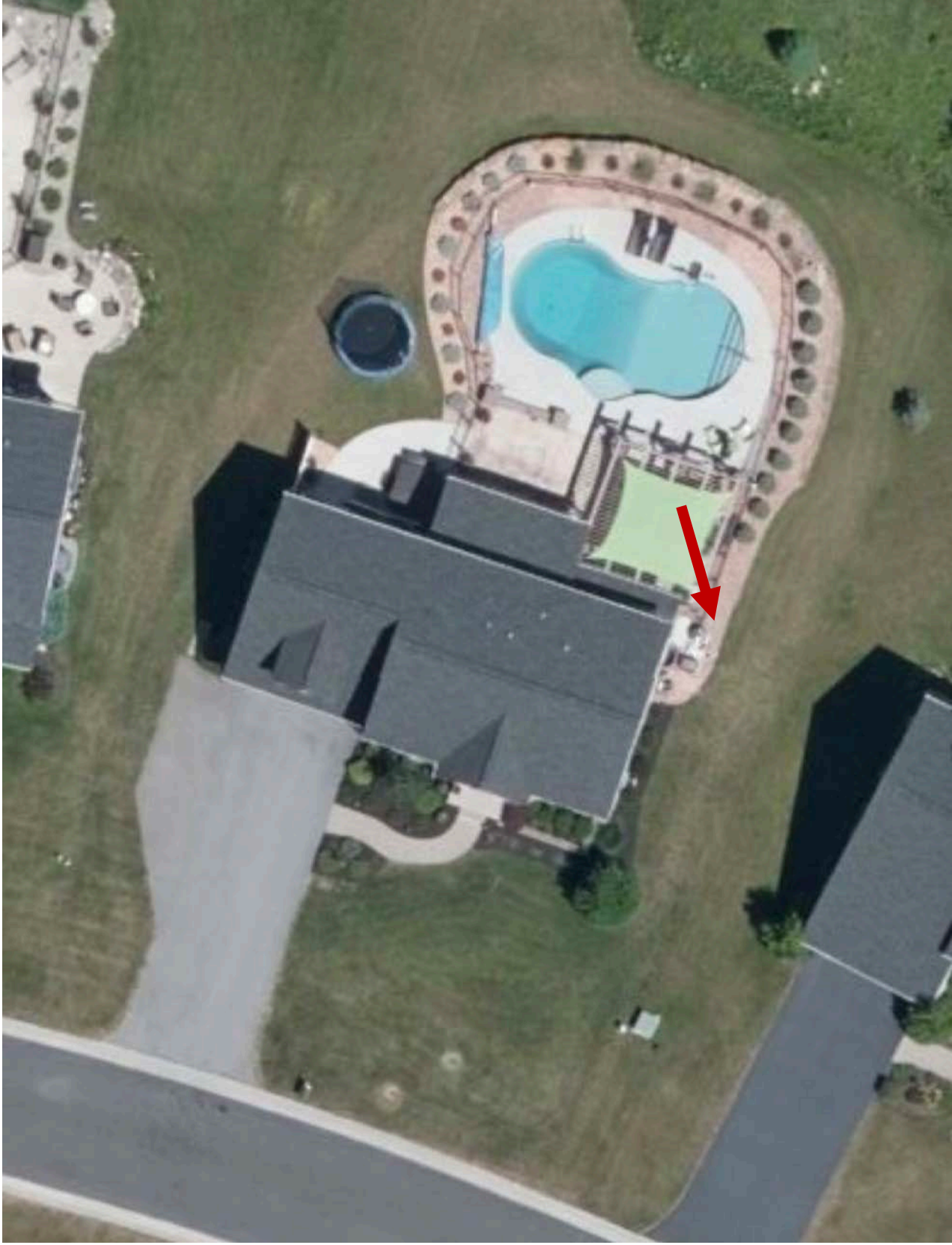
Excel Professional Grade Sand Filter Tech Specs:

Model Number	Valve	Sand Required	Dimensions Width Height	Ctn. Qty.	Ctn. Weight
Excel Professional Grade Sand Filter	1 1/2"	300 lbs.	24 1/2" 42"	1	46 lbs
Model Number	Effective Filtration Area		Design Flow Rate	8 Hours	10 Hours
Excel Professional Grade Sand Filter	3.14 ft ²		62 GPM	29,760	37,200

73 Woodgreen Drive



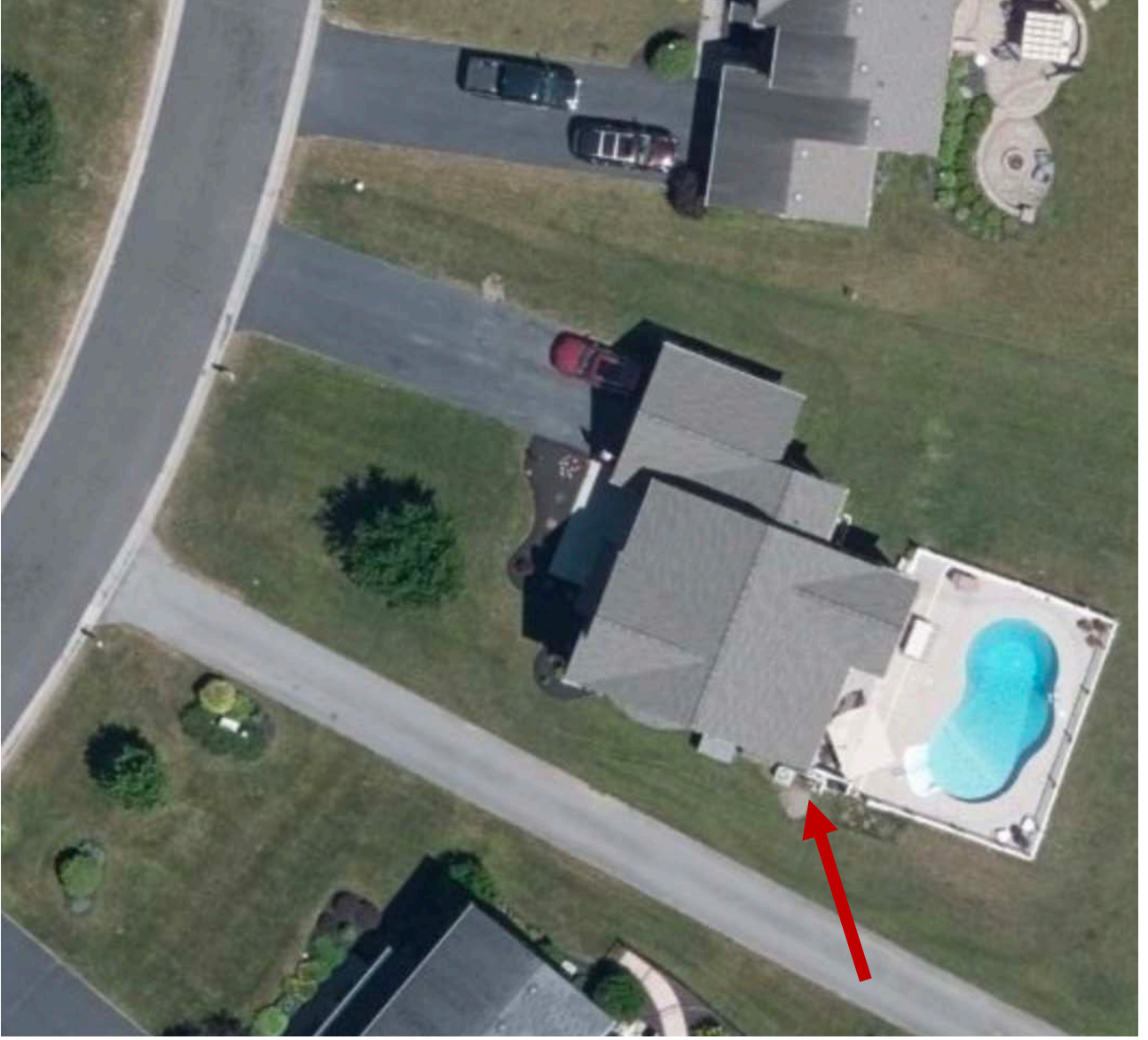
73 Woodgreen Drive



38 Woodgreen Drive



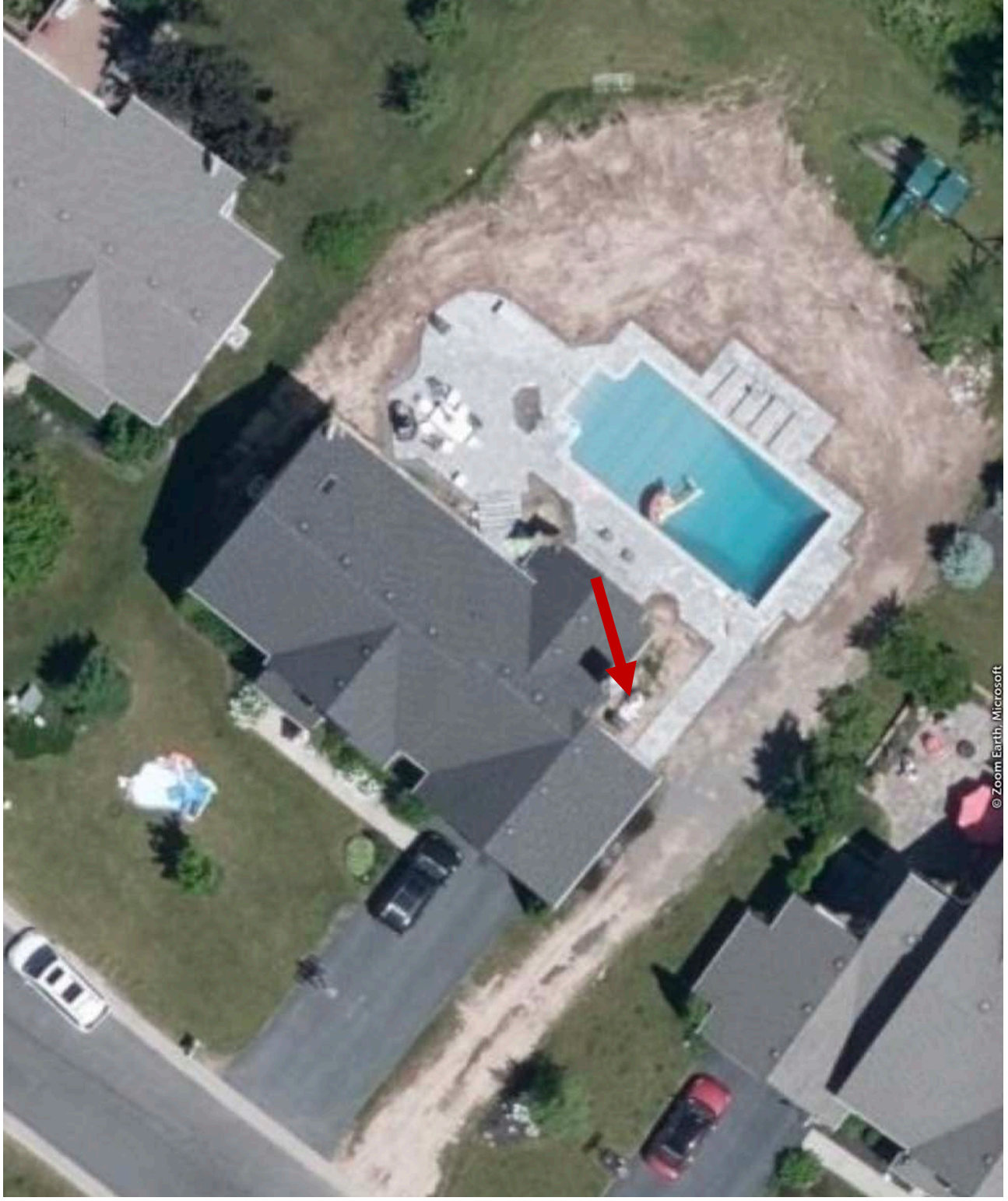
38 Woodgreen Drive



122 Woodgreen Drive

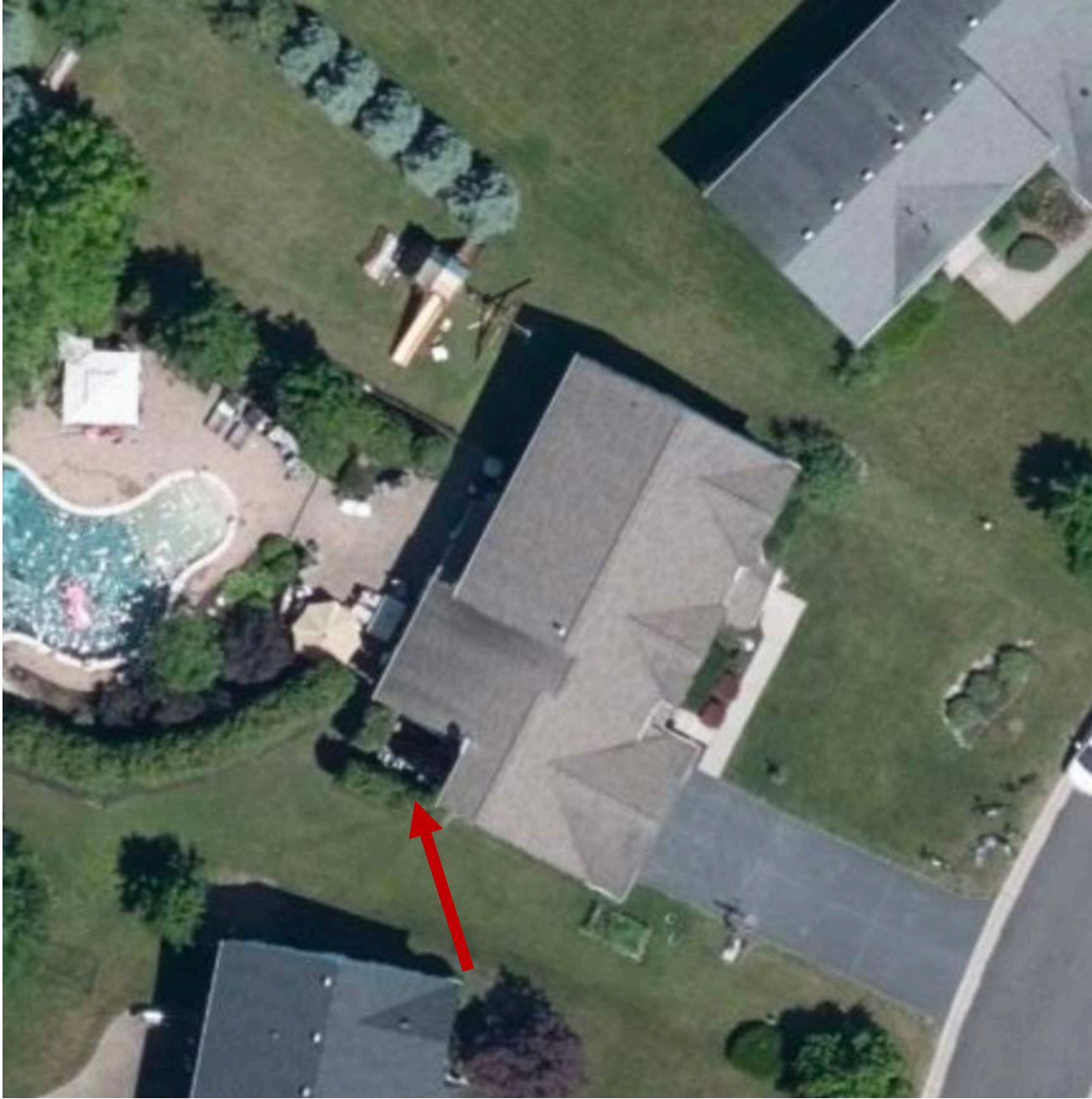


122 Woodgreen Drive



19 Hepburn Lane





19 Hepburn Lane

Zoning Board of Appeals Referral Form Information

Property Address:

28 Mitchell Road PITTSFORD, NY 14534

Property Owner:

Sands, Mackenzie
28 Mitchell Rd
Pittsford, NY 14534

Applicant or Agent:

Dan Hackett
8000 Victor-Mendon Road
Mendon, NY

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:	6.5	Height:	-3.5
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-121 (A)

Description: Applicant is requesting relief from Town Code §185 – 121 (A) to allow construction of an entrance gate (fence) forward of the front wall of the home exceeding the height requirement of code by 3.5 feet

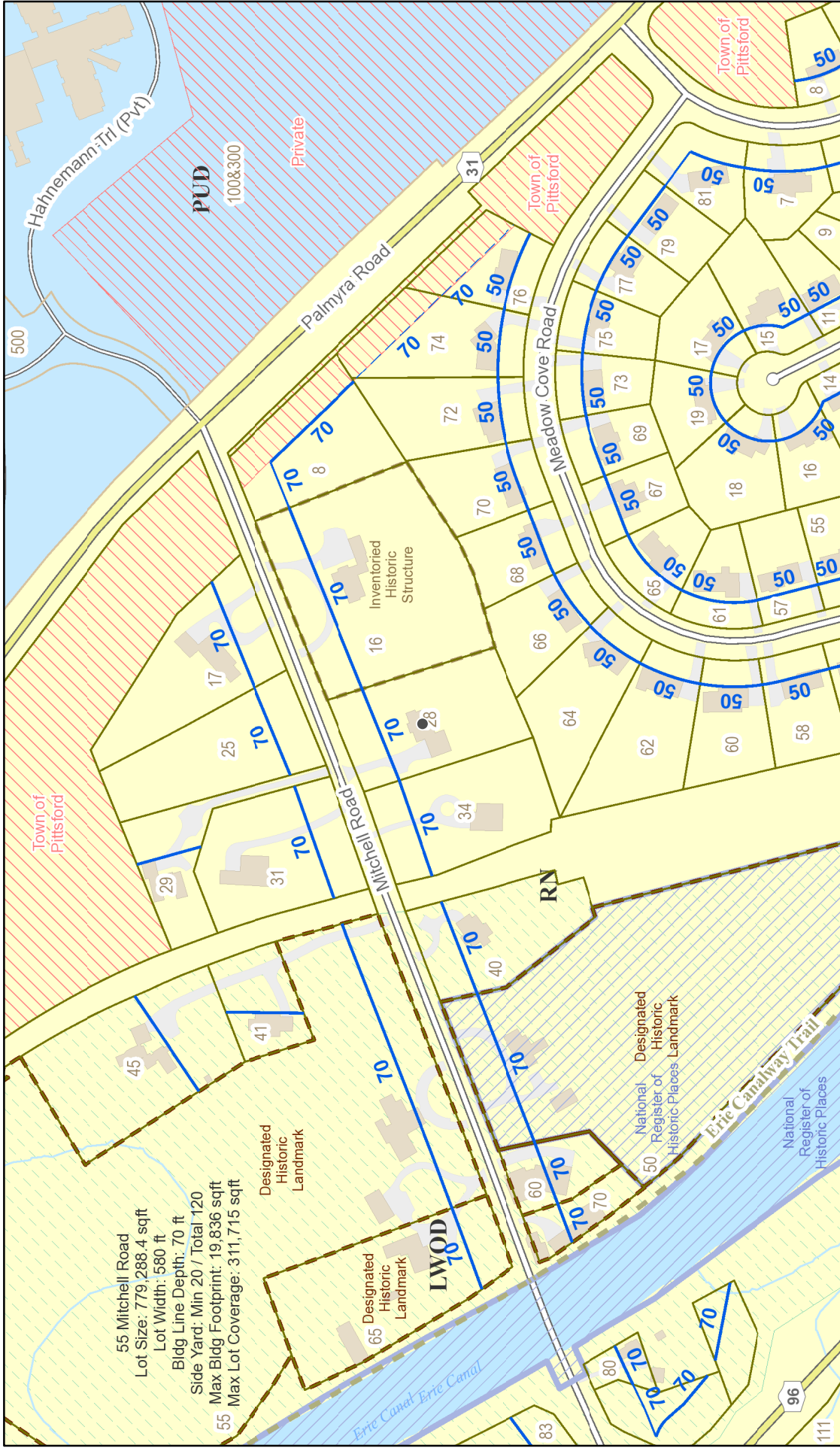
October 09, 2020



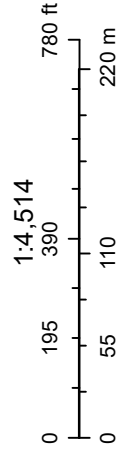
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

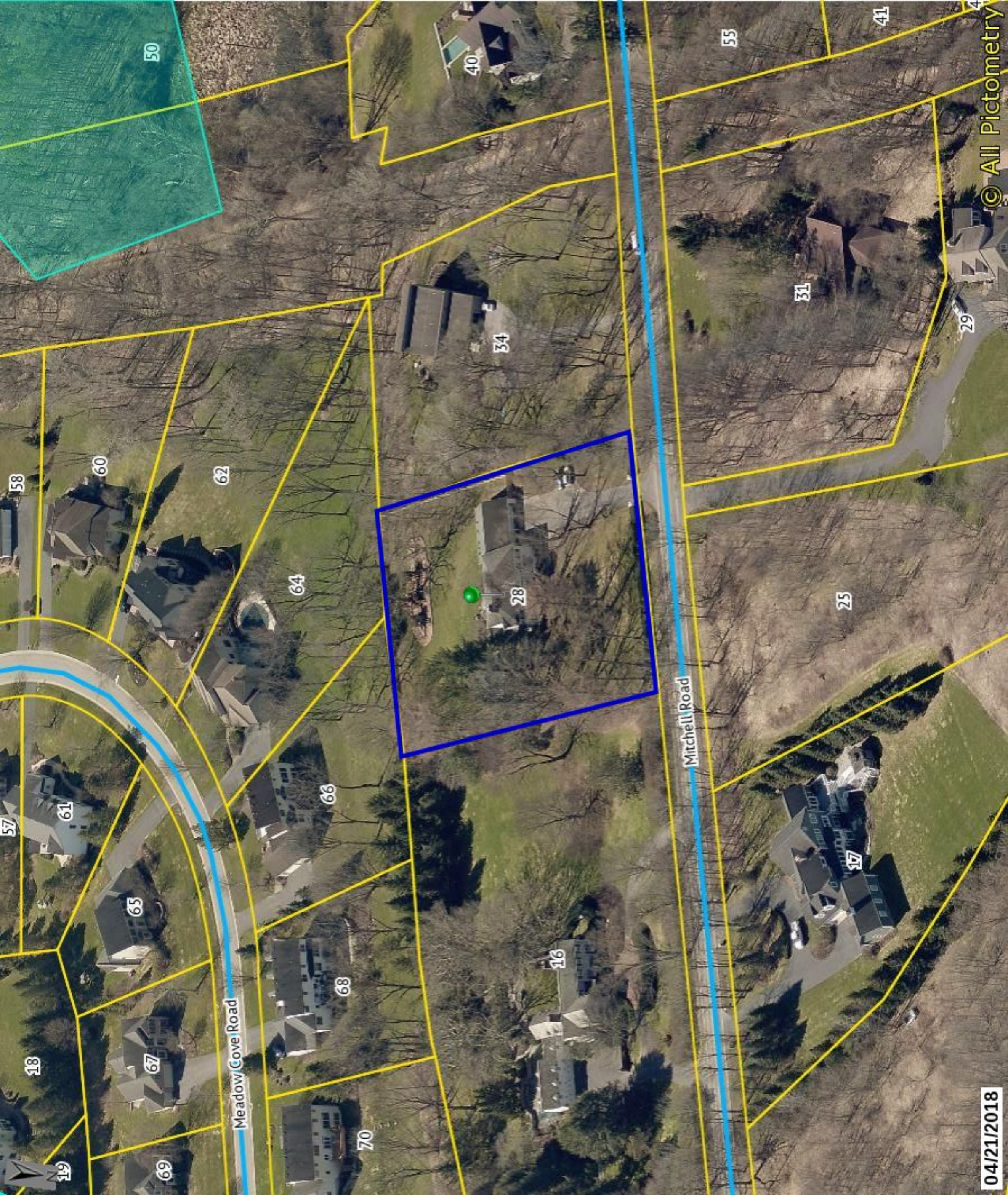


Printed October 6, 2020



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.



