

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
APRIL 15, 2024**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, April 15, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

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**NEW HEARINGS**

**29 Coventry Ridge** – Tax ID 177.03-5-43

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a four-foot-tall fence in front of a front setback, where a maximum of three feet is permitted. This property is zoned Incentive Zoning (IZ).

**81 French Road** – Tax ID 151.14-1-73.1

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

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**OTHER BUSINESS**

**Approval of Minutes**

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*The next scheduled meeting is for Monday, May 20, 2024.*

# Zoning Board of Appeals Referral Form Information

**ZB24-000003**

**Property Address:**

29 Coventry Ridge PITTSFORD, NY 14534

**Property Owner:**

Aloi II, Stephen G  
29 Coventry Rdg  
Pittsford, NY 14534

**Applicant or Agent:**

Aloi II, Stephen G  
29 Coventry Rdg  
Pittsford, NY 14534

**Present Zoning of Property:** IZ Incentive Zoning  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
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	Height:	1.0
Size:	0	Size:	0	Size:	0.0

**Code Section:** Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a four-foot-tall fence in front of a front setback, where a maximum of three feet is permitted. This property is zoned Incentive Zoning (IZ).

**Staff Notes:** Code Section 185-121 A. regulates the maximum height and placement of a fence. Because the proposed fence will be taller than 3 feet in front of a front setback, a variance is required. This variance is requested in association with an inground pool permit. NYS Building Code requires a 4-foot-tall fence for the installation of a pool and the property is a corner lot with a sloped grade for a walk-out basement.

