

TOWN CLERK
TOWN OF
PITTSFORD, NY

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ZONING BOARD OF APPEALS
AUGUST 21, 2023

2023 SEP 20 P 2:10
Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on August 21, 2023 at 7:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

ABSENT: Phil Castleberry, Tom Kidera

ALSO PRESENT: April Zurowski, Planning Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Bill Zink, Building Inspector; Kate Munzinger, Town Board Liaison

ATTENDANCE: There were 9 members of the public present.

Chairman George Dounce called the meeting to order at 7:01PM.

NEW PUBLIC HEARING:

Greenpoint Trail Subdivision Signage

Applicant is requesting relief from Town Code Section 185-134 D. (5) for the installation of an oversized sign to be located on the existing east monument at the entrance of Greenpoint Trail Subdivision.

Chairman Dounce opened the public hearing.

Don Alhart, of 24 Greenpoint Trail and on behalf of the Greenpoint Homeowners Association (HOA), introduced the application. He stated that the developer received a variance prior to subdivision sign construction for two over height stone monuments at the entrance of Greenpoint Trail. One oversized sign was installed on one of the two monuments. The Greenpoint HOA is returning for the installation of a second duplicate oversized sign on the other monument. Mr. Alhart stated that the HOA is looking to visually balance the entrance and ensure motorists and first responders can view the sign when traveling east and westbound. The blank monument has existing lighting.

Chairman Dounce asked the applicant to provide a timeframe for installation. Mr. Alhart stated that scheduling has been delayed due to the required variance.

No public comments were offered.

Board Member Iacobucci motioned to close the public hearing, seconded by Vice Chairwoman Servé. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for Greenpoint Trail was moved by Board Member Iacobucci, seconded by Chairman Dounce. The resolution was unanimously approved.

CONTINUED PUBLIC HEARING:

28 Whitestone Lane

Applicant is requesting relief from Town Code Section 185-17 B. for the construction of a three-car garage addition extending forward of the building line on Malm Lane.

Chairman Dounce stated that this application is a continued public hearing.

Kim Bailey, of Stahl Property Associates, reintroduced the application. At the July 17, 2023, meeting, the applicant presented her request for a 7' 3" variance into the front setback on Malm Lane. Since this meeting, her variance request was reduced to 5' into the front setback.

Chairman Dounce asked if this application was presented to the Design Review and Historic Preservation Board (DRHPB). Anne Marie Rizzo, of 36 Whitestone Lane and owner of 28 Whitestone Lane, stated that DRHPB has preliminarily reviewed this application, but the Board has not reviewed the revised variance request.

Board Member Spennachio-Wagner stated that the revised site plan does not show rear yard accessory structures that were shown before. She asked why the applicant cannot meet the 50' front setback required by Town Code. Ms. Rizzo stated that a pool is still proposed but is not shown on the site plan. Vice Chairwoman Servé agreed. Ms. Rizzo stated that the kitchen window would be blocked if the addition was pushed back to meet the 50' front setback. She stated that the pool was not a reason that the front setback cannot be met.

Board Member Spennachio-Wagner questioned if this addition would fit within the character of the neighborhood. She believed that the 2,500 square foot addition alone would be out of character with entire homes in the subdivision. Vice Chairwoman Servé agreed. Board Member Pergolizzi stated that many homes in the subdivision are upwards of 5,000 square feet. Board Member Spennachio-Wagner stated that there are surrounding homes that are less than 2,000 square feet.

Chairman Dounce stated that no resident comments have been received or heard. Ms. Rizzo confirmed discussions with neighbors and no negative comments were received.

Vice Chairwoman Servé asked the applicant to clarify the proposed driveway relocation. The relocation was noted on the previous site plan, but the current plan does not depict the driveway leading to the proposed garage addition. Ms. Rizzo stated that she will address the driveway with DRHPB. Ms. Bailey stated that the proposed driveway will be about 35' wide. Vice Chairwoman Servé stated that the driveway on the previously submitted site plan was shown wider than the average Town road.

Director of Planning, Zoning, and Development Doug DeRue asked if the previously mentioned kitchen window that would be blocked if the addition met the front setback was existing. Ms. Rizzo stated that the window did not exist yet but will replace an existing sliding glass door. Mr. DeRue questioned why the addition could not meet the 50' front setback if the kitchen window does not exist. Mr. DeRue asked for clarification on the discrepancy of the two site plans submitted. The original site plan stated that the area where the kitchen window would be is two stories, while the updated plan says one story. Ms. Bailey stated that the kitchen is proposed as one story with a higher roofline.

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Chairman Dounce asked the applicant to provide a timeframe for construction. Ms. Bailey stated that construction will commence in Summer 2024.

Board Member Spennachio-Wagner motioned to close the public hearing, seconded by Board Member Pergolizzi. Following a unanimous voice vote, the hearing was closed.

A written resolution to grant the area variance for 28 Whitestone Lane was moved by Board Member Pergolizzi, seconded by Board Member Spennachio-Wagner. The resolution passed, four ayes, 1 no.

OTHER DISCUSSION:


The minutes of July 17, 2023 were approved following a motion by Chairman George Dounce. Following a unanimous voice vote, the minutes were approved, none opposed.

The board discussed the difference between the facade area and the building line or front setback. Mr. DeRue clarified the Town Code to the Board.

Mr. DeRue discussed the ongoing Zoning Code update. Changes include allowing pool equipment on the side of the house, change of the rear setback in the Residential Neighborhood District from 20 feet to 10 feet, increase in allowed shed square footage, and new total square footage for all accessory structures.

Chairman George Dounce closed the meeting at 8:06PM.

Respectfully submitted,



April Zurowski
Planning Assistant

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