50

55

41

40

31

29

34

62

60

58

28

64

25

66

Mitchell Road

Meadow Cove Road

17

16

68

18

67

65

61

57

70

69

19

04/21/2018

© All Pictometry



**COSTICH
ENGINEERING, D.P.C.**

Project No. 7726

September 18, 2020

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

Re: 28 Mitchell Drive
Letter of Intent

Dear Board Members:

It is the intent of the applicants, Cameron Sand, to install an entrance gate on is property located at 26 Mitchell Road, zoned RN- Residential. The proposed gate will require an area variance:

- An area variance to construct an entrance gate with a height of 6.5' when 3' is the allowable height. Applicant is requesting a 3.5' height variance in the RN zone district.

We respectfully request to be placed on the Zoning Board of Appeals agenda for the October 19th meeting.

If you have any questions or comments, please feel free to contact our office.

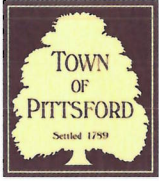
Sincerely,

Evan R. Gefell, R.L.A.
COSTICH ENGINEERING, D.P.C.

ERG/ew

xc:

h:\job\7726\documents\correspondence\2020-09-18 letter of intent.docx



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 18, 2020 Hearing Date: _____

Applicant: Cameron Sands

Address: 28 Mitchell Road

Phone: (585) 450-6604 E-Mail: cameronsandscharles@icloud.com

Agent: Daniel Hackett (Ted Collins) Evan Gefell (Costich Engineering)

(if different than Applicant)

Address: 8000 Victor-Mendon Road

Phone: (585) 314-8414 Dan (585)458-3020 Evan E-Mail: dhackett@tedcollinst-l.com

Property Owner: _____
egefell@costich.com

(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: 28 Mitchell Road Current Zoning: Residential -RN


Tax Map Number: 164.12-1-1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Area variances are requested for the following proposed site features:
- TO CONSTRUCT AN ENTRANCE GATE WITH A HEIGHT OF 6.5' FOR SECURITY PURPOSES WHEN 3' IS THE MAXIMUM ALLOWABLE HEIGHT.

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.

 9/18/2020
(Owner or Applicant Signature) *(Date)*



TOWN OF PITTSFORD

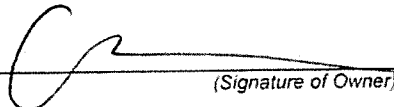
AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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, CAMERON SANDS, the owner of the property located at:
28 MITCHELL ROAD PITTSFORD 14534
(Street) (Town) (Zip)

Tax Parcel # 164.12-1-1 do hereby authorize
DAN HACKETT + EVAN GEFELL to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of AN
ENTRANCE GATE


(Signature of Owner)
9.18.20
(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:

Given the size of the parcels on Mitchell Road and that the requested gate can be viewed as an extension of the existing hedge and pilers on this property, we feel the request is in keeping with the overall character of the site and the Mitchell Road properties. In addition, by offsetting the gate location behind the existing hedge, we believe the visual character of the property, as viewed from the right-of-way, will not be significantly altered. The location of the proposed gate lower than the road elevation (roughly 2' +/-), thereby reduce the overall appearance of the gate from the street.

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 main motivator in the variance request is one of security. The gate would provide the owners with an additional means deterrence along the existing hedge.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

In our view, given the existing hedge, we see this as an extension of the hedge and, therefore, render the request minimal. We also believe that the proposed location of the gate and elevation change from the road creates a minimal request.

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:

Given the size of the parcels on Mitchell Road and that the requested gate, hedge and associated structures can be viewed as an extension of the existing hedge on this property, we feel the request is in keeping with the overall character of the Mitchell Road properties.

Additionally, Mitchell Road has a wide range of existing setbacks on both structures, fences/hedges, as well as the height of the fences/hedges. The existing hedge is between 5.5'-6' tall. The existing pillar structures are 6' tall, with an additional 10" to the top of the light projections. The requested gate, hedge and associated structures are not out of character with the existing front yard features.

The notion of a gate, visual or otherwise, is not without precedence along Mitchell Road. The property located at 70 Mitchell Road has a gate-like structure in front of what was once a garage (in fairness -- clearly not currently functional).

- **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?

While the difficulty (security) is not self-created, the requested gate we feel is the best way to address the concern.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

28 Mitchell Road- Entrance Gate

(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)

 (Agent)
(Signature of Applicant)

September 18, 2020

(Dated)

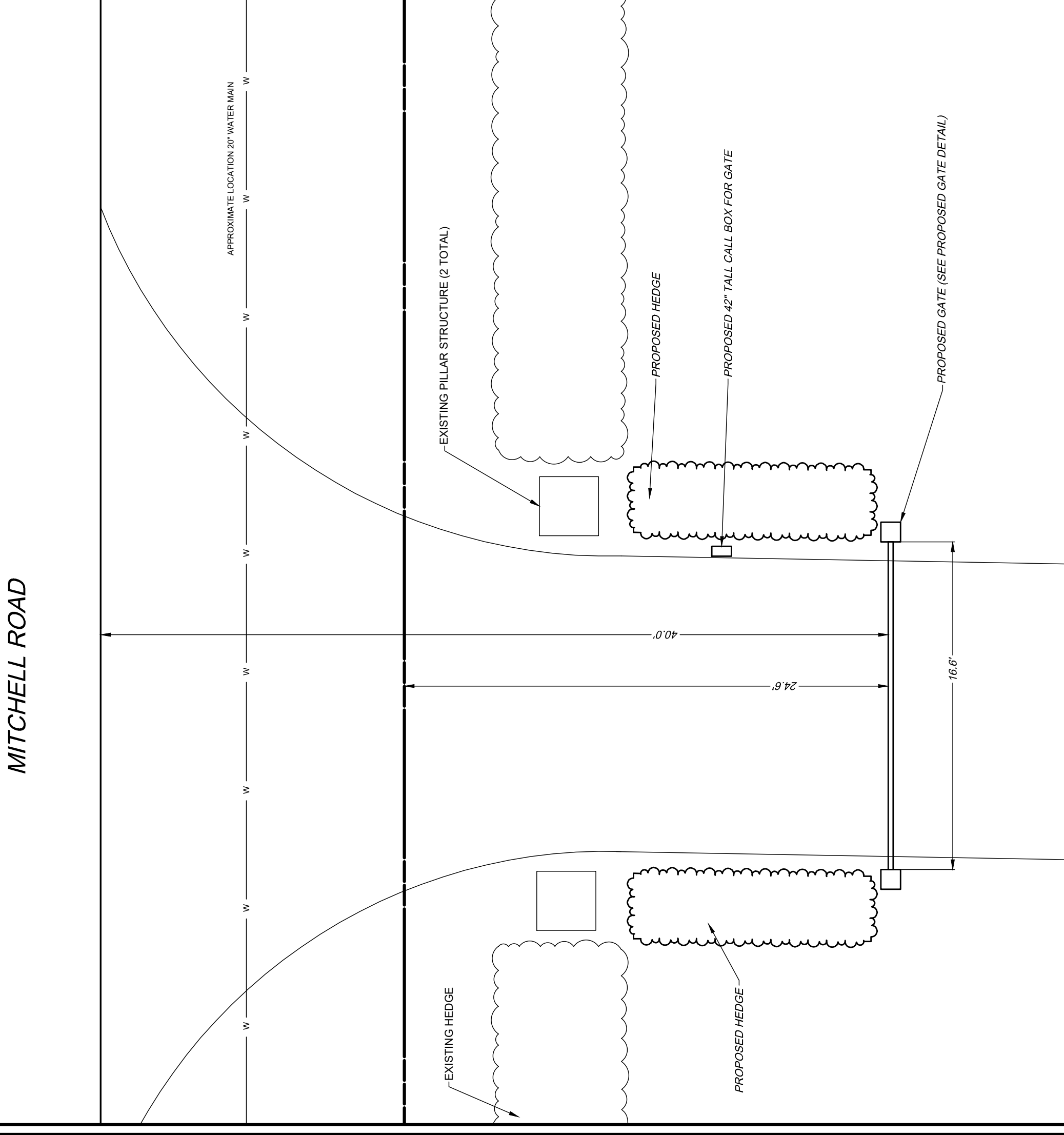
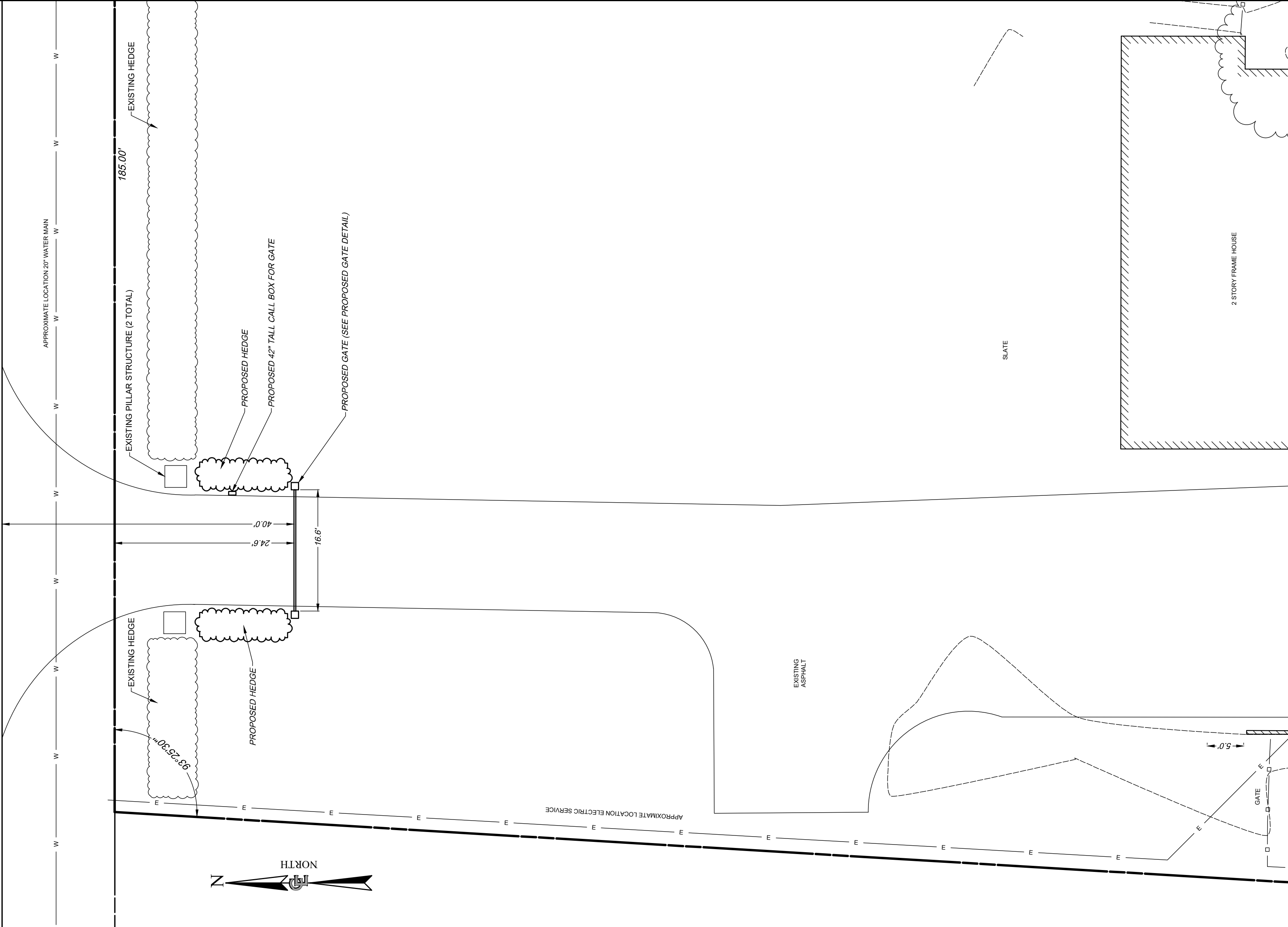
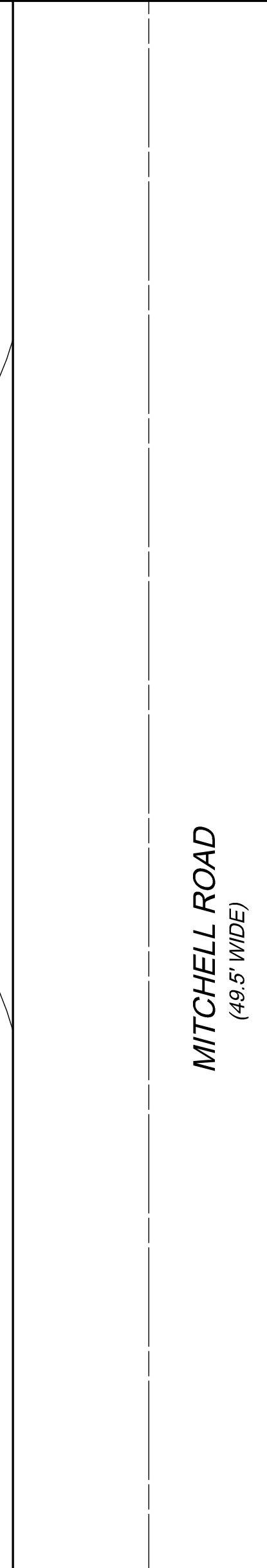
217 Lake Avenue

(Street Address)

Rochester, NY 14608

(City/Town, State, Zip Code)

MITCHELL ROAD



PROPOSED GATE AREA ENLARGEMENT

SCALE: 1" = 5'

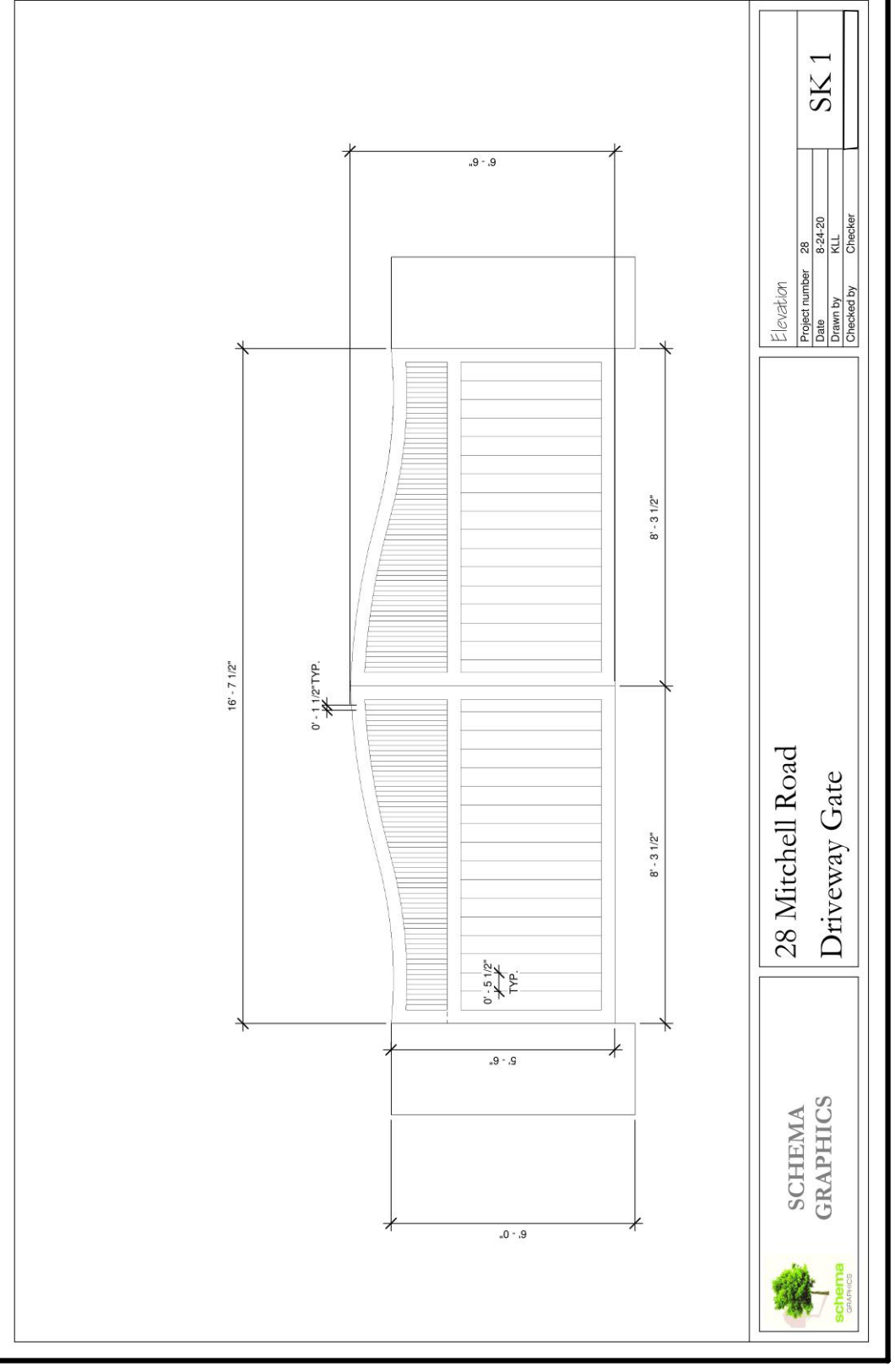
PROPOSED GATE PERSPECTIVE

N.T.S.



PROPOSED GATE DETAIL

SCALE: 1/4" = 10"



SCHEMA GRAPHICS

28 Mitchell Road Driveway Gate

SK 1

SITE DATA

ADDRESS/TAX MAP: #28 MITCHELL ROAD #164.12-1-1
 PARCEL AREA: 1.428 ACRES (62,489.85 S.F.)

ZONING: RESIDENTIAL NEIGHBORHOOD (RN)

FENCES AND HEDGES (SEE TOWN CODE SECTIONS 165-17 AND 165-21):
 REQUIRED: MAX. 3'
 PROPOSED: 6.5' (GATE)

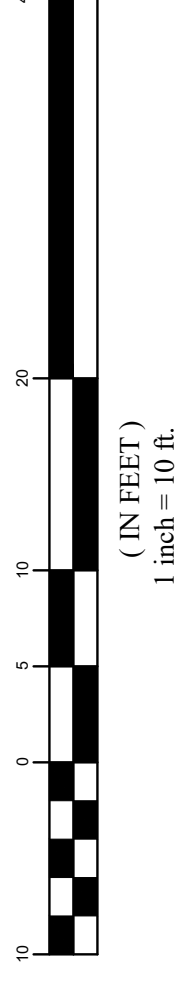
HEIGHT (WITHIN FRONT YARD): MAX. 3'
 PROPOSED: 6.5' (GATE)

ONE AREA VARIANCES REQUIRED:
 AN AREA VARIANCE TO CONSTRUCT AN ENTRANCE GATE WITH A HEIGHT OF 6.5' WHEN 3' IS THE MAXIMUM ALLOWABLE HEIGHT.