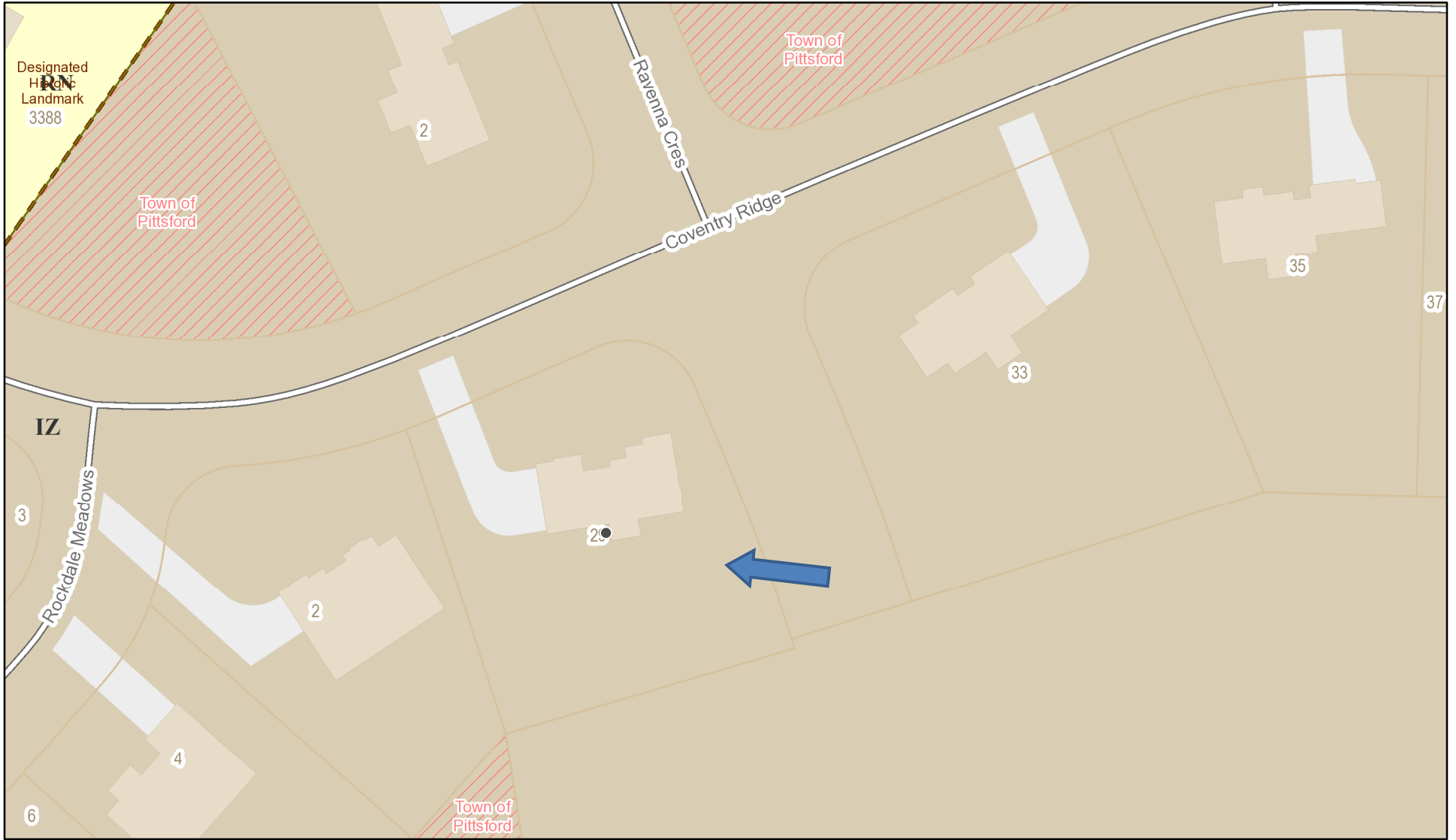
April 01, 2024

ARZ

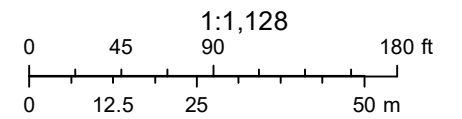
Date

April Zurowski -

# RN Residential Neighborhood Zoning

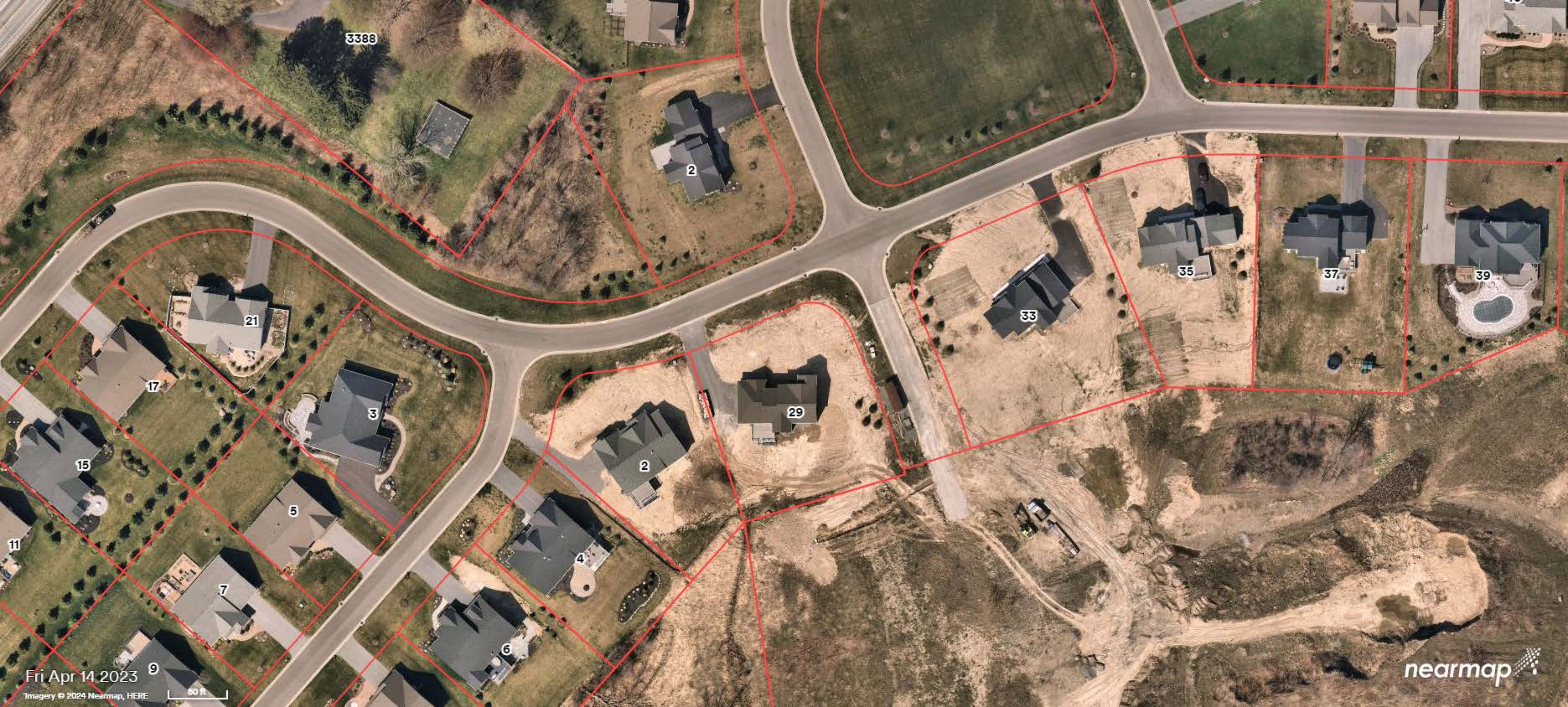


Printed April 1, 2024



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



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Fri Apr 14 2023

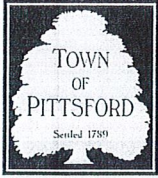
Imagery © 2024 Nearmap, HERE

60 ft

nearmap

Print Form

Reset Form



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

Submission Date: 3/5/2024 Hearing Date: 4/15/2024

Applicant: Stephen G Aloii II

Address: 29 Coventry Ridge

Phone: 607 481 0274 E-Mail: Stevealoi1@gmail.com

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

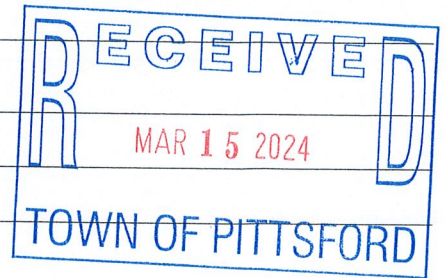
Address: \_\_\_\_\_

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: 29 Coventry Ridge, Pittsford NY 14456 Current Zoning: Residential

Tax Map Number: 177.03-5-43

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

We are installing a pool and are required to place a fence 48" high. Due to elevation and a grading issues the fence needs to project off the side of the home. We had submitted fence plans with the pool permit and everything was approved, but we just learned we needed a variance despite the approval. Due to thinking the project was approved the fence work has been started, we have halted the the progress until the variance is approved. The fence is a 3 rail "horse" fence with 2"x3" invisible wire in-between. This creates the security needed for the pool while maintaining visual appeal.

**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)*

3/8/24  
*(Date)*

Print Form

Reset Form



# 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 fence selected is visually appealing and is consistent with fences that are through out Pittsford. There are fences in our neighborhood and in adjacent neighborhoods that are similar to what we proposed and layer out in a similar fashion. We are proposing a 24 foot distance from edge of road to the fence line. This will also provide the necessary security needed for the pool. Given the sizes of our lots in the neighborhood the neighbors are very understanding to the variances that we all need to apply for to accomplish our backyard goals, while enhancing the neighborhood and maintaining or increasing our homes value.

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 yard has very steep grading on either side. Yard maintenance as is a very difficult task, and dangerous if not done top to bottom, or bottom to top. Placing the fences in the set back of the house will place the fence through the middle of one of these slopes. Making it very difficult to effectively cut or maintain. The proposal has the fence on the level portion of the lot with enough room to operate a lawn mower safely.

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

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

Substantial, we are looking for a 25% increase in height, also it forward of the front setback.

| |

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

This fence is consistent with fences found throughout Pittsford and will be visually appealing, maintaining the feel of the neighborhood and the town of Pittsford.

- **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 was self-created with the installation of a pool. The pool has been fully permitted and approved.

Print Form

Reset Form

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

29 Coventry Ridge Fence

(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

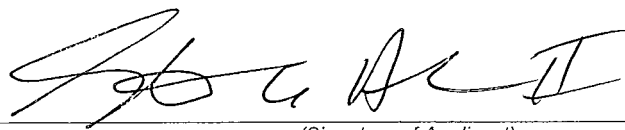
...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this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

3/8/24

(Dated)

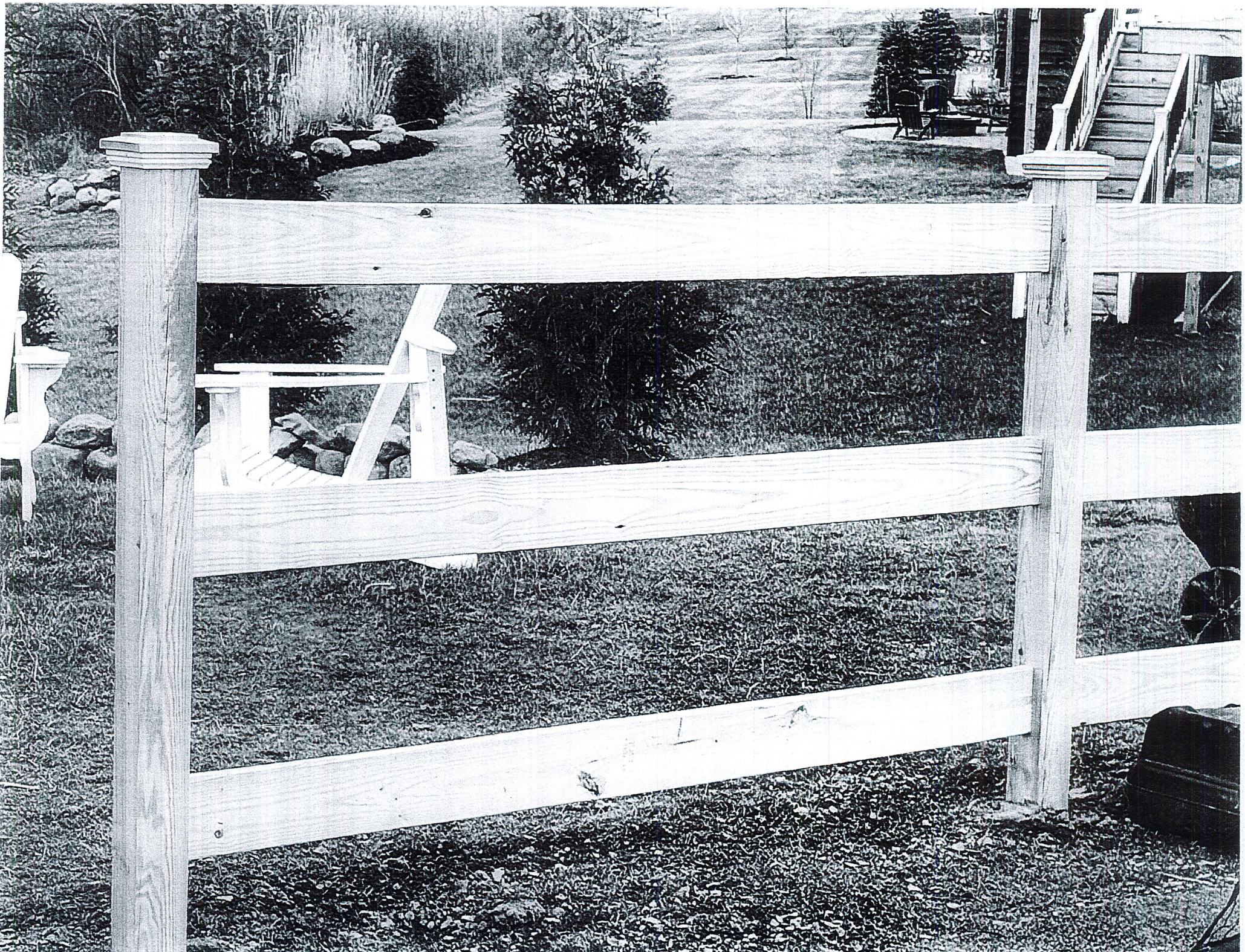
29 COVENTRY RIDGE

(Street Address)

Pittsford NY 14534

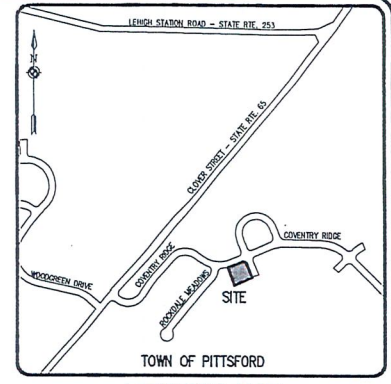
(City/Town, State, Zip Code)





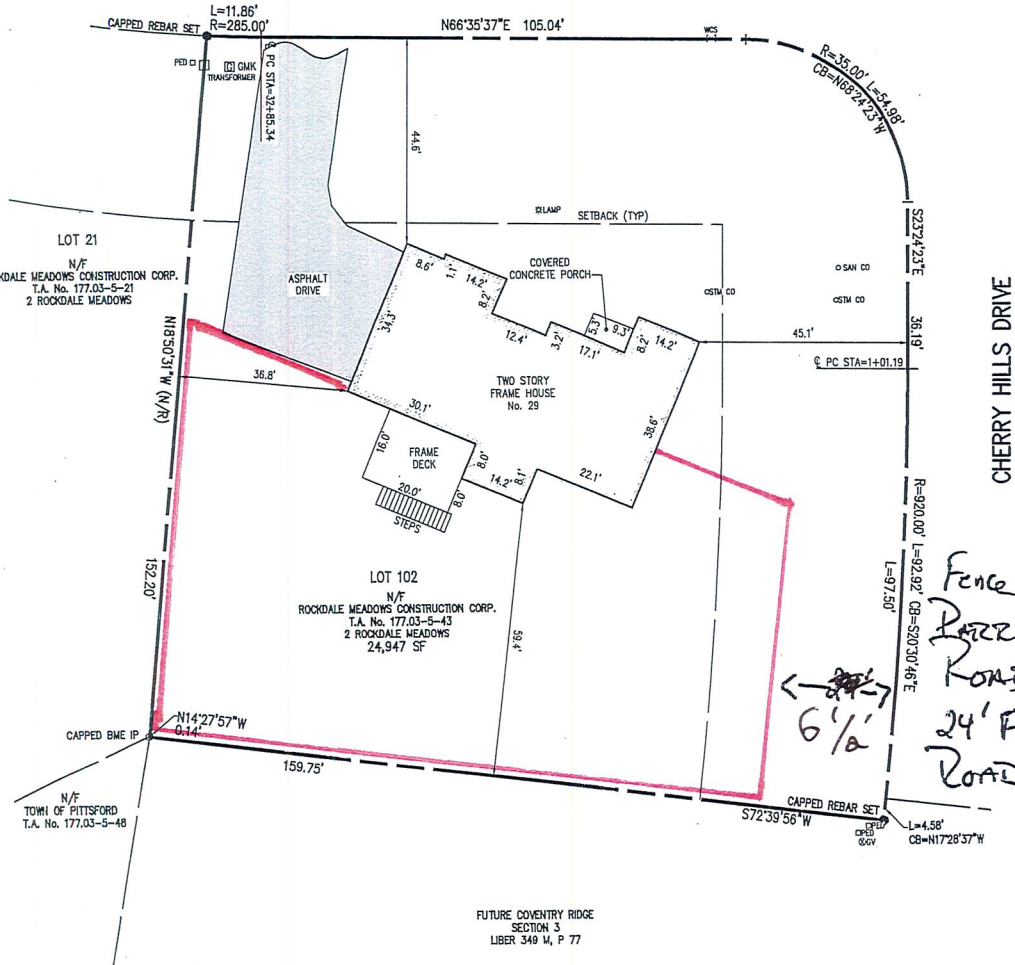
"CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO AVOIDANCE, INSTITUTIONS OR SUBSEQUENT OWNERS."  
 THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "ATTORNEY OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "ATTORNEY OF NO CHANGE," OR SIMILAR INSTRUMENT.  
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW."