Dig Safely - New York
 Call Before You Dig
 Walk The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
 800-962-7962
 www.digsafelynewyork.com

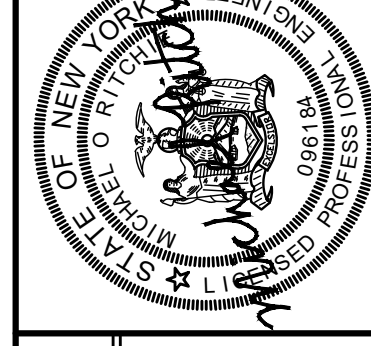
EXISTING UTILITIES (LOCATION, SIZE AND DEPTHS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. UTILITY OWNERS SHALL BE NOTIFIED IN WRITING AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE



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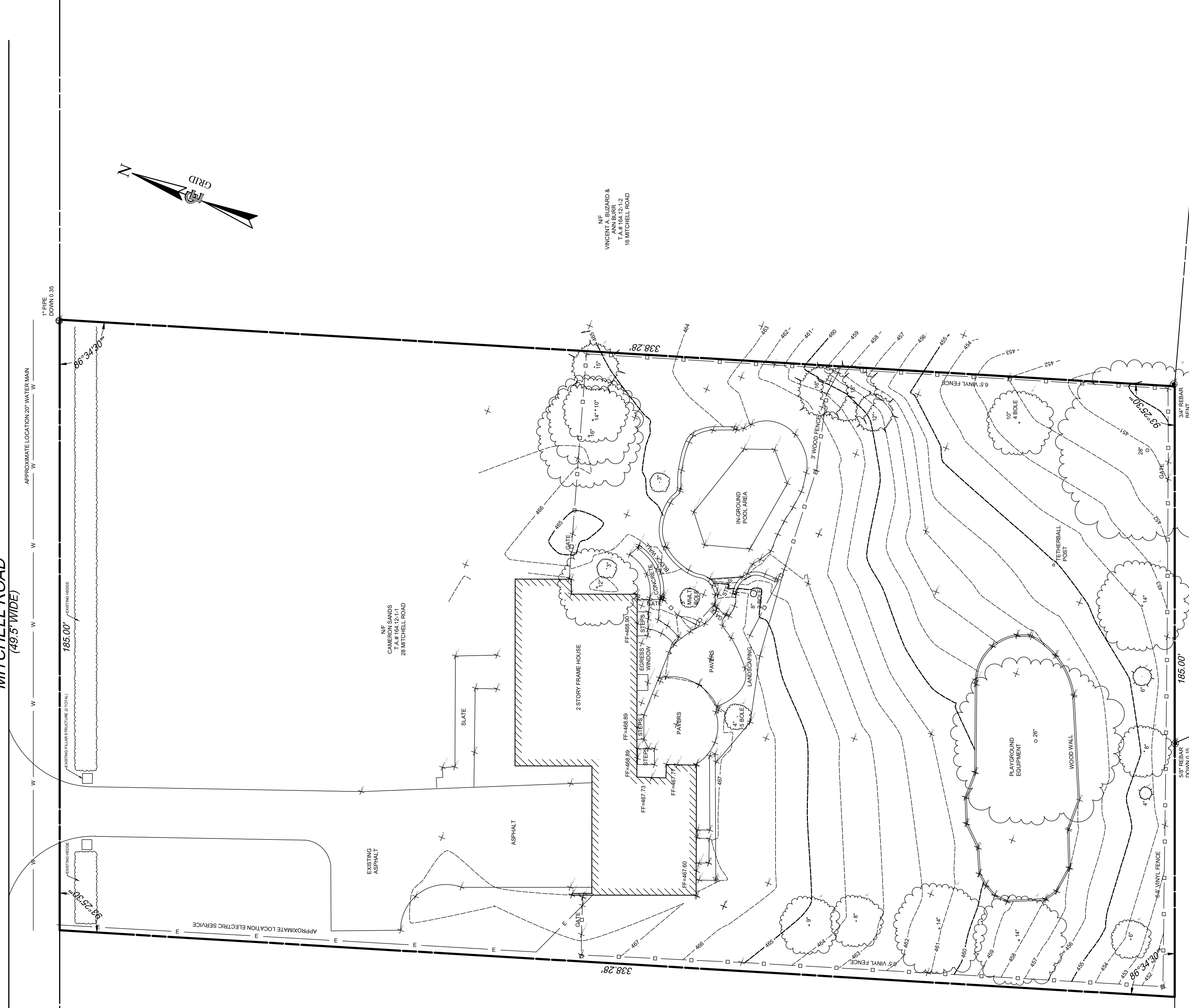
PROJECT ENGINEER: F.R.G.
 DRAWN BY: S.C.M.E.L.L.O.
 BOUNDARY: D.T.H.
 TOPODRUSE: C.L.R.
 DATE: 09/18/2020
 SCALE: 1" = 10'

COSTICH ENGINEERING
 217 JACOB AVENUE
 ROCHESTER, NY 14608
 (585) 459-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

TITLE OF PROJECT: 28 MITCHELL ROAD
 PITTSFORD, NY 14534
 TITLE OF DRAWING: PROPOSED FEATURES PLAN
 LOCATION OF PROJECT: TAX PARCEL NO. 164.12-1-1
 COUNTY OF ROCHESTER, STATE OF NEW YORK
 COUNTY: ROCHESTER
 DRAWN BY: F.R.G.
 CHECKED BY: S.C.M.E.L.L.O.
 DATE: 09/18/2020
 SHEET NO.: CA100
 SHEET TOTAL: 1 OF 1

MITCHELL ROAD
(49.5' WIDE)



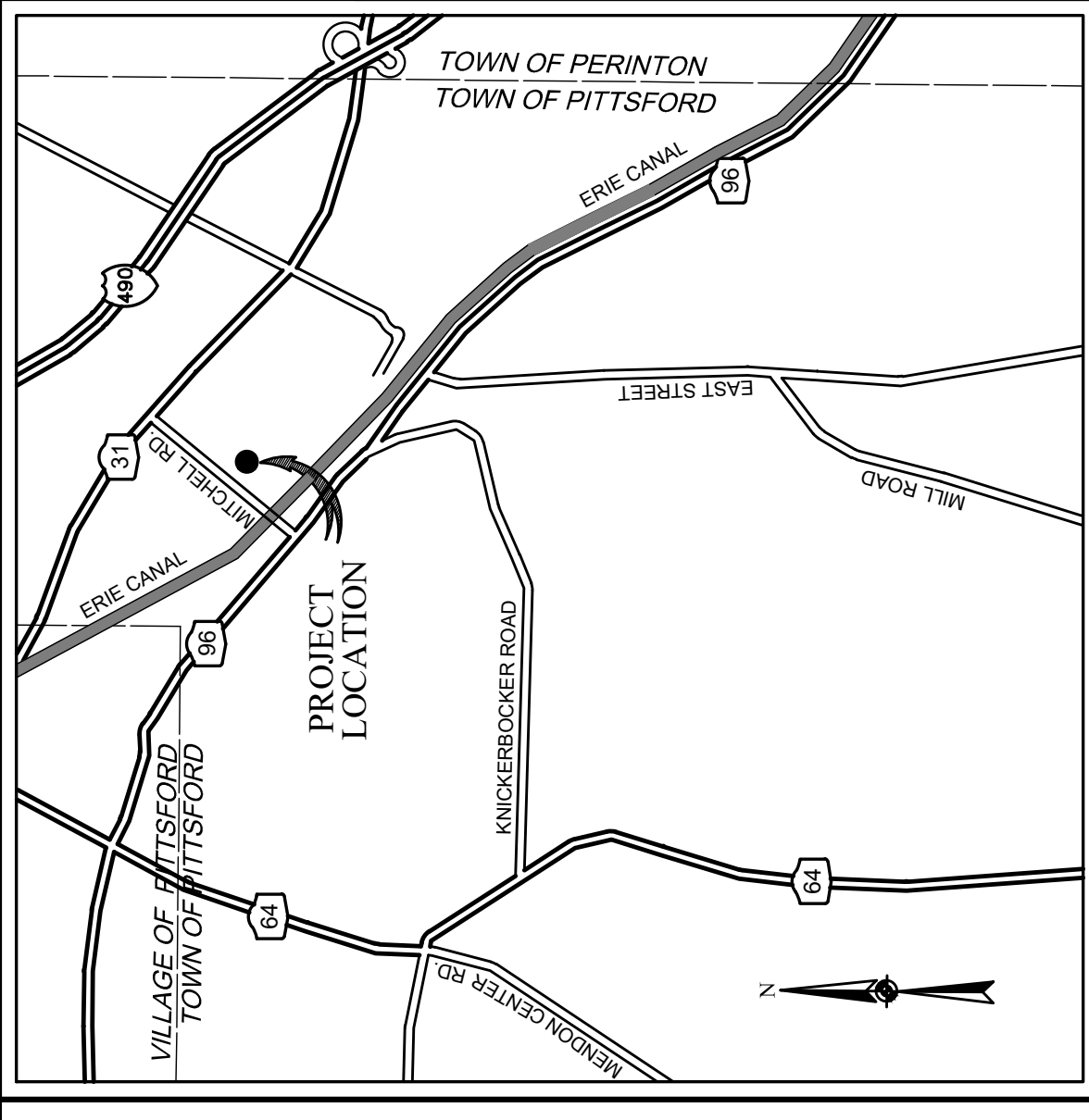
SYMBOL LEGEND

- | | | | |
|---|------------------------|---|-------------------------|
| ⊕ | DRAINAGE MANHOLE | ⊕ | ELECTRIC MANHOLE |
| ⊖ | INLET DRAINAGE MANHOLE | ⊖ | ELECTRIC METER |
| ⊗ | CATCH BASIN | ⊗ | TELEPHONE MANHOLE |
| ⊘ | END SECTION | ⊘ | TELEPHONE PEDESTAL |
| ⊙ | END OF PIPE | ⊙ | PHONE BOOTH |
| ⊚ | MANHOLE | ⊚ | PEDESTRIAN POLE |
| ⊛ | CLEAN OUT | ⊛ | TRAFFIC CONTROL CABINET |
| ⊜ | GAS VALVE | ⊜ | LAMP POST |
| ⊝ | GAS SERVICE | ⊝ | UTILITY POLE WITH LIGHT |
| ⊞ | GAS METER | ⊞ | FLAG POLE |
| ⊟ | SPRINKLER VALVE | ⊟ | MAILBOX |
| ⊠ | SPRINKLER HEAD | ⊠ | BOLLARD |
| ⊡ | WATER VALVE | ⊡ | POST |
| ⊢ | HYDRANT | ⊢ | SIGN |
| ⊣ | WATER METER | ⊣ | SIGN |
| ⊤ | WELL | ⊤ | TURNING ARROW |
| ⊥ | MONITOR WELL | ⊥ | HANDICAP |
| ⊦ | BORE | ⊦ | STOP BAR |
| ⊧ | CABLE TV PEDESTAL | ⊧ | TREE DECIDUOUS |
| ⊨ | SIGNAL POLE | ⊨ | TREE CONIFEROUS |
| ⊩ | UTILITY POLE | ⊩ | BUSH |
| ⊪ | GUY WIRE | ⊪ | AIR CONDITIONING UNIT |
| ⊫ | PULL BOX | ⊫ | SANITARY UTILITY LATH |
| ⊬ | ELECTRIC PULL BOX | ⊬ | GAS UTILITY LATH |
| ⊭ | TELEPHONE PULL BOX | ⊭ | WATER UTILITY LATH |
| ⊮ | TRANSFORMER | ⊮ | ELECTRIC UTILITY LATH |
| ⊯ | | ⊯ | CABLE UTILITY LATH |

REFERENCES

- MAP BY SEAR BROWN, ENTITLED "PERSON PROPERTY - HAVING DRAWING NUMBER 5793-10, APRIL 20, 1971, FILED IN LIBER 184 OF MAPS AT PAGE 84.
- MAP BY CLASSICO SCARICETTA ASSOCIATES, ENTITLED "CONCRETE SUBDIVISION HAVING DRAWING NUMBER 8110-1, DATED MAY 1981, FILED IN LIBER 217 OF MAPS AT PAGE 81.
- MAP BY BONCKE, MUELLER, ELDRIDGE ASSOCIATES, P.C., ENTITLED "KOLAKEMA FARMS FINAL SUBDIVISION PLAN, HAVING PROJECT NUMBER 5604, DRAWING NUMBER 11, DATED AUGUST 1996, FILED IN LIBER 296 OF MAPS AT PAGE 25.

LOCATION SKETCH
NOT TO SCALE



LINE LEGEND

- | | | | |
|-----|---|-----|---|
| --- | SECTION/PARCEL BOUNDARY | --- | MIN. BUILDING SETBACK |
| --- | EXIST. PROPERTY LINE | --- | EXIST. CENTER LINE |
| --- | EXIST. EASEMENT LINE | --- | EXIST. RIGHT-OF-WAY LINE |
| --- | EXIST. EDGE OF PAVEMENT | --- | EXISTING WATER MAIN, VALVE, & HYDRANT |
| --- | EXISTING SANITARY SEWER & MANHOLE | --- | EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION |
| --- | EXISTING OVERHEAD UTILITIES | --- | EXISTING TELEPHONE |
| --- | EXISTING UNDERGROUND UTILITIES | --- | EXISTING UNDERGROUND UTILITIES |
| --- | EXISTING UNDERGROUND UTILITIES | --- | EXISTING ELECTRIC |
| --- | EXISTING GUARD RAIL | --- | EXISTING GUARD RAIL |
| --- | TREE/HEDGE/EDGE OF WOODS | --- | EXISTING SWALE |
| --- | BARBED WIRE STOCKADE/CHAIN LINKED FENCE | --- | EXISTING CONTOUR |
| --- | EXISTING SPOT ELEVATION @ X | --- | CONCRETE PAD/ CONCRETE SIDEWALK |

SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 09/24/2020. ALL CORNERS ARE ADJACENT TO THE FOLLOWING MONUMENT SURVEY:
PITTSFORD CORNERS STATION
-LATITUDE: 43-05-58 44660 (N)
-LONGITUDE: 077-31-31.11244 (W)
-ELLIP. HEIGHT: 119.481 METERS
} MAD 85 (CORRS)
} NAVD 88 (CORRS)

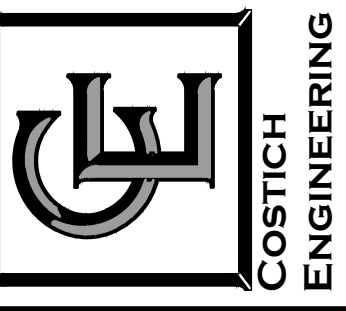
CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO
.....

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY. THE MAP WAS PREPARED FROM A FIELD SURVEY. A SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

PRELIMINARY

By: Dimitri T. Hekok, N.Y.S. L.S. No. 058485



PROJECT ENGINEER: E.G.
DRAWN BY: G.M.S.
BOUNDARY: D.T.H.
TOPOLINE: G.L.R.
DATE: 5/11/2020
SCALE: 1"=20'

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NO.	DATE	REVISION	BY	CHKD.	APPVS.

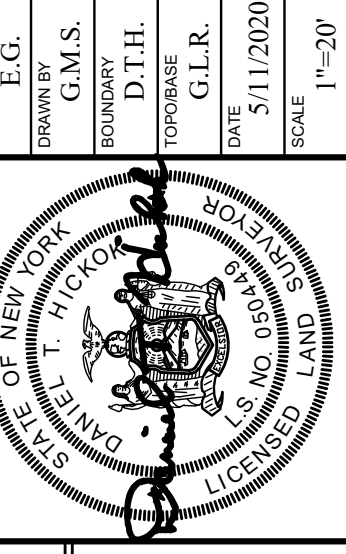
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

EXISTING UTILITIES (LOCATION, SIZE, AND DEPTH) SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES OR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND MARK THEIR UTILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

Dig Safely - New York

- Call Before You Dig
- Walk The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com



COSTICH ENGINEERING, D.P.C. PROJECT ENGINEER: E.G. DRAWN BY: G.M.S. BOUNDARY: D.T.H. TOPOLINE: G.L.R. DATE: 5/11/2020 SCALE: 1"=20'

NO.	DATE	REVISION	BY	CHKD.	APPVS.

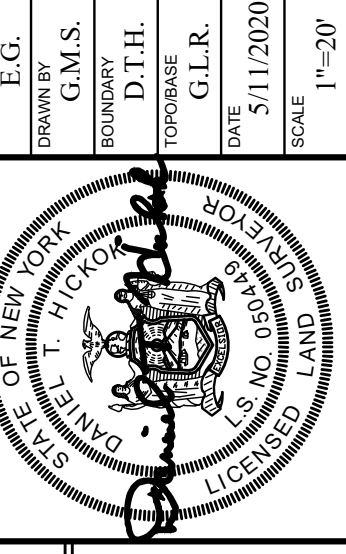
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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NO.	DATE	REVISION	BY	CHKD.	APPVS.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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- Walk The Required Time
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- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

Zoning Board of Appeals Referral Form Information

Property Address:

33 Alpine Drive ROCHESTER, NY 14618

Property Owner:

Fagan, Jamie W
33 Alpine Dr
Rochester, NY 14618

Applicant or Agent:

Fagan, Jamie W
33 Alpine Dr
Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	20	Right Lot Line:	4	Right Lot Line:	16.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-113 (B) (6)

Description: Applicant is requesting relief from Town Code §185-113 (B) (6) to allow the construction of a shed located in the rear yard encroaching into the side yard setback. The shed is located in the rear yard approximately 4' from the property line

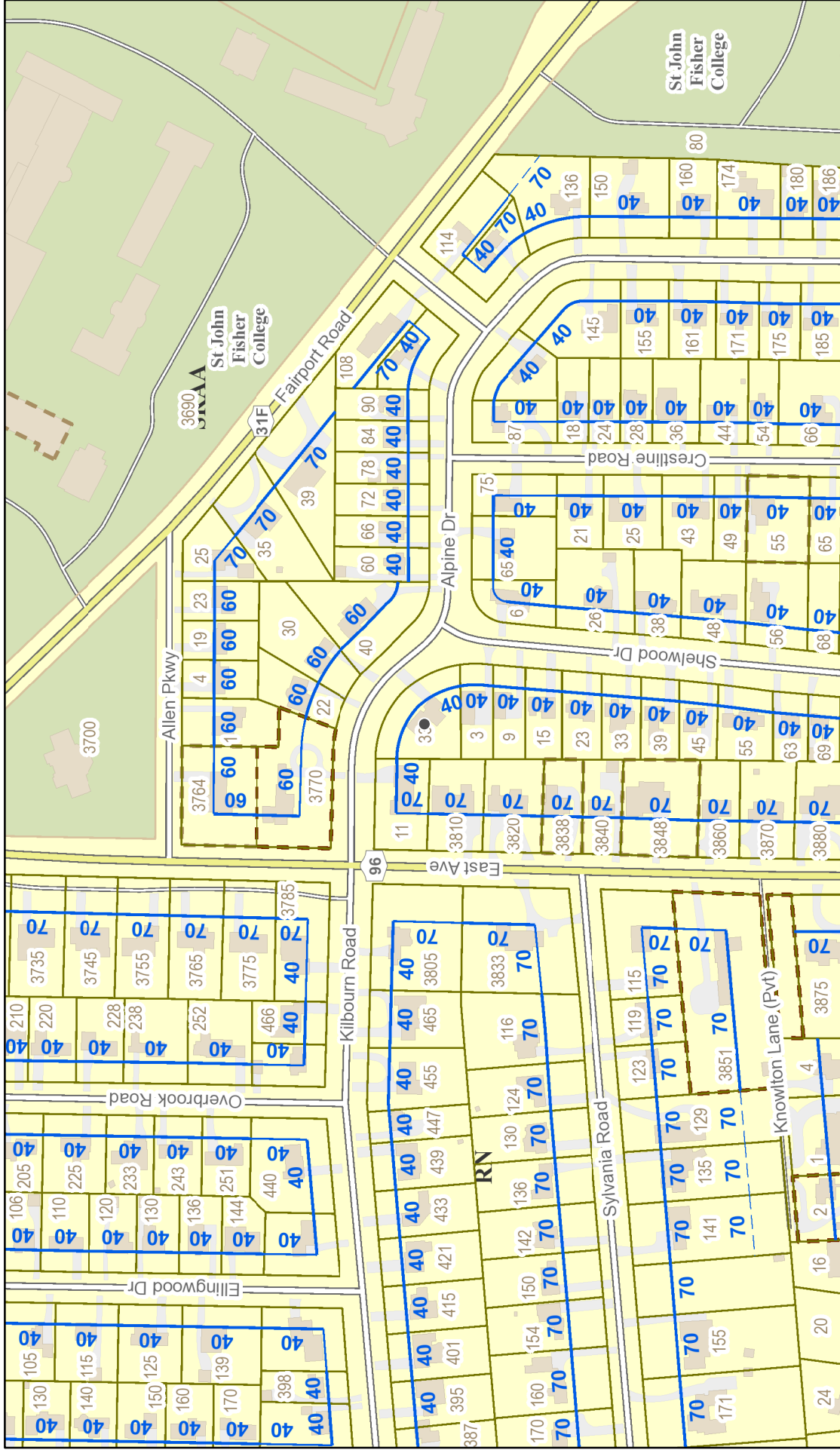
October 09, 2020



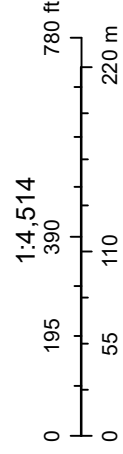
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