CPYRIGHT ©2023  
 BME Associates



BOUNDARY LINE  
 CENTERLINE  
 ADJONER/R.O.W. LINE  
 SETBACK LINE  
 PROPERTY MARKER FOUND  
 EXISTING EASEMENT LINE

COVENTRY RIDGE  
 (60' RIGHT-OF-WAY)



REFERENCES:

1. A PLAN PREPARED BY BME ASSOCIATES ENTITLED "COVENTRY RIDGE, SECTION 2, FINAL SUBDIVISION PLAN" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 349 OF MAPS, PAGE 77.
2. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, ORDER No. B1252383 LAST DATED MAY 9, 2023

NOTES:

1. PARCEL SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER LIBER 11626 OF DEEDS, PAGE 147, LIBER 11676 OF DEEDS, PAGE 397, AND AMENDED PER LIBER 11743 OF DEEDS, PAGE 68, LIBER 12434 OF DEEDS, PAGE 407 AND LIBER 12828 OF DEEDS, PAGE 254.
2. LOT SETBACKS:  
 FRONT 45' (ALONG COVENTRY RIDGE)  
 SIDE 40' (ALONG CHERRY HILLS DRIVE)  
 REAR 10'

*Fence Runs Parallel to Road 24' Feet From Road to Fence*

*6' 1/2"*

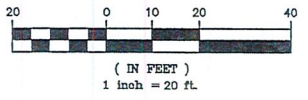
WE, BME ASSOCIATES, CERTIFY TO:  
 • COVENTRY RIDGE BUILDING CORP.

THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MAY 9, 2023 AND FROM THE REFERENCES NOTED HEREON, THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GYLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

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

BY: *Gregory D. Bell*  
 GREGORY D. BELL, NYSPLS NO. 050661

GRAPHIC SCALE



PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 5, TOWN LOT 46 T.A. No. 177.03-5-43

P:\9502E\Instrument Survey\9502E\_Lot 102.dwg

PROJECT NO.	9502E
DATE ISSUED	JUNE 5, 2023
SCALE	1"=20'
DESIGNED BY	
DRAWN BY	
PROJECT MANAGER	
GO BEIL	
PROJECT SURVEYOR	
GO BEIL	
DATE	
PROJECT NO.	9502E
DRAWING NO.	68

PROJECT	COVENTRY RIDGE SUB. SEC. 2
LOCATION	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
CLIENT	COVENTRY RIDGE BUILDING CORP. 30 GROVE STREET PITTSFORD, NEW YORK, 14534
DRAWING TITLE	LOT 102 MAP OF A SURVEY



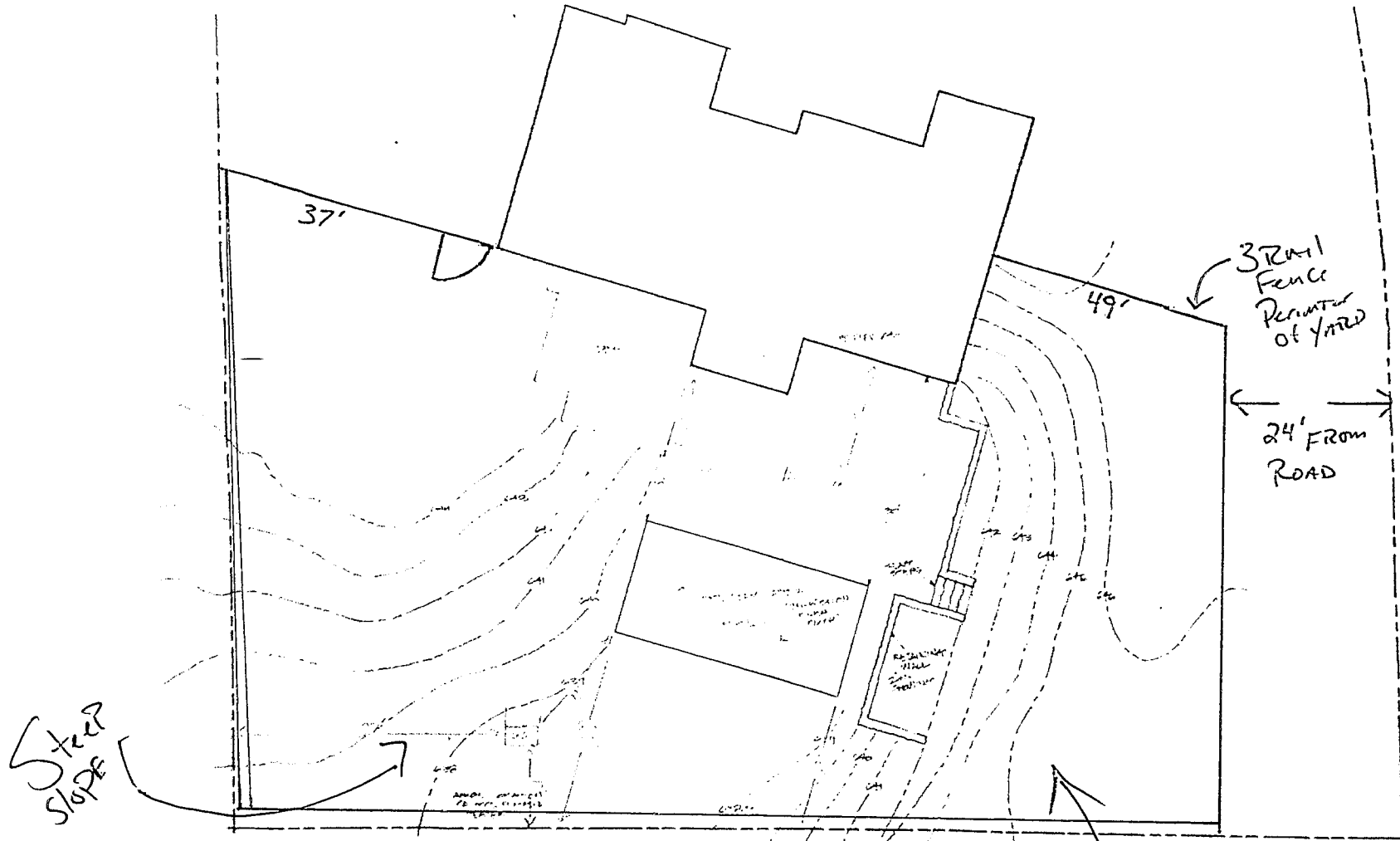
**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LITFBRIDGE LANE EAST  
 FAIRPORT, NEW YORK 14450  
 WWW.BMEPC.COM

PHONE 585-377-7360  
 FAX 585-377-7309

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

This drawing is prepared from the New York State Education Law Article 1302 and shall not be used for any other purpose. It is a violation of the law for any person to use this drawing for any purpose other than that for which it was prepared. The user of this drawing shall assume all liability for any errors or omissions in the drawing and shall indemnify and hold the surveyor harmless from any and all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against the surveyor or his firm by any third party as a result of the use of this drawing for any purpose other than that for which it was prepared.



Lot 245' x 300' FT  
 37' 50' FT  
 49' 50' FT  
 170' 50' FT  
 130' 50' FT  
 500' 50' FT

**John Welch Enterprise, Inc.**  
 Landscape Design • Construction  
 1723 State Route 444  
 Victor, N.Y. 14564  
 Phone (585) 924-4488 Fax (585) 924-0776 Web www.johnwelch.com

ALA RESIDENCE : 29 COVENTRY RIDGE

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: DWS
DATE: 02-27-07		REVISED:

REAL LOCATION & ELEVATIONS

Steep Slope



# Zoning Board of Appeals Referral Form Information

**ZB24-000002**

**Property Address:**

81 French Road ROCHESTER, NY 14618

**Property Owner:**

Kevin & Sandra Murray  
81 French Road  
Rochester, NY 14618

**Applicant or Agent:**

High Point Construction (Jim Brown)  
1078 Christy Lane  
Webster, NY

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

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	50	Front Setback:	40	Front Setback:	10.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

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

**Staff Notes:** The existing home sits 5.8 feet past the building line at 44.2 feet. To construct the 4-foot portico, a variance is required, as the portico will sit past the allowable facade area at 40 feet. A 10-foot variance is requested.

April 01, 2024

ARZ

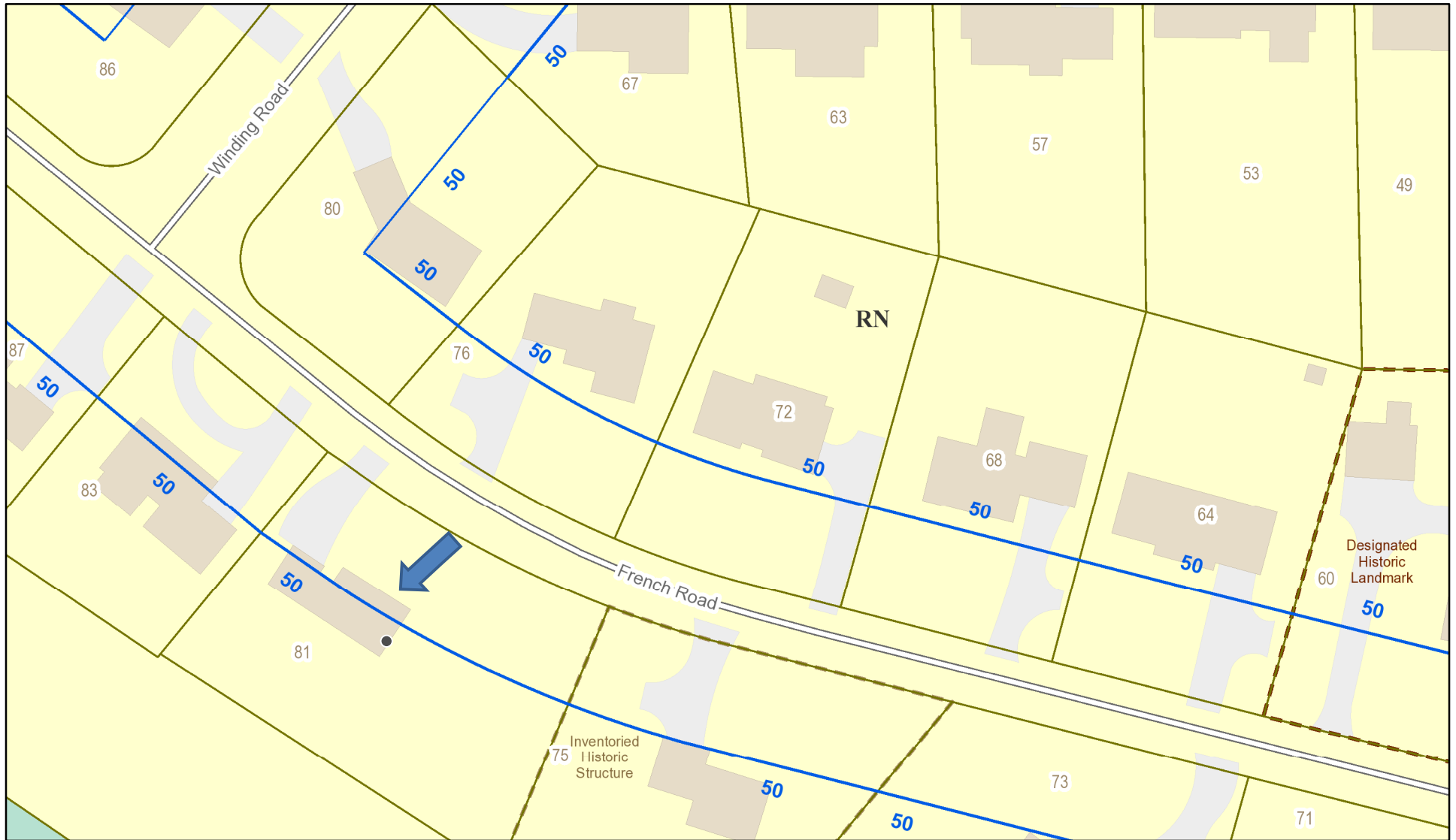
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Date