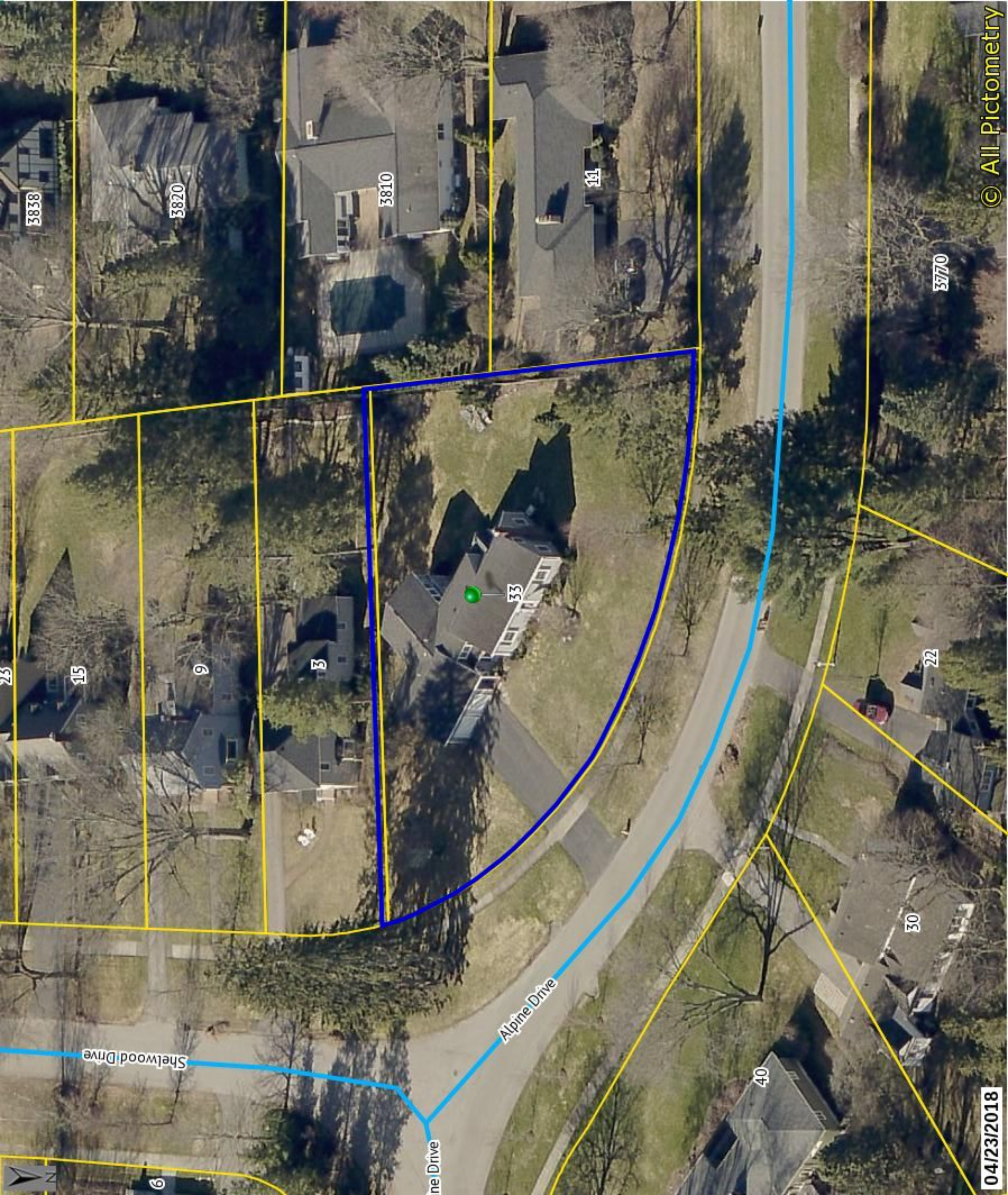


Printed October 7, 2020



Town of Pittsford GIS

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3838

3820

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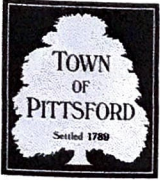
ne Drive

Alpine Drive

Shelwood Drive

04/23/2018

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TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 9/2/2020 Hearing Date: 10/19/2020

Applicant: Jamie W. Fagan

Address: 33 Alpine Dr. Rochester NY 14618

Phone: 585 249 9625 E-Mail: jamielifagan33@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: 33 Alpine Dr. Rochester NY Current Zoning: RN

Tax Map Number: _____

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Applicant/owner wants to build a 10' x 12' x 10' asphalt, vinyl covered wood shed behind rear wall of the home, outside the rear set back, and within the side setback.

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.

Jamie W. Fagan
(Owner or Applicant Signature)

9/2/2020
(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

We believe the requested variance will not produce an undesirable change in the character of the neighborhood because there are already sheds in backyards throughout the neighborhood. We also do not believe the requested variance will be detrimental to nearby properties since two of our three direct neighbors have sheds in their yards. Additionally, where we have placed it is intentionally not in the direct line of sight of our surrounding neighbors.

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

Placing the shed in a location where a variance is not required would make it more visible to our direct neighbors. Our pie shaped lot is unique to our neighborhood therefore complicating the placement of our shed. We have a front lot line, two side lot lines, and rear lot point. By placing the shed within the rear set back the shed becomes the focal point of the backyard and an additional focal point of two of our three direct neighbors.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

We believe the requested variance is minimal. The shed location is behind the rear wall of the house, less visible from two of our three direct neighbors, along a third neighbor's fence and current landscaping hides it from direct view, and it is hidden from view to our neighbors across the street by a large pine tree.

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 shed will be placed on four inches of crushed stone to minimize any possible drainage concerns. Our neighborhood has very sandy soil therefore the physical and environmental effects of building a shed in the location selected is not expected.

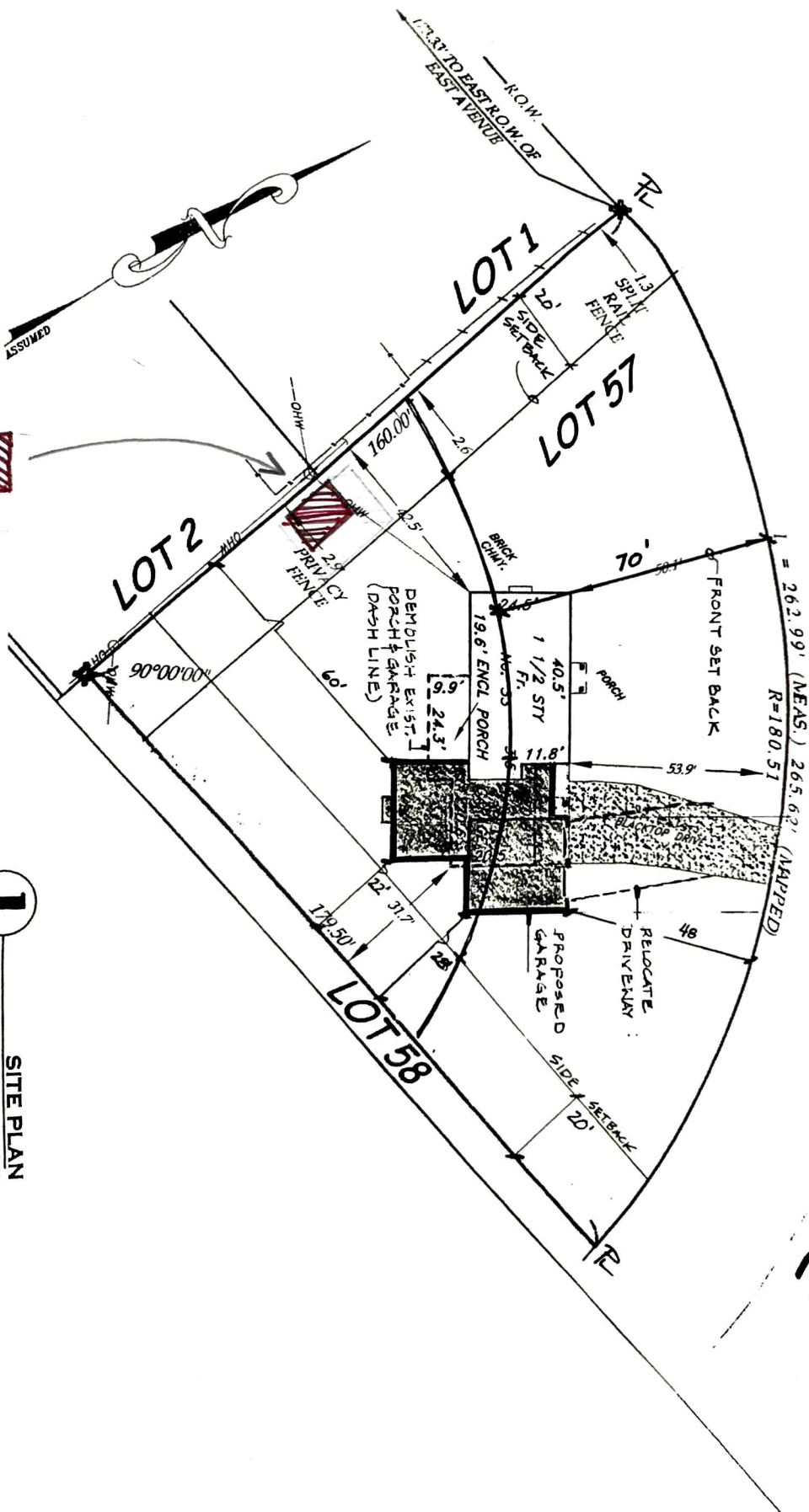
- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

The alleged difficulty is self-created. However, it is our belief the location we selected is the best fit for our unique lot and to minimize the impact on our neighbors.

10' x 12' Vinyl Sided Wood Shed

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



ALPINE DRIVE
(80' WIDE)







Zoning Board of Appeals Referral Form Information

Property Address:

60 Pickwick Drive ROCHESTER, NY 14618

Property Owner:

Loeb, Stuart L
60 Pickwick Dr
Rochester, NY 14618

Applicant or Agent:

Loeb, Stuart L
60 Pickwick Dr
Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	10	Right Lot Line:	8	Right Lot Line:	2.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-113 (B) (6)

Description: Applicant is requesting relief from Town Code §185-113 B (6) to allow the placement of an electrical standby generator encroaching into the side yard setback.

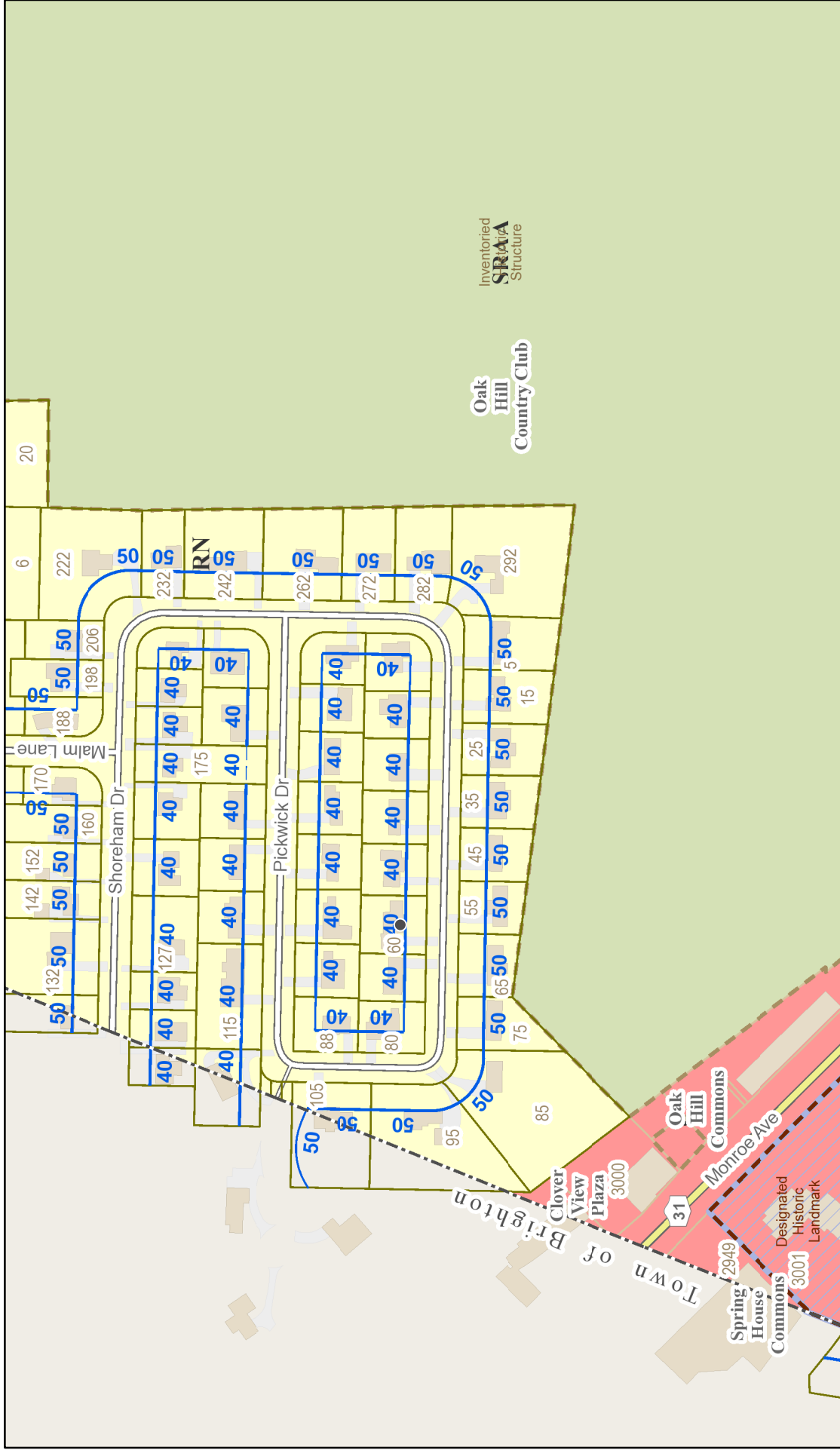
October 09, 2020



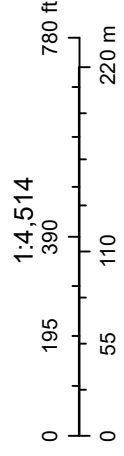
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning



Printed October 7, 2020



Town of Pittsford GIS

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109

115

119

123

Tick Circle

Pickwick Drive

Pickwick Drive

88

114

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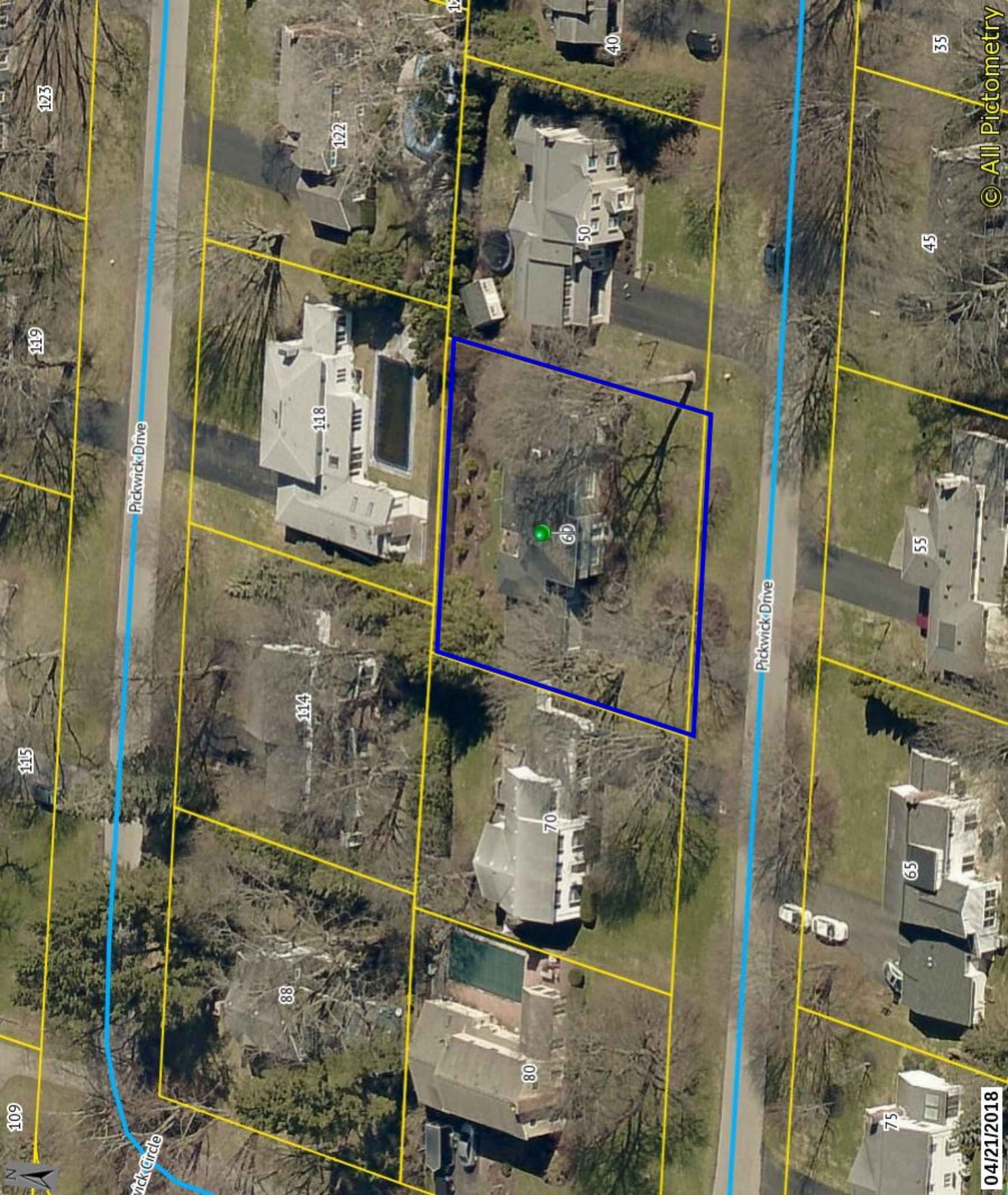
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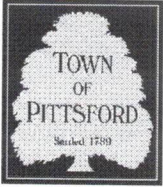
45

35

04/21/2018

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TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 15, 2020 Hearing Date: October 19, 2020

Applicant: Stuart and Illa Loeb

Address: 60 Pickwick Drive

Phone: (585) 442-0363 E-Mail: loeb72@aol.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

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

Property Location: _____ Current Zoning: _____

Tax Map Number: _____

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Installation of a backup generator (Generac EGD 70432) adjacent to the east side wall of the house. The current side setback is 12'2" and the outside edge of the proposed generator placement will be 8'8" from the property line. The generator will be adjacent to the garage of the neighbor, and it will not be visible since it will be surrounded by an existing wooden fence and tall grasses and foliage. There will be minimal environmental impact.

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.

Stuart Loeb / Illa Loeb
(Owner or Applicant Signature)

9/15/2020
(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

The proposed site for the generator will take up 3'7" from the current setback. It will be hidden from the view of neighbors by landscaping and an existing wooden fence. It will be used only in case of emergency and for routine maintenance. The closest neighbors have been informed about the project and offer no objections. We are aging and the generator will allow us to remain safely in our home in case of loss of electricity.

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 no alternative place for a back up generator. Any other placement would require changing the walls or windows of the house, or running gas and electric lines through the garage which would not be safe or practical.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested variance is substantial since it requires use of 24% of the current side setback. This is mitigated by the small size of the unit, and by the existing fence and foliage which will surround it.

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 side yard where the generator is to be placed is fully landscaped with mature trees and tall grasses. The existing wooden fence is modern and tasteful and has been refinished regularly to maintain its appeal. There are currently several close neighbors with backup generators and there has been no complaint of noise. Also, the proposed generator (Generac EGD 70432) is a newer model with less noise and pollution.

- **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, mitigated by careful landscaping to limit visibility, and maintenance of the current fence. Our neighbors have been apprised of the proposal and offer no objection. We often receive compliments about the beauty of the yard and landscaping and the excellent upkeep of our home.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

(Project Name)

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

Town Board **Zoning Board of Appeals** **Planning Board** **Architectural Review Board**

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

change of zoning **special permit** **building permit** **permit** **amendment**

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

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

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

Name(s)

Address(es)

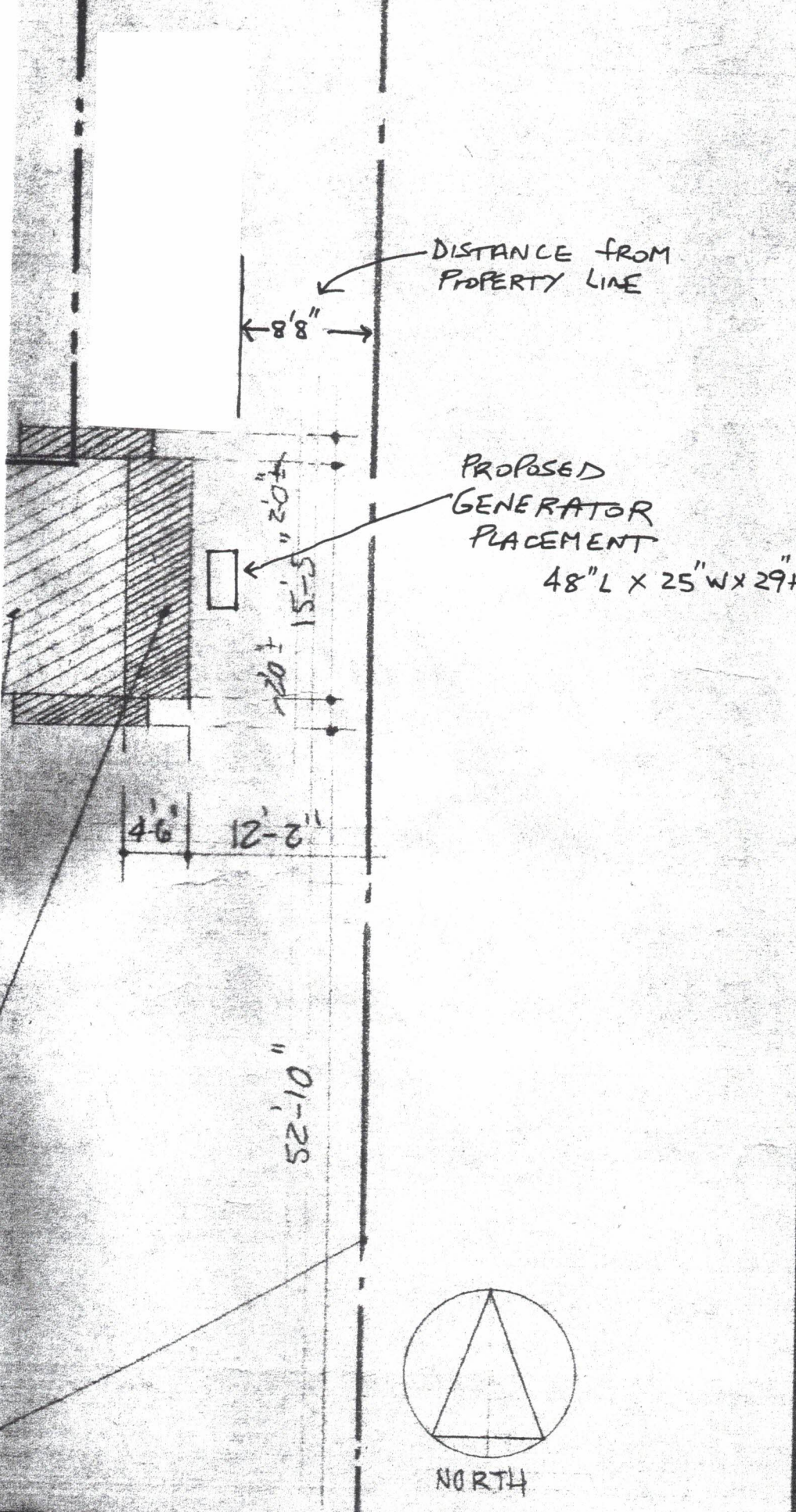
_____	_____
_____	_____
_____	_____
_____	_____

(Signature of Applicant)

(Dated)

(Street Address)

(City/Town, State, Zip Code)



PROPOSED PORCH EXTENSION
 LOEB RESIDENCE
 60 PICKWICK DRIVE
 ROCHESTER, NEW YORK, 14618

SITE 1997

WIS, AIA architect and planner • 21 Strathallan park, rochester, new



Zoning Board of Appeals Referral Form Information

Property Address:

132 East Street PITTSFORD, NY 14534

Property Owner:

Andrew and Jantyda Scherdin
71 Mill Rd
Pittsford, NY 14534

Applicant or Agent:

Dan Pope
59 Summit St
Fairport, NY 14450

Present Zoning of Property: AG Agricultural
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:	47	Front Setback:	23.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-11.2 (A)

Description: Applicant is requesting relief from Town Code §185-11.2 (A) to allow construction of a 2nd floor addition forward of the building line.

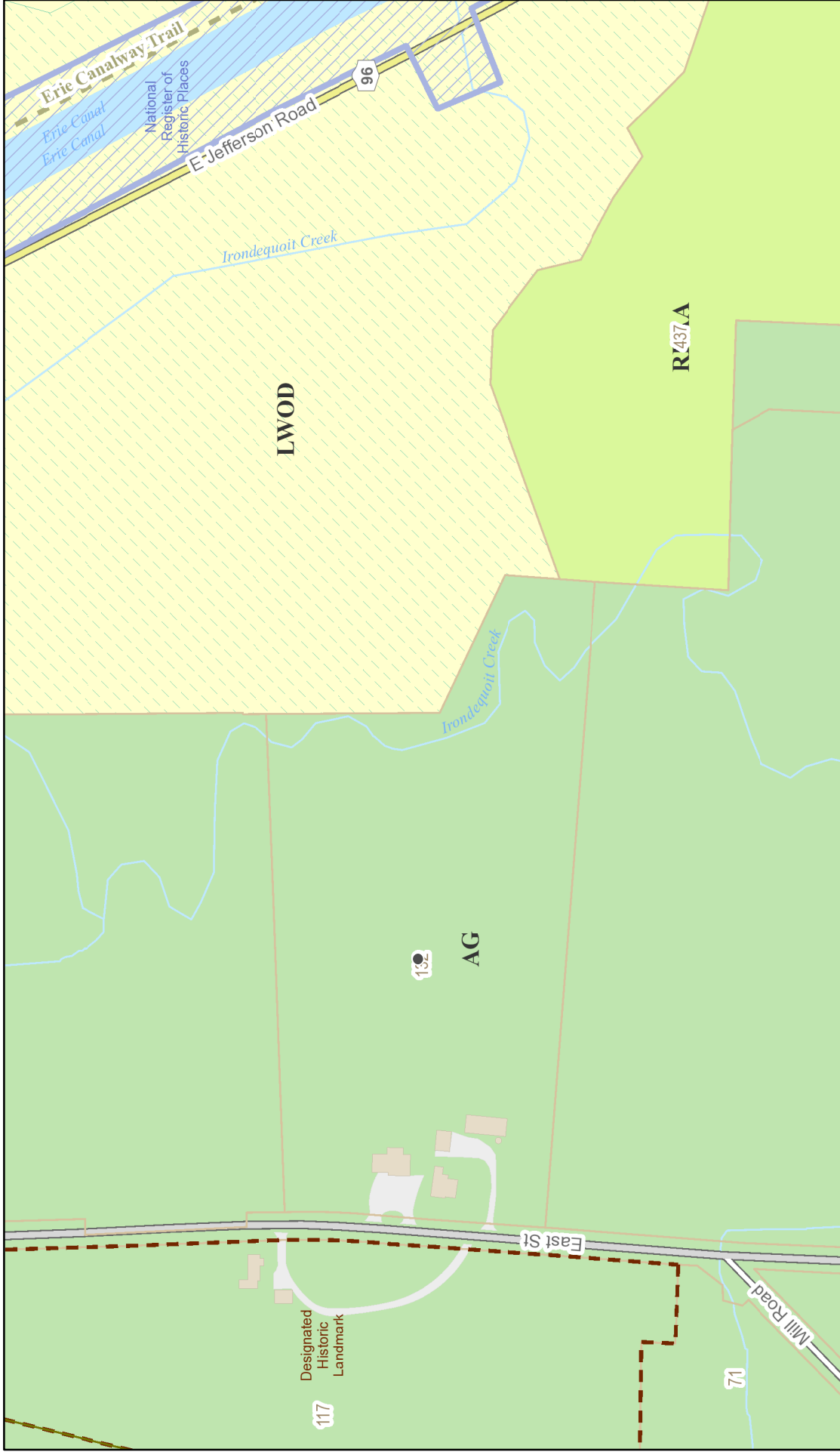
October 09, 2020



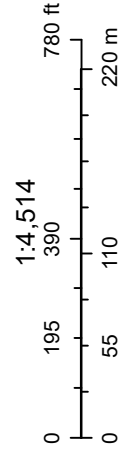
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

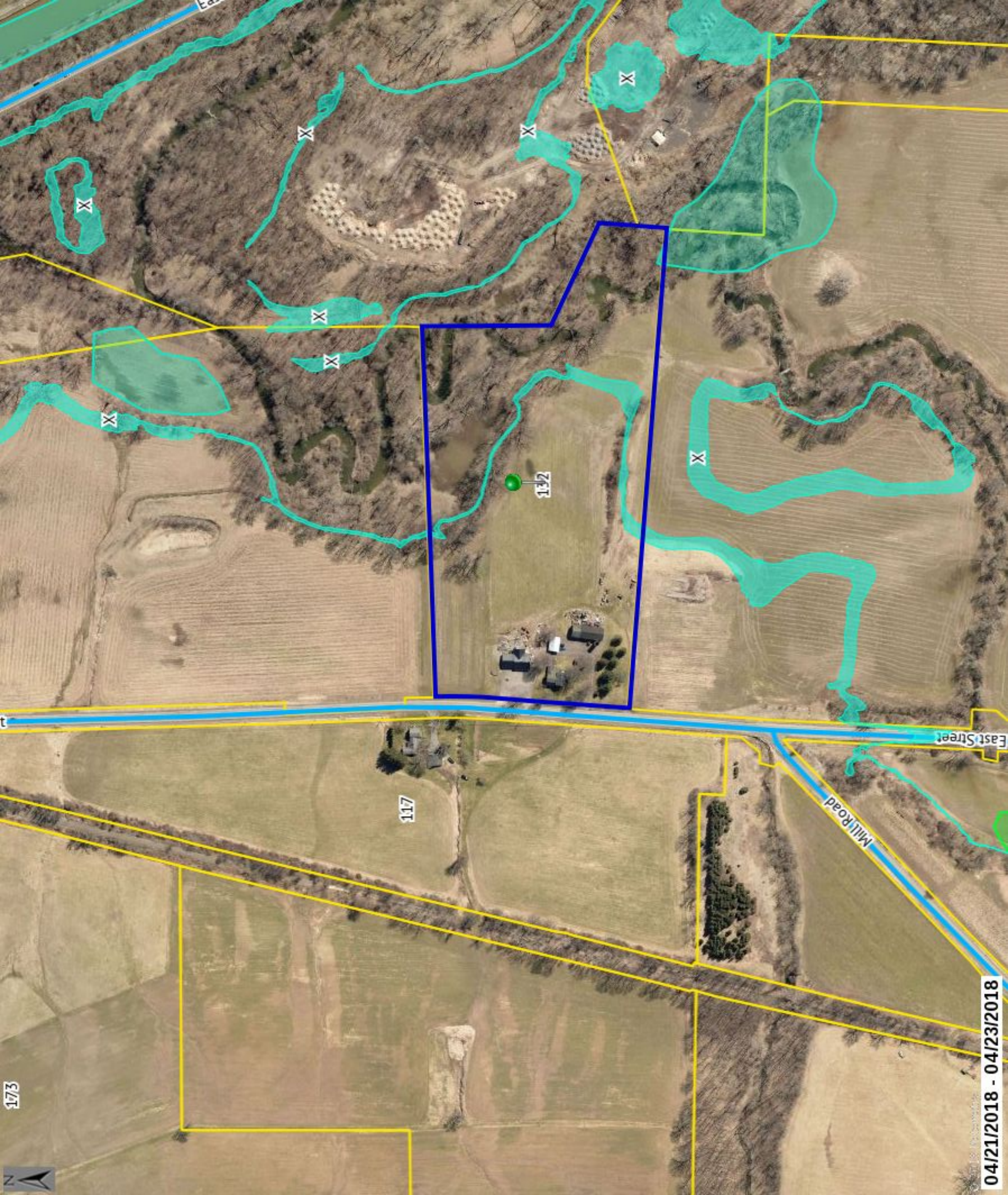


Printed October 7, 2020



Town of Pittsford GIS

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04/21/2018 - 04/23/2018

East Street

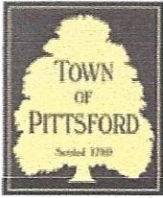
Mill Road

112

117

173





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: October 19, 2020

Applicant: Andrew & Jantyda Scherdin

Address: 31 Landing Street, Rochester, NY 14623

Phone: (585) 205-8213 E-Mail: andrew@flowercitytree.com

Agent: Daniel Pope Architect
(if different than Applicant)

Address: 59 Summit St. Fairport, NY 14450

Phone: (585) 223-6495 E-Mail: dpope15250@gmail.com

Property Owner: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

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

Property Location: 132 East Street, Pittsford, NY Current Zoning: _____

Tax Map Number: 178.020-01-003.001

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Renovations to the existing farmhouse that will include: residing, roofing, window and door replacement, all new mechanical equipment, electrical and plumbing fixtures, Insulation and interior finishes. There are no additions planned that will increase home foot print or square footage. We intend to remove and replace the existing framed roof structure over the old kitchen area and north side second floor area as the structure is failing and needs to meet building codes for energy and structural design. (see submitted plans)

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)

09.08.2020
(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 said property is a existing farmhouse that will been totally renovated inside and out with new materials that will only enhance the nearby neighborhood and properties. The existing farmhouse is currently uninhabitable and a visual hazard to the area as it sits now!

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 home is non conforming with the required 70 foot front setback.

Actual 47'+/- To make the existing home habitable we need to raise the existing north side second floor roof area to meet current building codes. There is no other means to achieve this.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed renovations to the existing farmhouse will not have any substantial effect when granting this variance as only changes in materials and no additions to increase the floor areas will be completed.

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:

We are enhancing the architectural character of this old farmhouse that will only be a positive effect on the township and area.

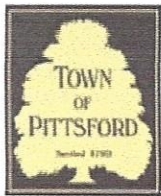
- **NOTE: *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;***

5. Is the alleged difficulty self-created?

No

Print Form

Reset Form



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

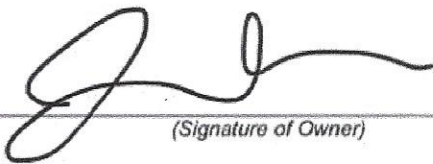
Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, Andrew and Jantyda Scherdin, the owner of the property located at:
132 East Street Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 178.020-01-003.001 do hereby authorize
Daniel Pope Architect to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
AREA VARIANCE AS PROJECT ARCHITECT!



(Signature of Owner)
09.08.2020

(Date)

Print Form

Reset Form

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Scherdin Residence

(Project Name)

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

- Town Board
- Zoning Board of Appeals
- Planning Board
- Architectural Review Board

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

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

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

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

Name(s)

Address(es)



(Signature of Applicant)

September 8, 2020

(Dated)

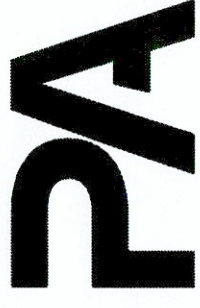
59 Summit Street

(Street Address)

Fairport, NY 14450

(City/Town, State, Zip Code)





Passero Associates
Rochester, NY - Fermandina Beach, FL
www.passero.com

No.	Date	By	Description

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ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Passero Associates
242 WEST MAIN STREET
ROCHESTER, NY 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Daniel Severage
Project Manager: Robert A. Vento, P.L.S.
Drafted by: A.J.S.

**MCCONVILLE, CONSIDINE,
COOMAN & MORIN**
25 EAST MAIN STREET
ROCHESTER, NY, 14616

**INSTRUMENT SURVEY
#132 EAST STREET**

TAX ACCT. 178.020-01-003.001

TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

Project No. **20202769.0223**

Drawing No. **IS-1** Sheet No. **1 of 1**

Scale: **1"=80'**

Date **04.07.2020**

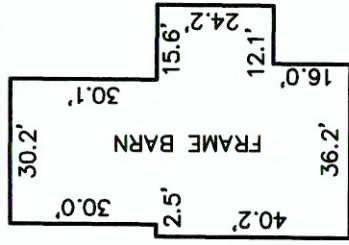


T/A 164.04-01-012
N/F POWER FARMS LLC

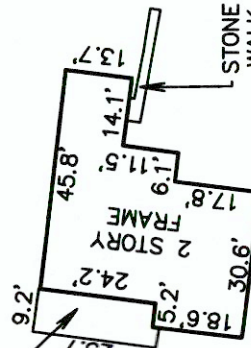
N88°23'32"E 935.19' (TO R.O.W.)

RE-BAR FOUND AT TOP OF BANK S-1.1'

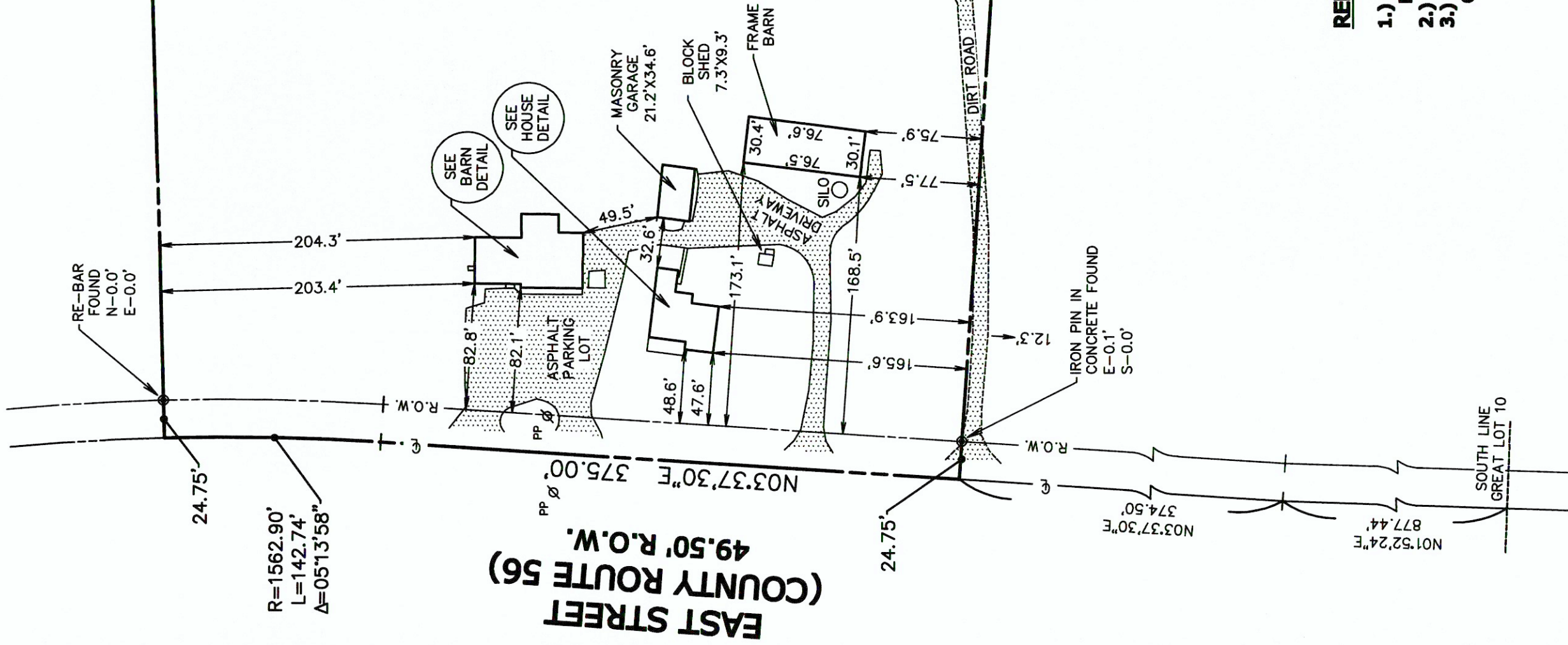
BARN DETAIL (40 SCALE)



HOUSE DETAIL (40 SCALE)



T/A 178.020-01-003.001
N/F JAMES R. LEHMAN
132 EAST STREET



CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON MARCH 23, 2020 USING PORTIONS OF THE REFERENCE MATERIAL LISTED HEREON AND FROM NOTES OF A INSTRUMENT SURVEY COMPLETED ON MARCH 10, 2020. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. THIS CERTIFICATION IS MADE TO:

1. ANDREW M. SCHERDIN AND JANYDA SCHERDIN
2. THE BANK OF CASTILE, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
3. UNDERBERG & KESSLER, LLP
4. CHICAGO TITLE INSURANCE CO.
5. CHRISTOPHER T. WILCOX, ESQ.

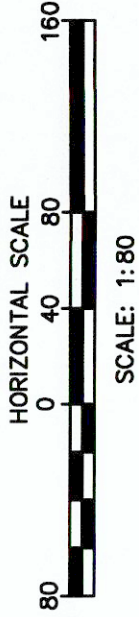
REFERENCE:

- 1.) ABSTRACT BY CROSSROADS ABSTRACT, SEARCH NO. 447251, DATED MARCH 23, 2020.
- 2.) LIBER 10214 OF DEEDS, PAGE 632
- 3.) PROPERTY SUBJECT TO A DRAINAGE EASEMENT TO MONROE COUNTY AT LIBER 1992, PAGE 415



Robert A. Vento

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



SCALE: 1:80









132



Renovation & Alterations to the:

Scherdin Residence 132 East Street Pittsford, New York 14534



Architect:

Daniel Pope Architect, PLLC

59 Summit Street
Fairport, New York 14450
585.223.6495
dpope15250@gmail.com

Building Department:

Town of Pittsford

11 South Main Street
Pittsford, New York 14534
Building Inspector:
Alan Reitz
585.248.6250
areitz@townofpittsford.org

Contractor:

T.B.D.