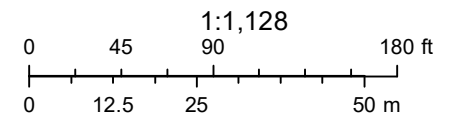
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April Zurowski -

# RN Residential Neighborhood Zoning



Printed April 1, 2024



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



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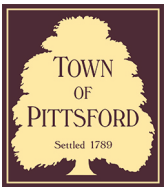
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Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE

50 ft

nearmap



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

Submission Date: March 14, 2024 Hearing Date: April 15, 2024

Applicant: Jim Brown

Address: 1078 Christy Lane, Webster, NY 14580

Phone: 585-414-0761 E-Mail: jim@highpointny.com

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

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

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

Property Owner: Kevin & Sandra Murray  
*(if different than Applicant)*

Address: 81 French Road

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

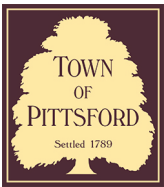
Please describe, in detail, the proposed project:

**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.

Jim Brown  
*(Owner or Applicant Signature)*

3/13/2024  
*(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)*

3/13/2024

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



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

## TESTS FOR GRANTING AREA VARIANCES

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

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

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

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

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

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:

● **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?

# 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)

**SURVEY REFERENCES**

1. Abstract of Title #157280 by Monroe Title Insurance Corporation dated June 4, 2007.
2. Warranty Deed dated June 2, 1998 and recorded June 3, 1998 in the Monroe County Clerk's Office at L.9015, P.651.
3. Map entitled "Poulter-Nighting Subdivision" by Ronald W. Staub dated October 26, 2002 and recorded November 20, 2002 in the Monroe County Clerk's Office at Liber 315 of Maps, Page 38.
4. Easement to RG&E Corp. dated November 18, 1976 and recorded December 17, 1979 in the Monroe County Clerk's Office at Liber 5149, Page 287.
5. Easement to RG&E Corp. dated November 6, 1970 and recorded November 17, 1970 in the Monroe County Clerk's Office at Liber 4090, Page 30.

**LEGEND**

- property line
- road Right of Way
- wood picket fence
- overhead utilities/pole



This is to certify to:

1. Webster Bank, N.A., its successors and/or assigns.
2. The title insurance company insuring the mortgage;
3. Michael Santariello Esq.;
4. Rosemarie Kesselring, and
5. I. Diane Love, Esq.

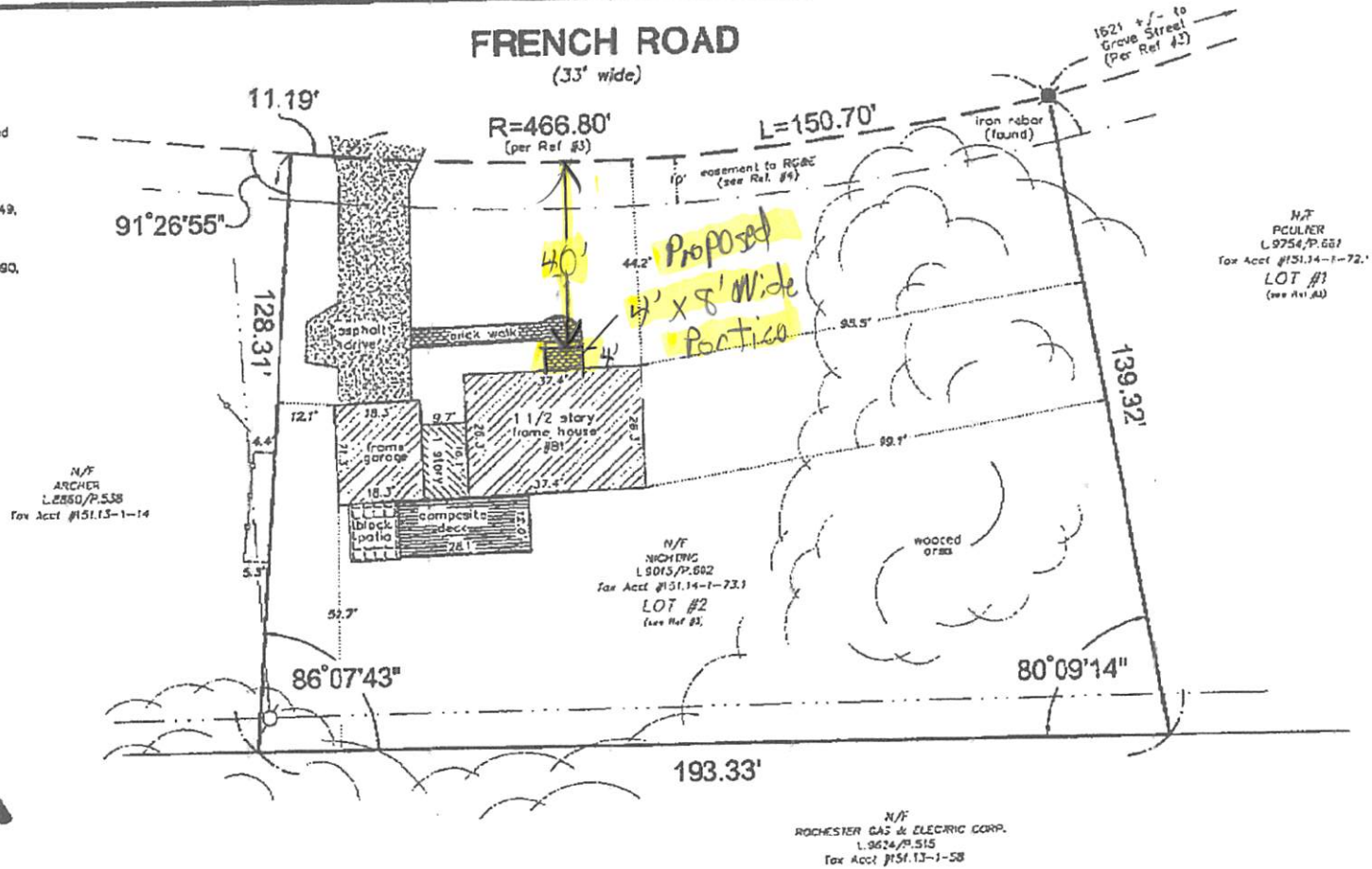
That I am a Licensed Land Surveyor and that this map was completed on June 13, 2007 from an instrument survey completed on June 8, 2007.