Project Number: 2005
Issue: For Permit
Date: September 9, 2020

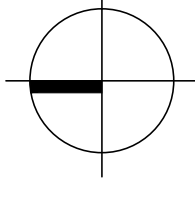
Drawing Index:

Architectural

- A0 General Notes
- A0.1 Basement Plan
- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Exterior Elevations
- A4 Exterior Elevations
- A5 Building Sections & Roof Framing Plan

Location Map:

Not to Scale



General Notes

- Construction shall conform to the 2020 Residential Building Code of New York State, including the Energy Conservation Construction Code of New York State.
- Comply with all applicable local, state, and federal codes and regulations.
- Contractor to be responsible for compliance with all applicable building / electrical / mechanical / sanitary and energy conservation codes, State or local.
- General contractor shall verify all notes and dimensions before starting construction and shall be responsible for errors and omissions.
- General contractor shall be responsible for all materials, construction methods, and craftsmanship.
- Contractor shall request location of all utilities prior to digging.
- The Contractor shall pay for and obtain all permits and approvals required by the local zoning, building departments, and all other governmental agencies having jurisdiction over the work. All applicable regulations shall be carried out by all individuals under this Contract.
- The Contractor shall finish a certificate of insurance indicating the type and amounts of coverage as required by New York State and the local municipality.
- The Contractor shall remove all rubbish and construction debris daily.
- All interior finishes, appliances, cabinets and related millwork, hardware, plumbing and lighting fixtures shall be as selected by the Owner. All millwork including but not limited to: kitchen, laundry, bathrooms, dining room, and / or pantries shall be designed by others.
- Shelve & rod system for closets shall be provided by owner.
- Contractor to be responsible for providing all blocking, in walls for items: shelving, railings, and millwork. Coordinate locations of all such items with Owner prior to installation.
- Wood in contact with masonry, concrete, or earth or within 1'-0" of grade & exposed shall be pressure treated.
- Double joists at floor openings, and HVAC systems shall be by others.
- Design of Electrical, Plumbing, and HVAC systems shall be by others.
- All exterior walls to be furred out to 5 1/2" for new R20 insulation.
- All interior walls to be 2x4 studs 16" o/c. unless otherwise noted
- All wall and floor systems are to be fire-stopped per applicable code.
- Provide physical or inspection access to all concealed spaces (ie: attic spaces) at a convenient location or as directed by the General Contractor or Owner contract.
- Provide suitable chase in wall and floor systems to accommodate plumbing and heating installations. Verify any special requirements with General Contractor.
- Contractor shall pay strict adherence to Micro-Lam manufacturer's written instructions for cutting, drilling, notching, joining and general installation of their products.
- New windows shall be manufactured by Anderson Window Company 400 SERIES with high performance low E double-glazing. Provide insect screens, lock and keeper hardware, style/color selected by owner. Install jamb extensions and wood stools. Muntin grille styles to be reviewed and selected by owner.
- All interior running trim, doors, millwork, and finishes shall match existing conditions and/or be selected by owner.
- All plumbing work shall conform to NY's Building Code. Coordinate work with other trades to avoid unnecessary changes. Include all items necessary for a complete installation. Owner to select fixtures and devices.
- Heating and Ventilation work: Fabricate and install in accordance with SMACNA and ASHRAE recommendations. Construct ductwork to meet NFPA 90A, air conditioning and ventilating systems to NFPA 90B standards. Installation of Warm Air Heating and Air Conditioning Systems. Include all items and accessories necessary for a complete installation. Balance system branches upon completion.
- All Electrical work for project shall conform to NY's Building Code and with NFPA 70 "National Electrical Code (NEC) and NYEFCU. Certificate of inspection by local NYEFCU is required. Provide electrical system components necessary to make a complete system to serve all existing and new devices, and fixtures. Coordinate locations of lighting, switching, and outlets with Owner. Owner to select all devices and fixtures.

27. Structural Design Loads as follows:

Floor Loads:
 Living Areas = 40 lbs./ft.²
 Sleeping Areas = 30 lbs./ft.²
 10 lbs./ft.² Dead Loads

Roof Loads:
 40 lbs./ft.² Ground Snow

Wind Loads (3 Sec. Gust):
 115 mph

Allow Reflection:
 Floors L/360
 Ceilings L/240
 Rafters w/ Slopes Greater than 3:12 = L/180



Daniel Pope Architect
& Associates LLC

59 Summit Street
 Fairport, New York 14450
 Phone 585.223.6495

A0

SCHERDIN RESIDENCE
 132 EAST STREET
 PITTSFORD, NEW YORK 14534
 GENERAL NOTES

2005
 JOB # DRAWN BY
 9.2.2020 D. FOPE
 DATE CHECKED BY
 AS NOTED
 SCALE REVISIONS

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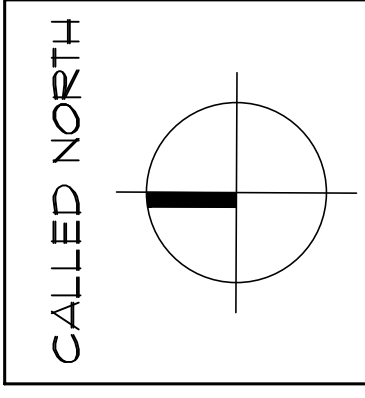
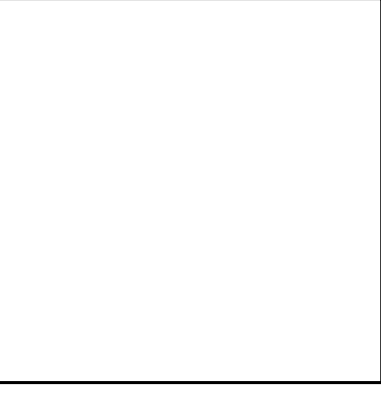
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
 (2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE)

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c, d}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB ^e R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13+5 ^f	8/13	19	10/13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13+5 ^f	13/17	30 ^g	15/19	10, 2 ft	15/19
6 Option 1	0.30	0.55	NR	49	20+5 ^h or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
6 Option 2	0.28	0.55	NR	60	23 cavity	19/21	30 ^g	15/19	10, 4 ft	15/19

NR = Not Required.

For SI: 1 foot = 304.8 mm.

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. Alternatively, "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation. R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- Reserved.
- Reserved.
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.



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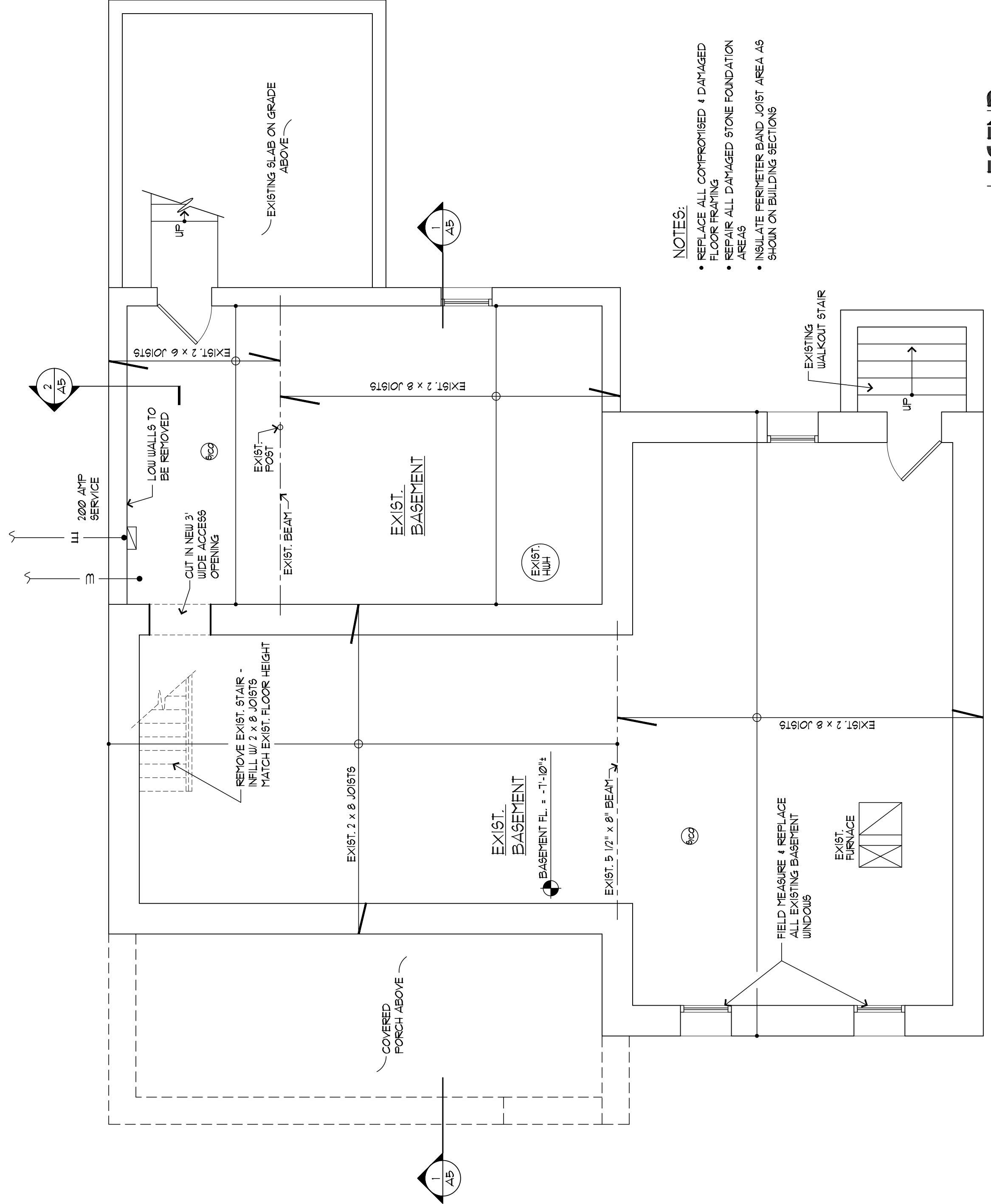
2005 NITRONINA
 JOB #
 DRAWN BY D. FOPE
 DATE 9.2.2020
 CHECKED BY
 AS NOTED
 SCALE REVISIONS

SCHERDIN RESIDENCE
 132 EAST STREET
 PITTSFORD, NEW YORK 14534
 BASEMENT PLAN



59 Summit Street
 Fairport, New York 14450
 Phone 585.223.6495

A0.1

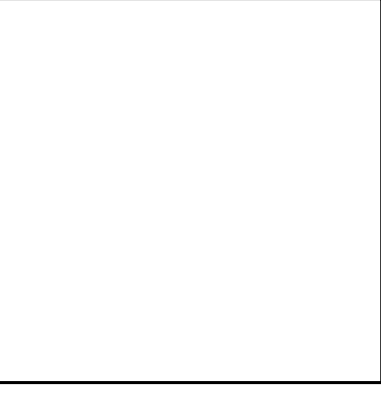


- NOTES:
- REPLACE ALL COMPROMISED & DAMAGED FLOOR FRAMING
 - REPAIR ALL DAMAGED STONE FOUNDATION AREAS
 - INSULATE PERIMETER BAND JOIST AREA AS SHOWN ON BUILDING SECTIONS

LEGEND

---	EXISTING STONE WALL
---	FOUNDATION
---	REMOVALS
⊗	NEW SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED TO ELEC. PNL.

1 BASEMENT PLAN
 1/4" = 1'-0"



CALLED NORTH

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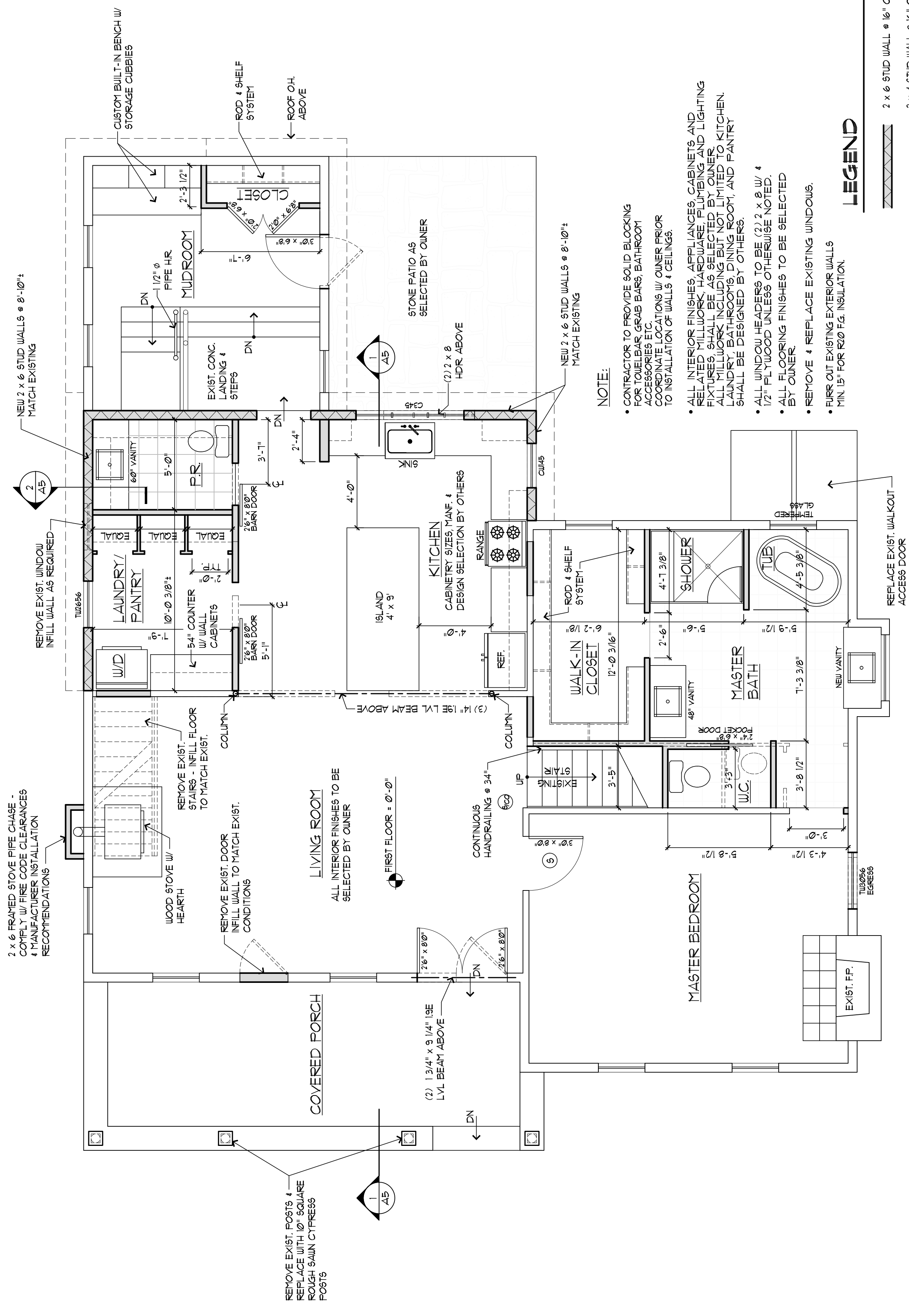
2005 D. FOPE
 JOB # DRAWN BY
 9.9.2020 D. FOPE
 DATE CHECKED BY
 AS NOTED
 SCALE

REVISIONS

SCHERDIN RESIDENCE
 132 EAST STREET
 PITTSFORD, NEW YORK 14534
FIRST FLOOR PLAN

Daniel Pope Architect & Associates LLC
 59 Summit Street
 Fairport, New York 14450
 Phone 585.223.6495

A1

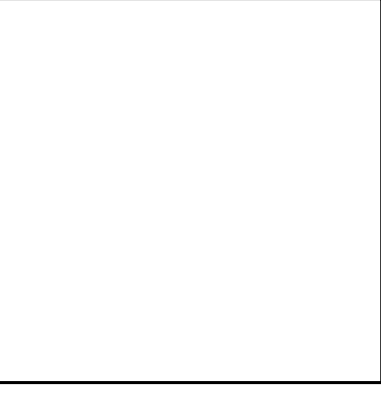


- NOTE:**
- CONTRACTOR TO PROVIDE SOLID BLOCKING FOR TOWER BAR, GRAB BARS, BATHROOM ACCESSORIES ETC. COORDINATE LOCATIONS W/ OWNER PRIOR TO INSTALLATION OF WALLS & CEILINGS.
 - ALL INTERIOR FINISHES, APPLIANCES, CABINETS AND RELATED MILLWORK, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE AS SELECTED BY OWNER. ALL MILLWORK INCLUDING BUT NOT LIMITED TO KITCHEN, LAUNDRY, BATHROOMS, DINING ROOM, AND PANTRY SHALL BE DESIGNED BY OTHERS.
 - ALL WINDOW HEADERS TO BE (2) 2 x 8 W/ 4 1/2" PLYWOOD UNLESS OTHERWISE NOTED.
 - ALL FLOORING FINISHES TO BE SELECTED BY OWNER.
 - REMOVE & REPLACE EXISTING WINDOWS.
 - FURR OUT EXISTING EXTERIOR WALLS MIN 1.5" FOR R20 F.G. INSULATION.

LEGEND

- 2 x 6 STUD WALL @ 16" O.C.
- 2 x 4 STUD WALL @ 16" O.C. W/ 1/2" G.F. BD.
- EXISTING DOORS & WALLS TO REMAIN
- EXISTING DOORS & WALLS TO BE REMOVED
- NEW SMOKE DETECTOR HARD WIRED TO ELEC. PNL.
- NEW SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED TO ELEC. PNL.

1 FIRST FLOOR PLAN
 1/4" = 1'-0"

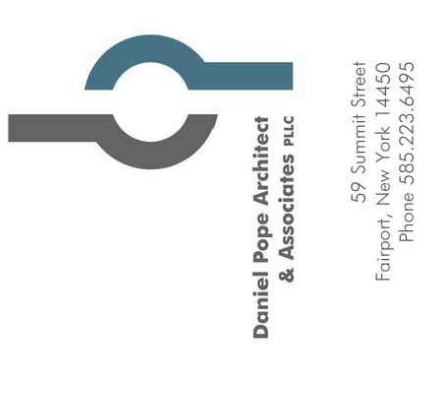


2005 D. FOPE
JOB # DRAWN BY
9.2.2020 D. FOPE
DATE CHECKED BY
AS NOTED
SCALE

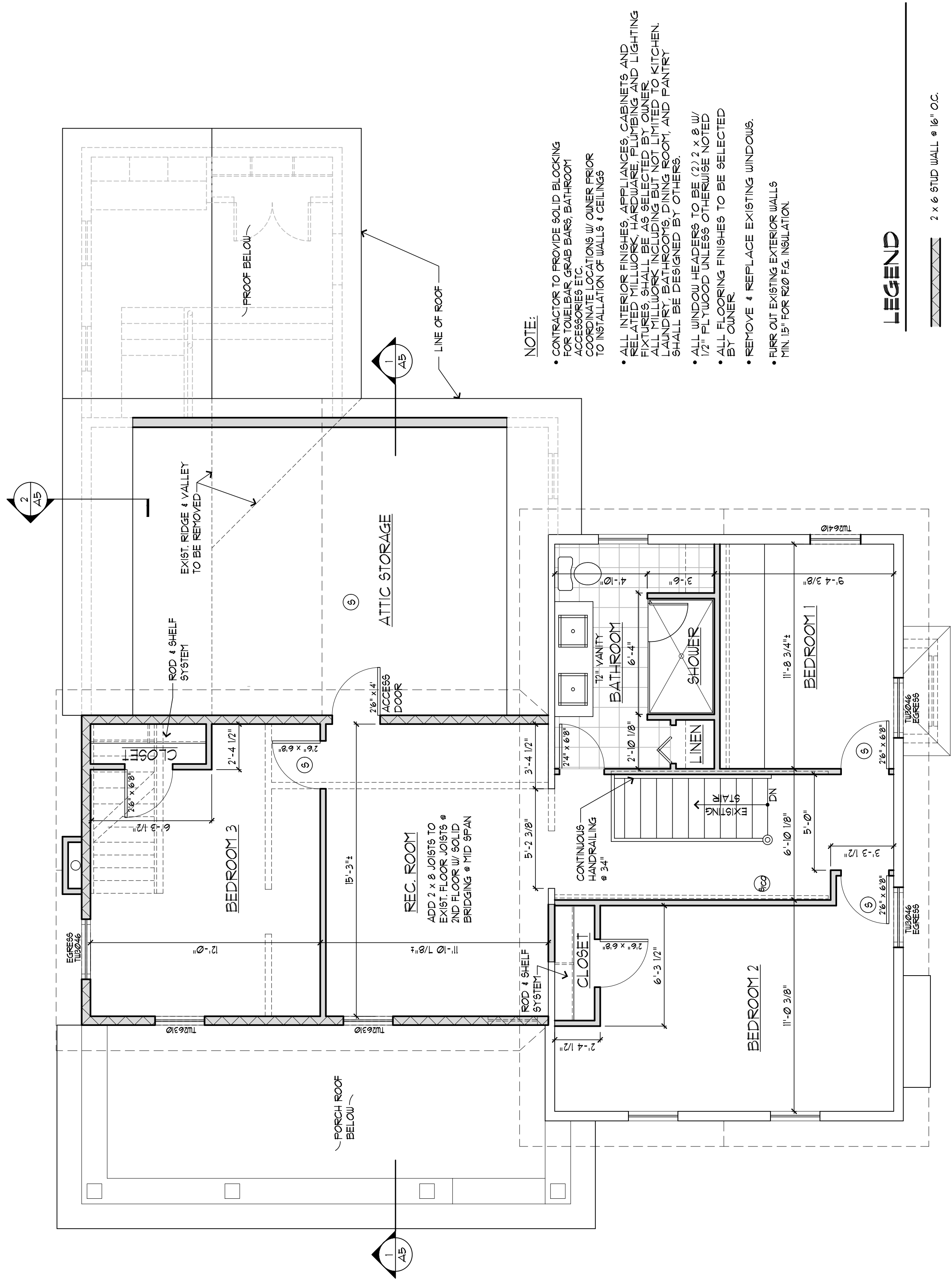
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SCHERDIN RESIDENCE 132 EAST STREET PITTSFORD, NEW YORK 14534 SECOND FLOOR PLAN



A2

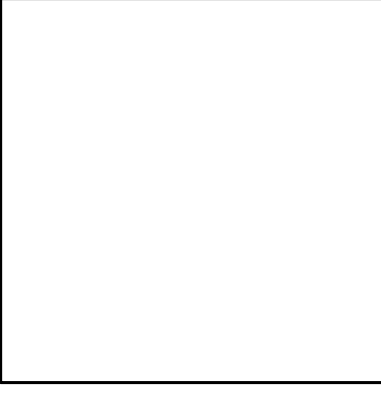


- NOTE:**
- CONTRACTOR TO PROVIDE SOLID BLOCKING FOR TOILET BAR, GRAB BARS, BATHROOM ACCESSORIES ETC. COORDINATE LOCATIONS W/ OWNER PRIOR TO INSTALLATION OF WALLS & CEILINGS
 - ALL INTERIOR FINISHES, APPLIANCES, CABINETS AND RELATED MILLWORK, HARDWARE, PLUMBING AND LIGHTING FIXTURES, SHALL BE AS SELECTED BY OWNER. ALL MILLWORK INCLUDING BUT NOT LIMITED TO KITCHEN, LAUNDRY, BATHROOMS, DINING ROOM, AND PANTRY, SHALL BE DESIGNED BY OTHERS.
 - ALL WINDOW HEADERS TO BE (2) 2 x 8 W/ 1/2" PLYWOOD UNLESS OTHERWISE NOTED BY OWNER.
 - ALL FLOORING FINISHES TO BE SELECTED BY OWNER.
 - REMOVE & REPLACE EXISTING WINDOWS.
 - FURR OUT EXISTING EXTERIOR WALLS MIN. 1.5" FOR R20 F.G. INSULATION.

LEGEND

	2 x 6 STUD WALL @ 16" O.C.
	2 x 4 STUD WALL @ 16" O.C. W/ 1/2" GYP. BD.
	EXISTING DOORS & WALLS TO REMAIN
	EXISTING DOORS & WALLS TO BE REMOVED
	NEW SMOKE DETECTOR HARD WIRED TO ELEC. PNL.
	NEW SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED TO ELEC. PNL.

1 SECOND FLOOR PLAN
1/4" = 1'-0"



CALLED NORTH

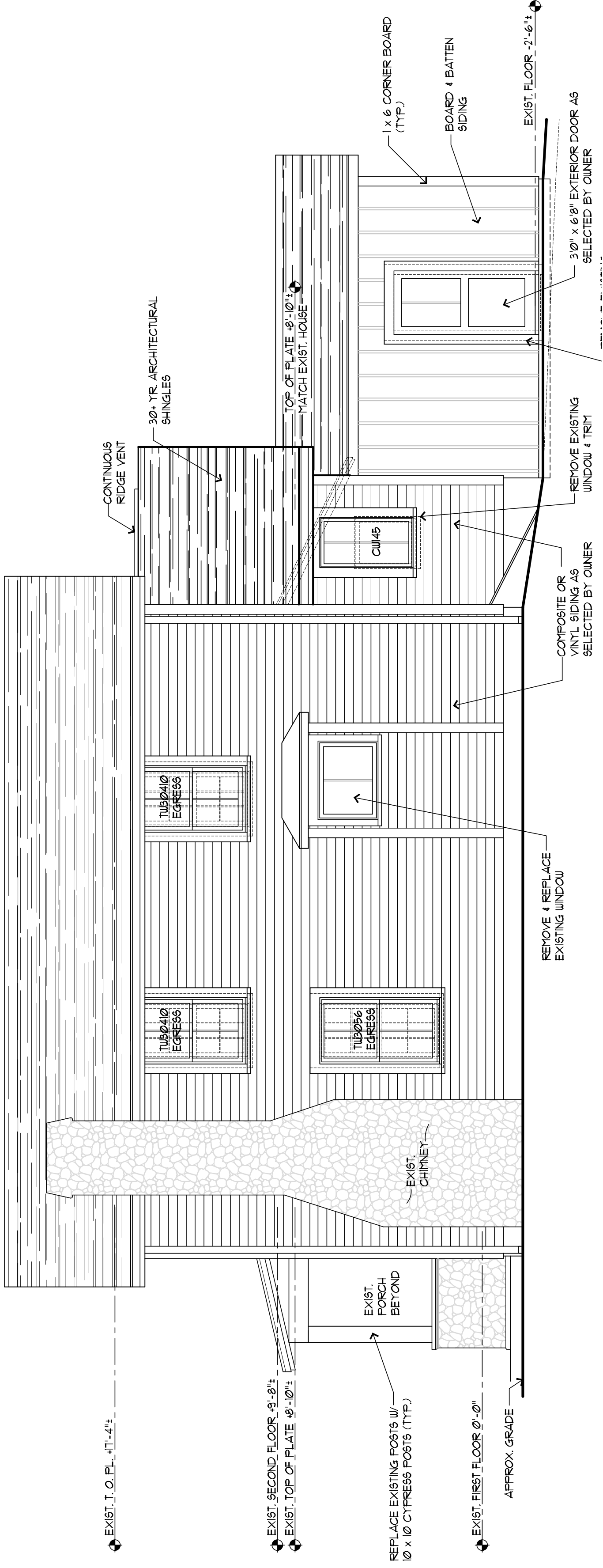
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2005 NITRONINA
JOB #
9.9.2020 D. POPE
DATE
A5 NOTED
SCALE
CHECKED BY
REVISIONS

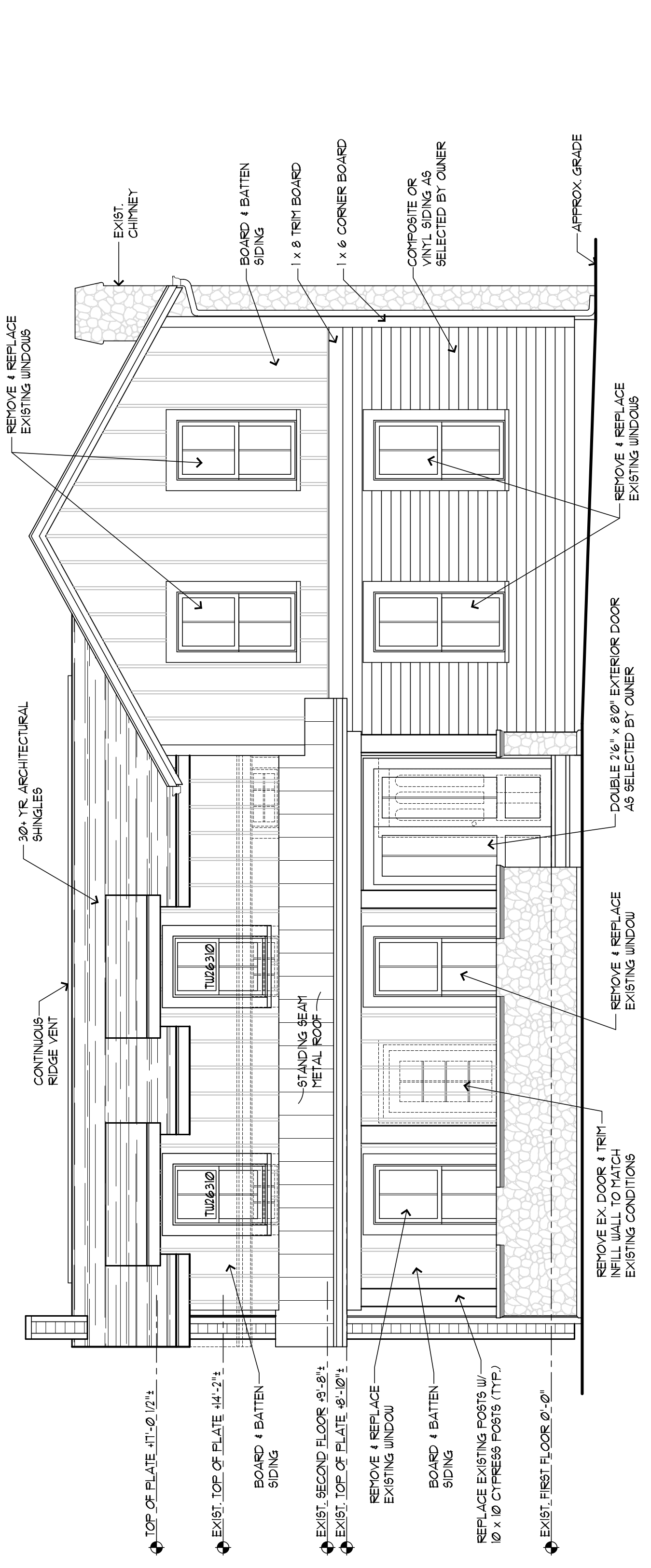
SCHERDIN RESIDENCE
132 EAST STREET
PITTSFORD, NEW YORK 14534
EXTENSION ELEVATIONS

Daniel Pope Architect
& Associates LLC
59 Summit Street
Fairport, New York 14450
Phone 585.223.6495

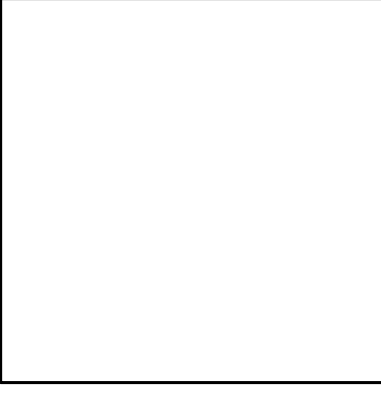
A3



2 SOUTH ELEVATION
1/4"=1'-0"



1 WEST ELEVATION
1/4"=1'-0"



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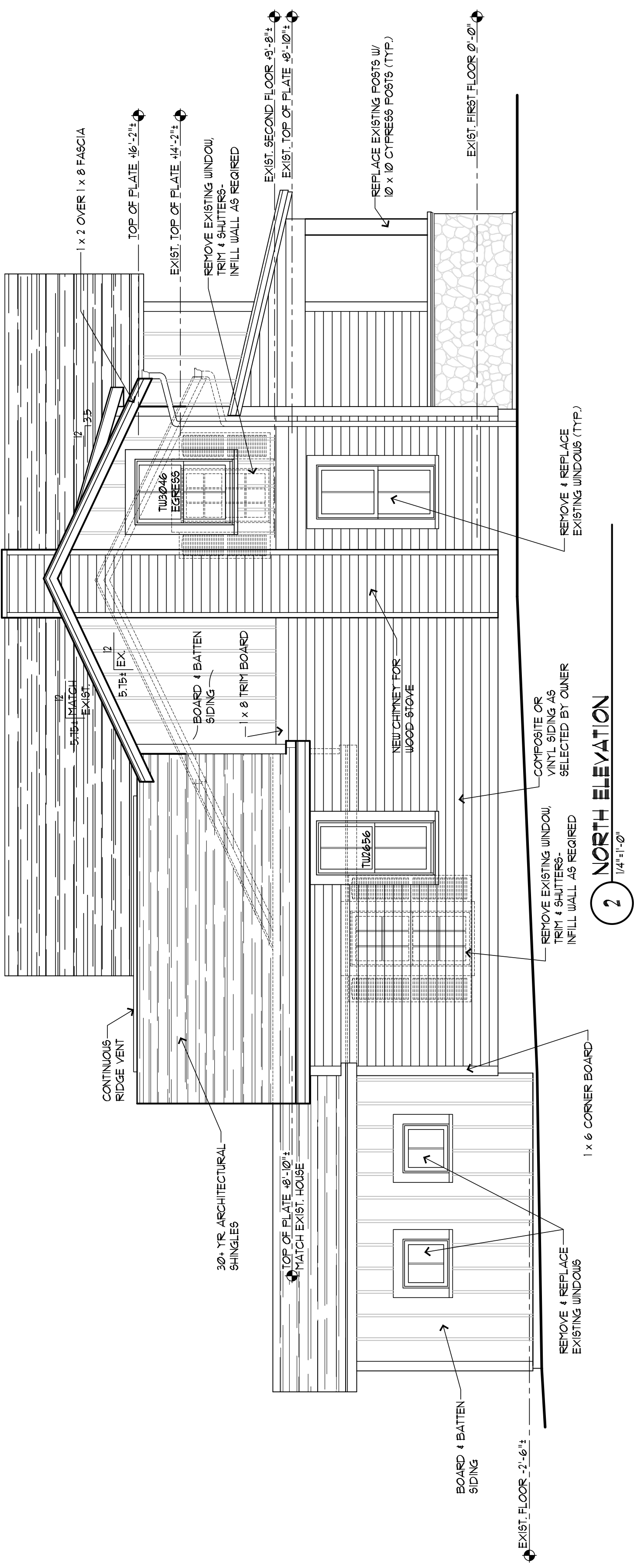
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2005 NITRONINA
JOB #
DRAWN BY D. POPE
DATE 9.9.2020
CHECKED BY
AS NOTED
SCALE REVISIONS

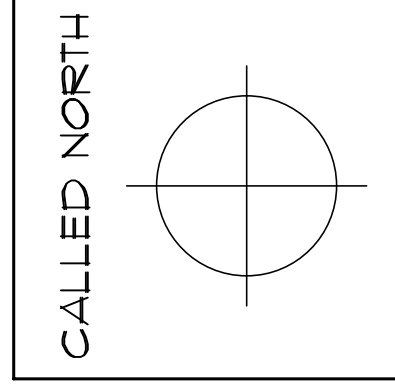
SCHERDIN RESIDENCE
132 EAST STREET
PITTSFORD, NEW YORK 14534
EXTENSION ELEVATIONS

Denise Pope Architect
& Associates PC
59 Summit Street
Fairport, New York 14450
Phone 585.223.6495

A4



2005 NITRONINA
 JOB # 9.9.2020 DRAWN BY D. POPE
 DATE 9.9.2020 CHECKED BY
 SCALE A5 NOTED
 REVISIONS

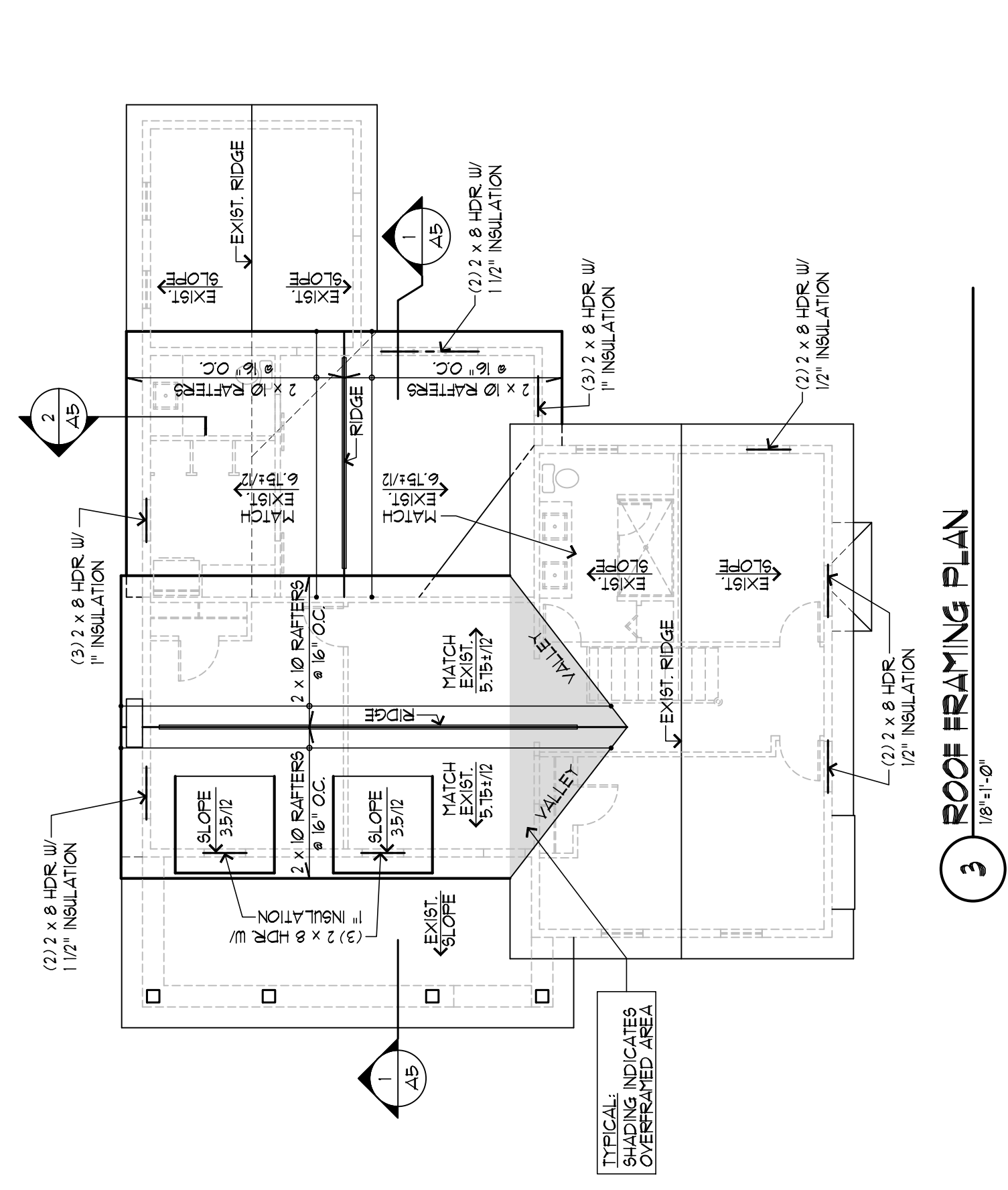


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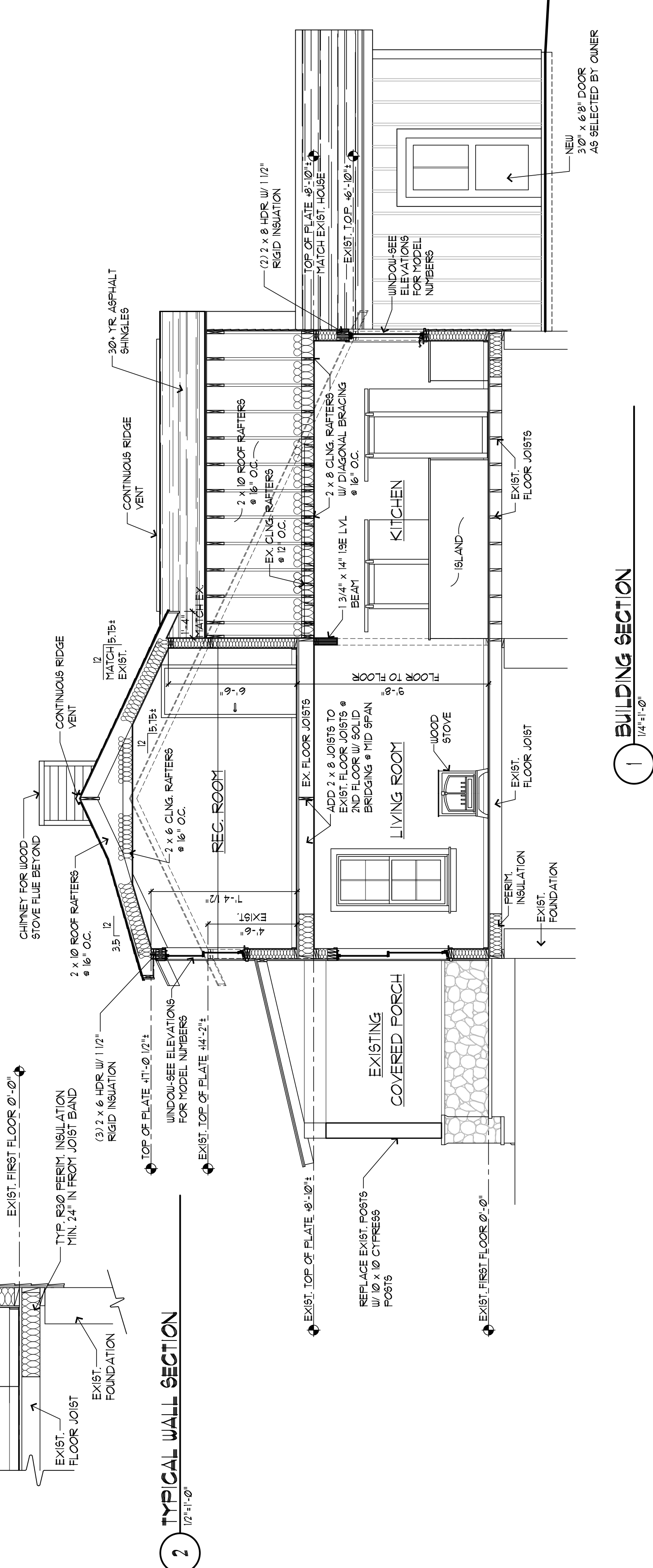
SCHERDIN RESIDENCE
 132 EAST STREET
 PITTSFORD, NEW YORK 14534
 BUILDING SECTIONS 4
 ROOF FRAMING PLAN

Daniel Pope Architect & Associates Inc.
 59 Summit Street
 Fairport, New York 14450
 Phone 585.223.6495

A5



3 ROOF FRAMING PLAN
 1/8"=1'-0"



2 TYPICAL WALL SECTION
 1/2"=1'-0"

1 BUILDING SECTION
 1/4"=1'-0"

TYPICAL @ ALL NEW ROOF WORK:
 ICE & WATER SHIELD 6" FROM ALL EAVES AND 6" WIDE EACH SIDE OF ALL VALLEYS IN LIEU OF 15# ROOFING FELT.