Signed: Michael C. Bogardus, LS Registration # 050414

**SURVEY NOTES**

1. Copyright 2007, Ravi Engineering & Land Surveying, P.C. All Rights Reserved.
2. It is a violation of New York Education Law 2205.2 for any person, unless acting under the direction of a licensed land surveyor, to alter these plans in any way. If altered, the person who altered the plans shall comply with the requirements of New York Education Law 2209.2.
3. Only copies of the original of this survey marked with an original of the land surveyor's stamp and shall be considered valid true copies.
4. This map may not be used in conjunction with a "Survey Affidavit" or similar document statement or mechanism to obtain title insurance for any subsequent or future grantees.
5. This parcel is subject to any assessments or encumbrances of record.

**FRENCH ROAD**  
(33' wide)

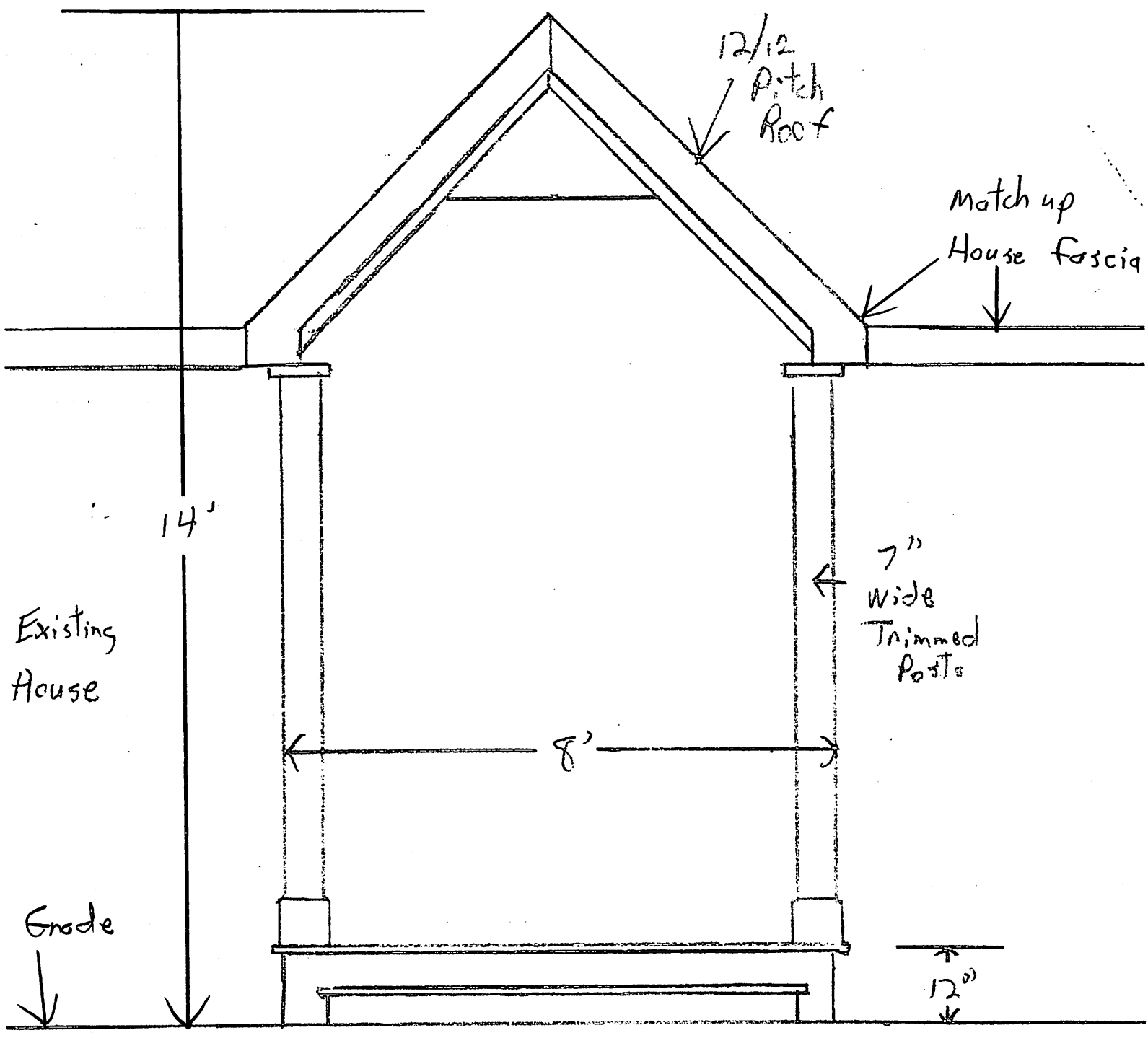


Map of Lands to be Conveyed to  
**ROSEMARIE KESSELRING**  
 being known as Lot #1 of the  
**Poulter-Nighting Subdivision**  
 in the  
**Town of Pittsford, Monroe County, New York**