30-YEAR ASPHALT SHINGLES AS SELECTED BY OWNER
 OVER 15 LB. ROOFING FELT
 1/2" CDX PLYWOOD SHEATHING OR ADVANTEX
 SHEATHING OVER 2 x 10 RAFTERS @ 16" O.C.
 INSTALL GALV. HURRICANE TIES
 AT EACH RAFTER BAY

R49 UNFACED FIBERGLASS
 BATT INSUL. w/ INSULATION BAFFLES @
 EACH RAFTER BAY. TO MAINTAIN
 MIN. 1 1/2" AIR SPACE. INSTALL 6 MIL
 POLY VAPOR BARRIER

POWDER ROOM

NOTE:
 ALL INTERIOR TRIM, BASE AND
 FINISHES AS SELECTED BY OWNER

COMPOSITE OR
 VINYL SIDING/BOARD & BATTEN
 AS SELECTED BY OWNER
 TYVEK DRAFTSTOP
 1/2" CDX PLYWOOD OR OSB
 2 x 6 STUDS @ 16" O.C.
 R21 BATT INSULATION-UNFACED
 6 MIL POLY VAPOR BARRIER
 1/2" GYP. BOARD (PAINTED)

EXIST. FIRST FLOOR 0'-0"

EXIST. FLOOR JOIST

EXIST. FOUNDATION

2 TYPICAL WALL SECTION
 1/2"=1'-0"

REPLACE EXIST. POSTS
 w/ 10 x 10 CYPRESS
 POSTS

EXIST. FIRST FLOOR 0'-0"

1 BUILDING SECTION
 1/4"=1'-0"

Zoning Board of Appeals Referral Form Information

Property Address:

1009 Roosevelt Road EAST ROCHESTER, NY 14445

Property Owner:

Shayna Freeman
402 West Commercial St
East Rochester, NY 14445

Applicant or Agent:

Cornell Construction

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:	20	Rear Setback:	12	Rear Setback:	8.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section(s): 185-113 (B)(6)

Description: Applicant is requesting relief from Town Code §185- 113 (B) (6) for the construction of a deck encroaching into the rear setback of the property.

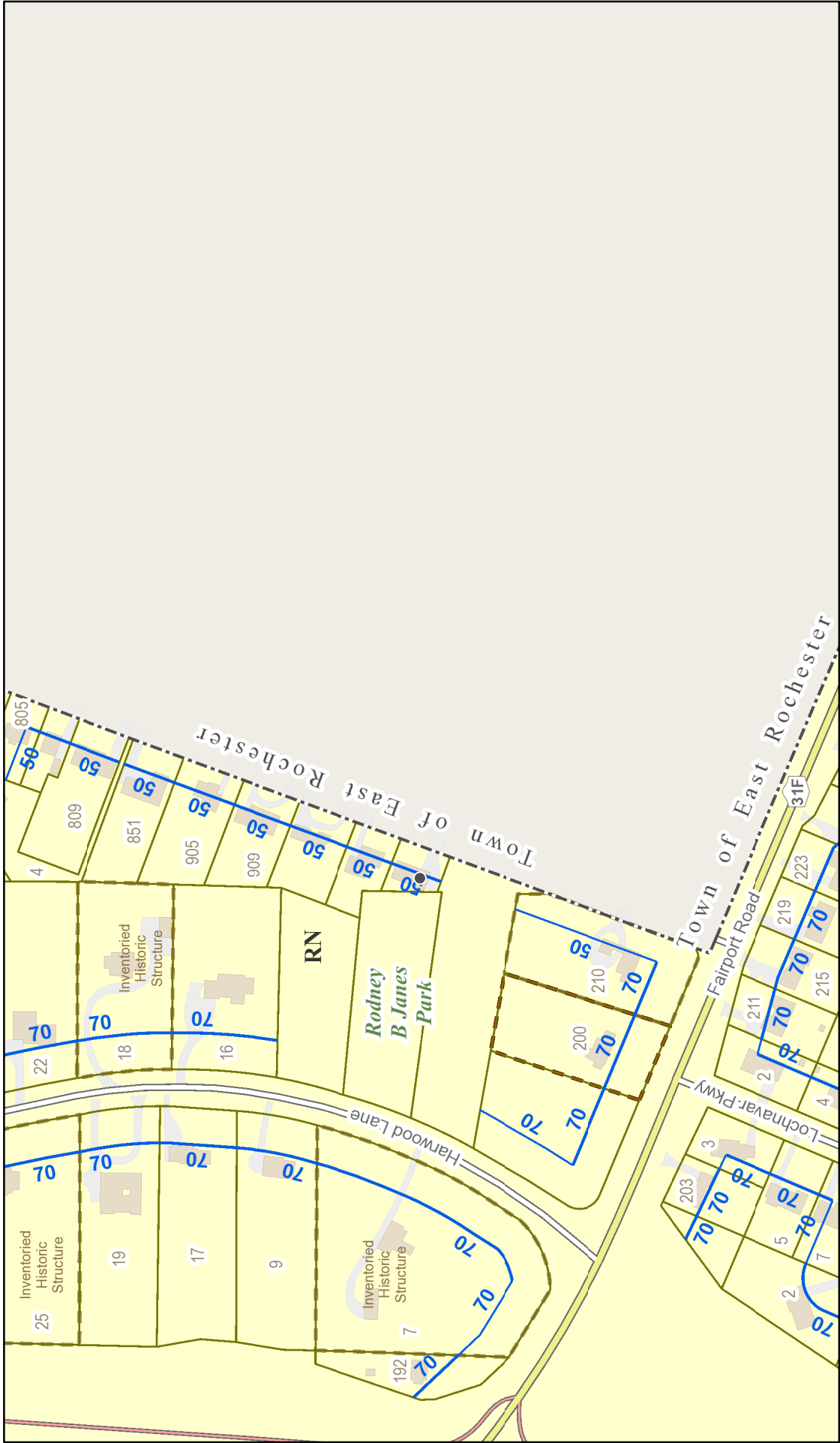
October 09, 2020



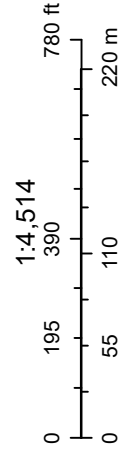
Date

Mark Lenzi - Building Inspector CEO

RN Residential Neighborhood Zoning

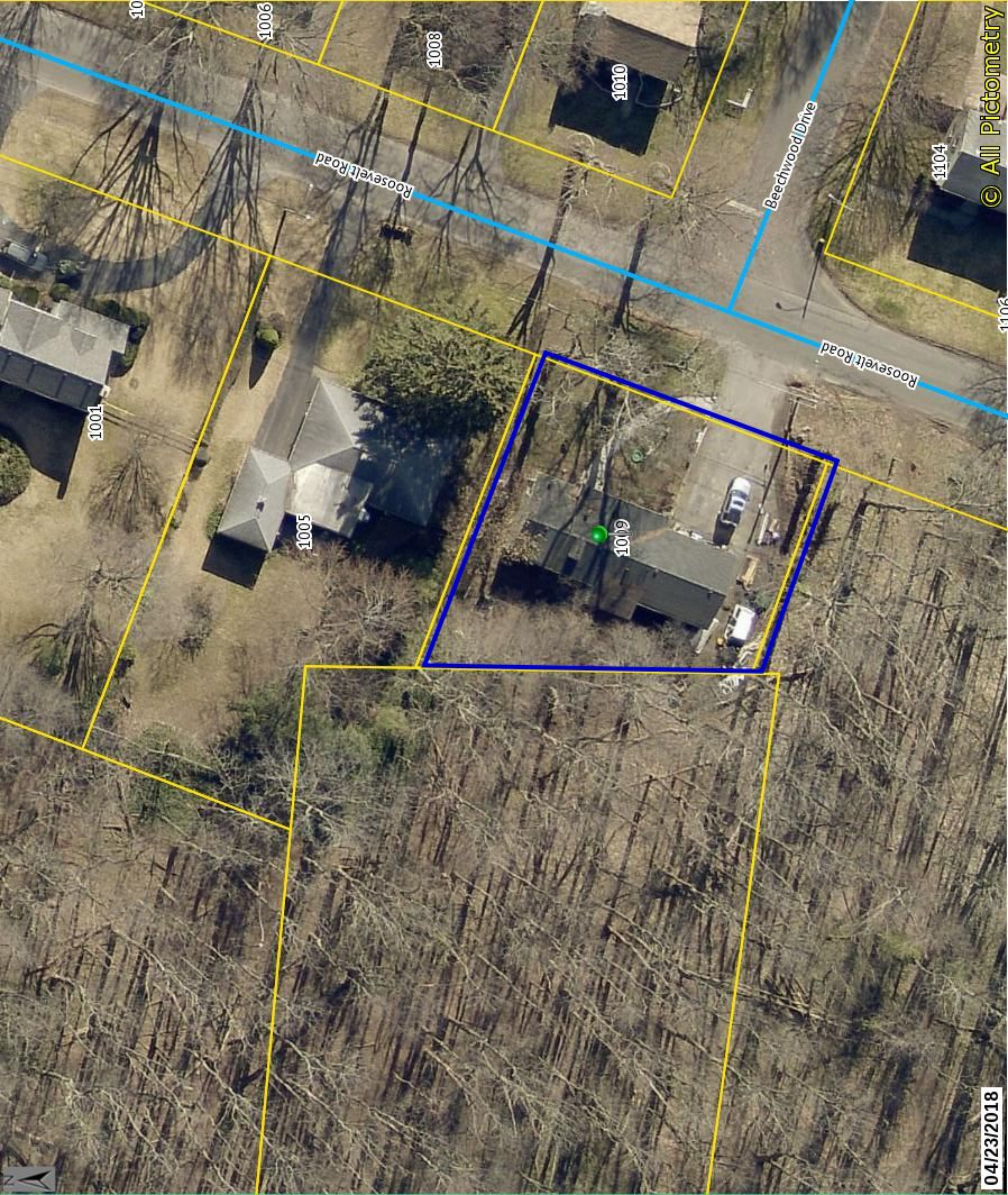


Printed October 7, 2020



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.



10

1006

1008

1010

1104

1106

Roosevelt Road

Beechwood Drive

Roosevelt Road

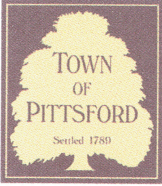
1001

1005

1019

04/23/2018

© All Pictometry



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 9/15/2020 Hearing Date: _____

Applicant: Cornell Construction Design

Address: P.O. Box 18532 Rochester NY 14618

Phone: 585-831-0855 E-Mail: Steve Panek@yahoo.com

Agent: Steve Panek
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Shayna Freeman
(if different than Applicant)

Address: 1009 Roosevelt Rd, E Rochester NY 14445

Phone: 518-821-3547 E-Mail: SFreeman030@gmail.com

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

Property Location: _____ Current Zoning: Residential

Tax Map Number: 151.07-1-14

Application For: Residential Commercial Other

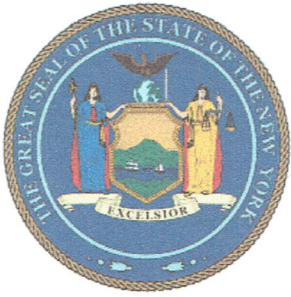
Please describe, in detail, the proposed project:

Construct a deck with railings and steps on rear of home

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.

Steve Panek
(Owner or Applicant Signature)

9/15/2020
(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

The proposed deck is small and on the rear of the house. The proposed deck is only able to be viewed by one neighbor and backs up to a park.

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 deck cannot be redesigned or shrunk down anymore or it will not be usable space.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

minimal - neighborhood impact is extremely low as it's only visible by one neighbor and backs up to a park with lots of trees and foliage blocking line of site

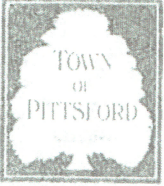
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

It will not have an adverse effect as it is very small, no vegetation has to be removed for the decks construction.

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

5. Is the alleged difficulty self-created?

Yes it is self created but is mitigated by being an extremely small back yard, backed up to a town park with lots of trees and foliage blocking line of site.



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, Shayna Freeman, the owner of the property located at:
1009 Roosevelt Rd E Rochester 14445
(Street) (Town) (Zip)

Tax Parcel # 151.07-1-14 do hereby authorize
Cornell Construction Design to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of
Constructing a Deck

Shayna Freeman
(Signature of Owner)
9/16/2020
(Date)

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Freeman Deck

(Project Name)

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

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

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

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

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

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

Name(s)

Address(es)



(Signature of Applicant)

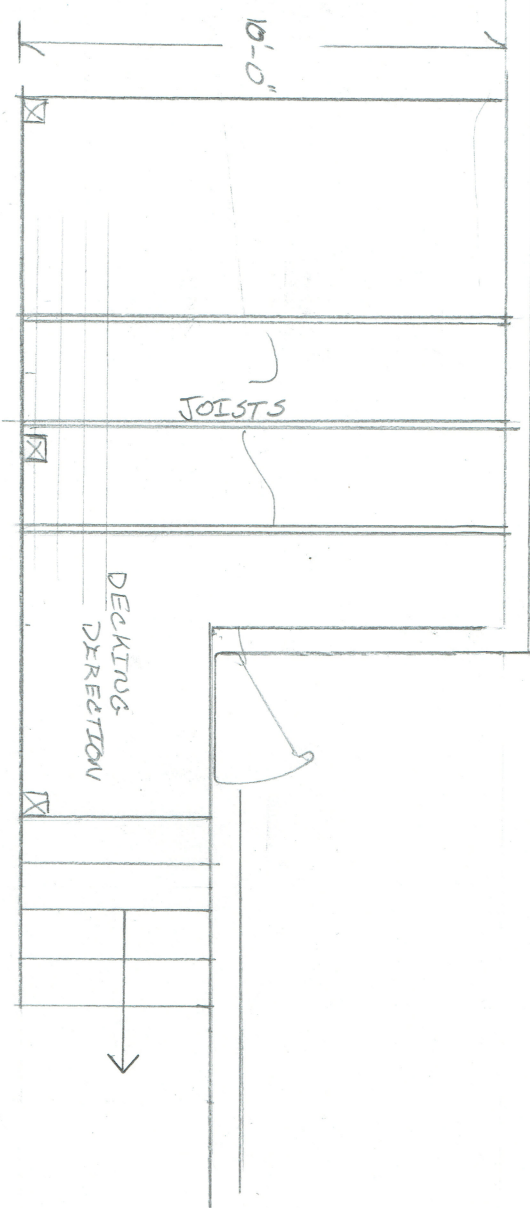
9/15/2020

(Dated)

(Street Address)

(City/Town, State, Zip Code)

11'-0"



SCALE 1/4" = 1'-0"

Cornell Construction Design

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

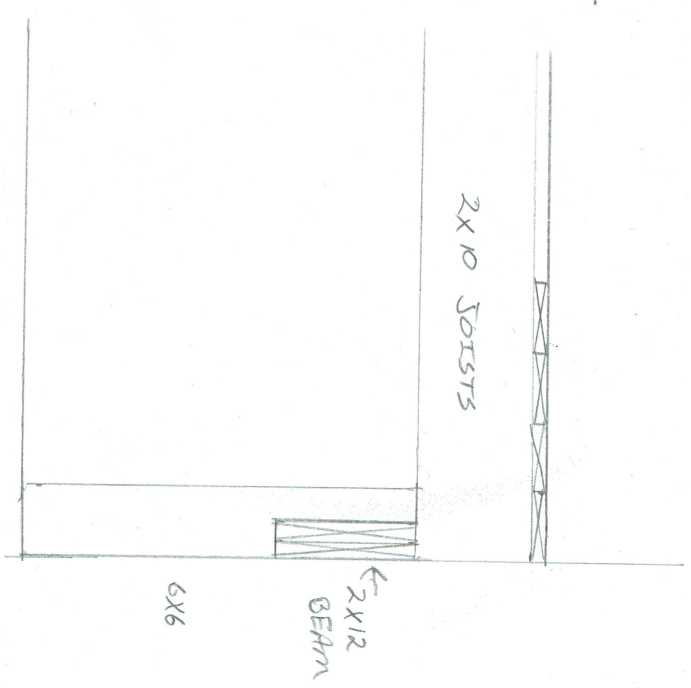
DATE: 8/28/2020

DRAWN BY: SP
REVISED:

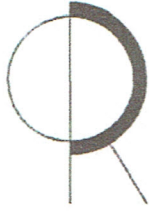
SHAYNA FREEMAN REAR DECK
1009 ROOSEVELT RD E ROCHESTER NY 14445

DRAWING NUMBER
1-A

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SCALE 3/4" = 1'-0"



O'NEILL-RODAK
 LAND SURVEYING ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 BOUNDARY CONSULTANTS
 FEMA ELEVATION CERTIFICATES
 ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET
 ROCHESTER, NY
 14614

PHONE (585) 325-7520 FAX (585) 325-1708
 e-mail surveyors@oneillrodak.com

MAP OF A SURVEY
 LOT 1
 SARGENT SUBDIVISION
 TOWN OF PITTSFORD
 MONROE COUNTY, NEW YORK

CLIENT GALLO & IACOVANGELO, LLP

SCALE
 1" = 20'

DATE
 08/14/2020

PROJECT NO.
 2020-0845

REFERENCES:

SUBDIVISION MAP BY ROLAND G. MCDONALD, L.S. DATED APRIL 15, 1949 RECORDED
 IN LIBER 2618 OF DEEDS, PAGE 29
 WEBSITE AGENCY #WTA-20-006586 DATED JUNE 10, 2020
 LIBER 10613 OF DEEDS, PAGE 366
 LIBER 34 OF MAPS, PAGE 20

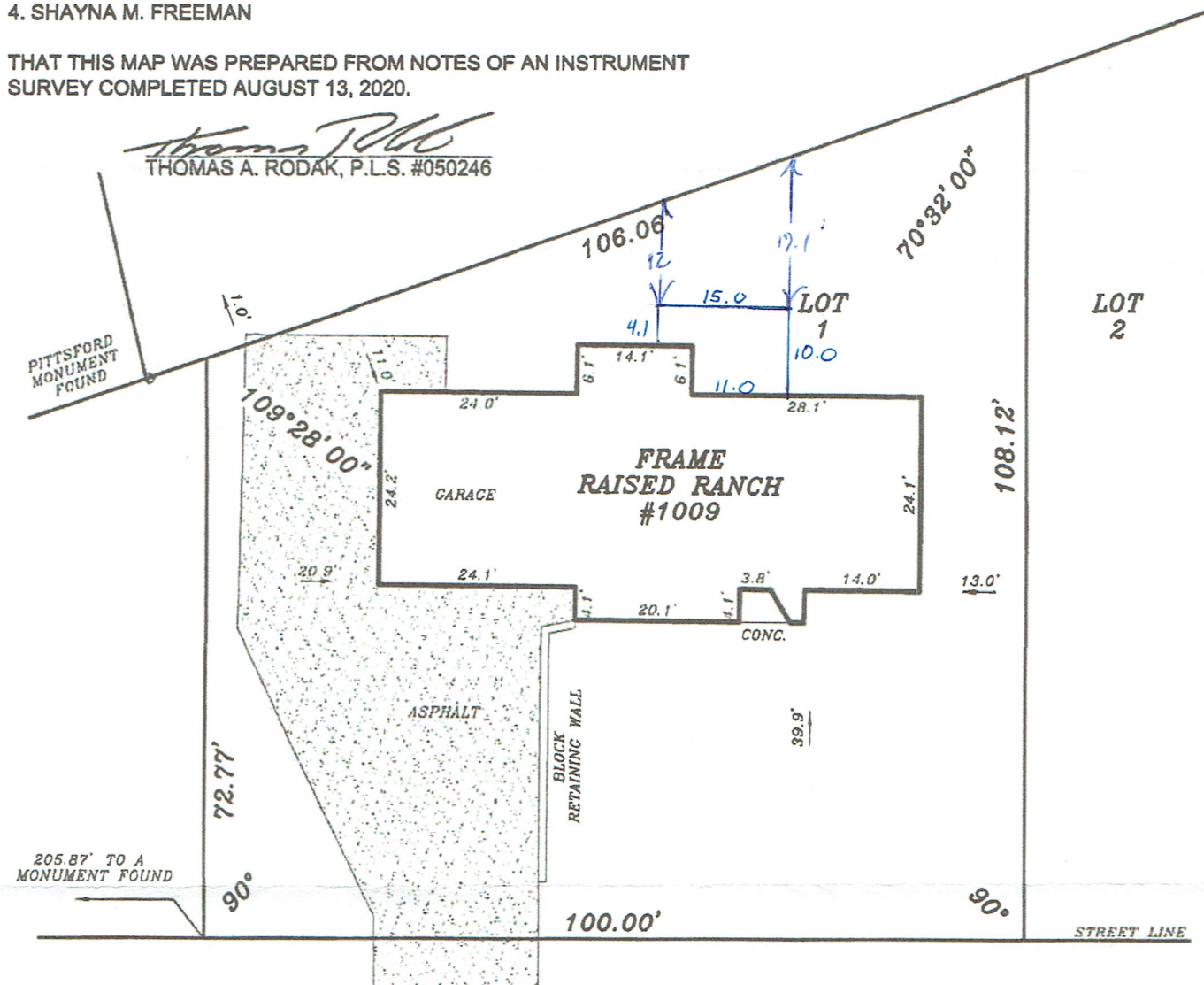
NOTES:

PARCEL TAX ID #151.07-1-14

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
 1. M & T BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST
 MAY APPEAR
 2. BLOCK, LONGO, LAMARCA & BRZEZINSKI, P.C.
 3. INDEPENDENT TITLE AGENCY, LLC
 4. SHAYNA M. FREEMAN

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT
 SURVEY COMPLETED AUGUST 13, 2020.

Thomas A. Rodak
 THOMAS A. RODAK, P.L.S. #050246



ROOSEVELT ROAD (60' WIDE)

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
 "Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company,
 governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
 Guarantees or certifications are not transferable to the institutions or subsequent owners"