DWG #: 60-05-90    Scale: 1"=30'    Date: 06/13/07    Drawn By: MCB

**Ravi Engineering & Land Surveying P.C.**  
 CONSULTING ENGINEERS & SURVEYORS  
 Blackwack Office Park, Suite E-5  
 6605 Pittsford-Palmira Road  
 Fairport, New York 14450  
 (585) 223-3850

06/19/2007 10:48 5856412771 MELLISSARICH PAGE 02/02



12/12  
Pitch  
Roof

Match up  
House fascia

14'

Existing  
House

7"  
Wide  
Trimmed  
Posts

8'

Grade

12'



French Rd  
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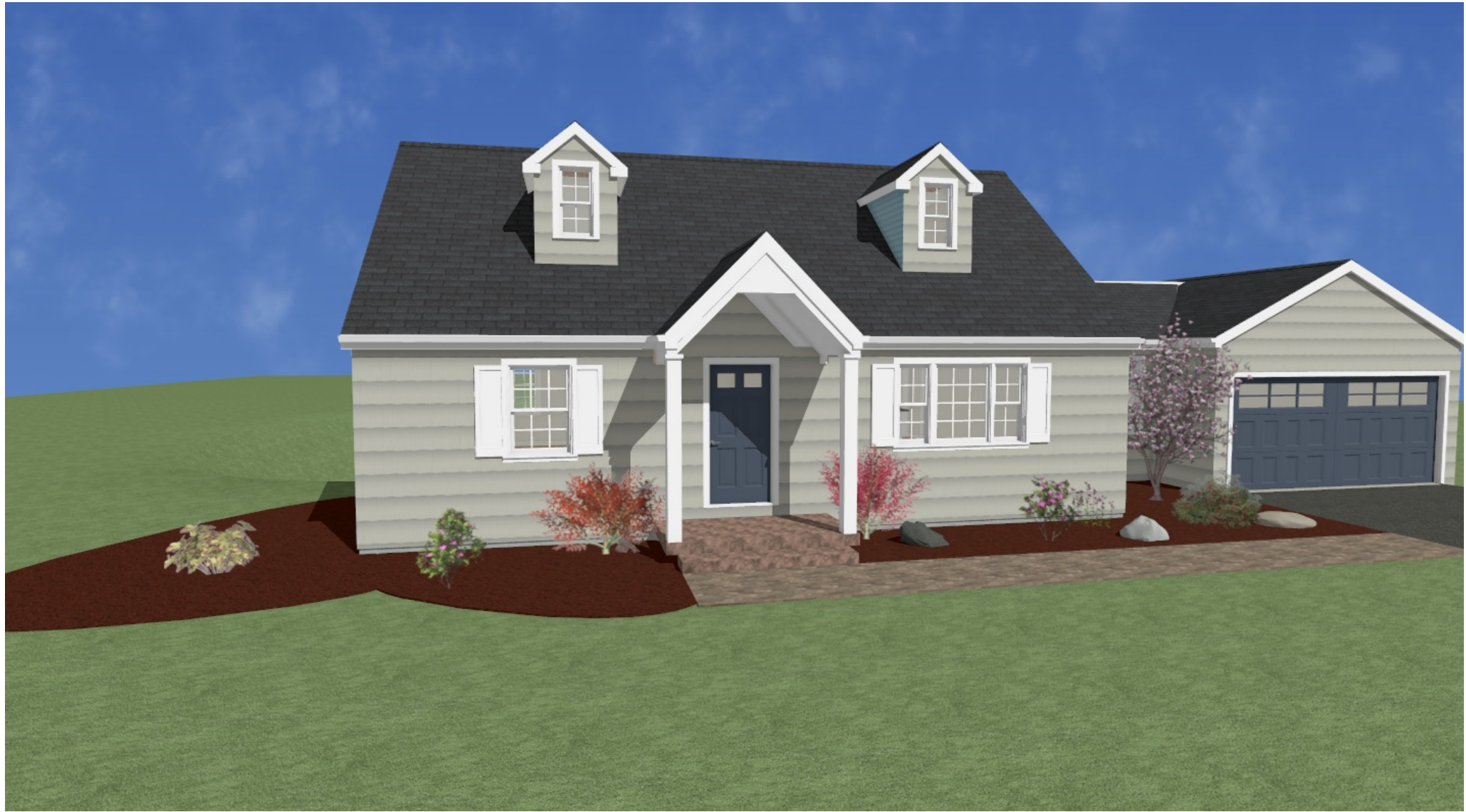


Family Dental  
Carriage Hill Apartments











**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MARCH 18, 2024**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on March 18, 2024 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

**ABSENT:** Barbara Servé, Tom Kidera, Phil Castleberry

**ALSO PRESENT:** Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Naveen Havannavar, Town Board Liaison

**ATTENDANCE:** There were 9 members of the public present.

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

**NEW PUBLIC HEARINGS:**

**85 Coventry Ridge – Tax ID 177.04-3-59**

Applicant is requesting relief from Town Code Section 185-119 A. (1) for the installation of pool equipment forward of the rear wall of the main structure. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

Rami Elshaar, of 85 Coventry Ridge, introduced the application. He stated that he plans to install an inground pool in his backyard, but due to the pie-shape of his lot and the location of the existing gas line, he is proposing to place his equipment on the side of the home.

A letter from Mr. and Mrs. Chihoski, neighbors at 83 Coventry Ridge, was submitted in support of the application.

Chairman Dounce asked the applicant when he plans to begin construction. Mr. Elshaar anticipated construction to begin as soon as possible.

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

A written resolution to grant the area variance for 85 Coventry Ridge was moved by Board Member Spennacchio-Wagner, seconded by Board Member Iacobucci. The resolution was unanimously approved.

**OTHER DISCUSSION:**

Chairman Dounce motioned to approve the minutes of January 15, 2024, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 6:41PM.

Respectfully submitted,

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Bill Zink  
Building Inspector

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

DRAFT