

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
March 20, 2017**

PRESENT

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, Jaime Waldman, Mike Rose, David Rowe, Barb Collins

ALSO PRESENT

Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Barbara Servé, Robert Koegel, Town Attorney

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

Staff member Mark Lenzi indicated that all of the applications before the Board this evening are exempt from Monroe County Planning Department review and are Type II actions and not subject to SEQRA review.

PUBLIC HEARING FOR AN AREA VARIANCE

- 1 Colonial Parkway/Quaker Rd, Tax # 151.13-1-26, Applicant is requesting relief from Town Code §185-134 D (5) to construct a freestanding sign to identify the Pittsford Village Estate Apartments. The sign is proposed to be located at the corner of Colonial Parkway and Monroe Avenue. Property zoned B- Residential.

George Dounce opened the Public Hearing for 1 Colonial Parkway/Quaker Road.

Jim Colombo of Skylight Signs and Chris Hill representing I. Gordon Corporation were present to discuss the application with the Board. Mr. Hill indicated that the sign has been missing for 9 months due to vandalism.

Mr. Hill is proposing a sign approximately 33.8 sq. ft., 9.1 feet high with external bottom floodlights. The Board asked why he needed a larger sign than the one currently on the French Road entrance. Mr. Hill indicated that he would like the exposure for advertising that the apartments are there. Mr. Hill handed out pictures of the sign at Carriage Hill Apartments on Monroe Avenue and discussed the sign at Pittsford Family Dental also located on Monroe Avenue for comparison.

John Reddington of 3577 Monroe Avenue expressed concerns about the lighting for the proposed sign in addition to the up lighting on the trees in front of the apartment complex. Mr. Hill expressed his willingness to meet with Mr. Reddington and review his concerns about the current lighting situation in an effort to be a good neighbor. The new sign will need to conform to current Town Code regarding lighting.

Linda Ciaccia of 12 Saddle Brook expressed an opinion about the lighting.

Mary Ellen Spennacchio-Wagner moved to close the Public Hearing. David Rowe seconded.

All Ayes.

- 12 Saddle Brook, Tax # 164.03-1-46, Applicant is requesting relief from Town Code §185-17 H & I to bring into compliance a storage structure placed in the rear setback and to bring into compliance the lot coverage of the property. The storage structure has been placed at approximately 7 feet of the rear property line and lot coverage is approximately 46%. Property zoned RN – Residential Neighborhood District.

George Dounce opened the Public Hearing for 12 Saddle Brook.

The homeowner, Linda Ciaccia, was present to discuss the application with the Board.

The pool house in question was constructed without a permit and located so it would have required a variance to build in order to issue that permit. It was also constructed 90 degrees to where it was proposed by the owner and required more lot coverage than the original plan.

There was no public comment regarding this application.

George Dounce moved to close the Public Hearing. Jaime Waldman seconded.

All Ayes.

- 37 Parker Drive, Tax # 164.10-2-64. Applicant is requesting relief from Town Code §185-17 E (Total Side Setback) to allow construction of a +- 4,452 addition. The addition is proposed to be constructed to the west of the existing structure and will include the demolition of portions to the existing structure. Property zoned RN – Residential Neighborhood District.

George Dounce opened the Public Hearing for 37 Parker Drive.

The homeowner, Laura O'Neill, and architect David Waldarek were present to discuss the application with the Board. The proposed construction is a large project but the property is over one acre of land. Currently, a detached garage is on the property which the homeowners propose to demolish and replace with a 3 car garage/workshop attached to a new addition by a porte-cochere.

The Board asked what the time frame for completion was and the homeowner stated possibly September 2017.

There was no public comment regarding this application.

Jaime Waldman moved to close the Public Hearing. Barb Collins seconded.

All Ayes.

- 37 Greenpoint Trail, Applicant is requesting relief from Town Code §185-113 B (1) & (2) to construct a 225 sq. ft. 15' 6" tall pavilion located in the center island of the Greenpoint Trail cul-de-sac. Property zoned RN – Residential Neighborhood District.

George Dounce opened the Public Hearing for 37 Greenpoint Trail.

Jeff Morrell of Morrell Builders was present to discuss the application with the Board.

A pavilion is proposed in the center of the cul-de-sac at the north end of the development. Sidewalks are situated on one side of the street for accessibility to the area. The architecture is designed to resemble a train depot due to the pavilion's proximity to the railroad tracks.

Kathryn and Jim Thomas of 43 Eaglewood Circle were present and discussed their concerns about lighting on the inside of the pavilion. Mr. Morrell indicated that the lighting around the cul-de-sac is to

be three bollard lighting posts which are dark sky compliant. A single light will illuminate the interior of the pavilion.

Barb Collins moved to close the Public Hearing. Mike Rose seconded.

All Ayes.

DECISION FOR 1 COLONIAL PARKWAY - AREA VARIANCE

A written Resolution to grant the area variance for 1 Colonial Parkway was moved by Jaime Waldman and seconded by David Rowe.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	<u>aye</u>
Michael Rose voted	<u>aye</u>
Barbara Servé was	<u>absent</u>
Jaime Waldman voted	<u>aye</u>
David Rowe voted	<u>aye</u>
Mary Ellen Spennacchio-Wagner voted	<u>aye</u>
George Dounce voted	<u>aye</u>

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated March 9, 2017.
2. All construction is to be completed by March 20, 2018.
3. The proposed free standing sign is subject to review and approval of the Design Review and Historic Preservation Board.
4. Lighting is to be consistent with Town Code.

DECISION FOR 12 SADDLE BROOK - AREA VARIANCE

A written Resolution to grant the area variance for 12 Saddle Brook was moved by Mary Ellen Spennacchio-Wagner and seconded by Jaime Waldman.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	<u>aye</u>
Michael Rose voted	<u>aye</u>
Barbara Servé was	<u>absent</u>
Jaime Waldman voted	<u>aye</u>
David Rowe voted	<u>aye</u>
Mary Ellen Spennacchio-Wagner voted	<u>aye</u>
George Dounce voted	<u>aye</u>

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated February 15, 2017.
2. All construction is to be completed by December 31, 2017.

DECISION FOR 37 PARKER DRIVE - AREA VARIANCE

A written Resolution to grant the area variance for 37 Parker Drive was moved by David Rowe and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	<u>aye</u>
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Michael Rose voted aye
Barbara Servé was absent
Jaime Waldman voted aye
David Rowe voted aye
Mary Ellen Spennacchio-Wagner voted aye
George Dounce voted aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated February 17, 2017.
2. All construction is to be completed by December 31, 2019.
3. The proposed construction is subject to review and approval of the Design Review & Historic Preservation Board.

DECISION FOR GREENPOINT TRAIL - AREA VARIANCE

A written Resolution to grant the area variance for Greenpoint Trail was moved by George Dounce and seconded by David Rowe.

Chairman George Dounce called for a roll call vote.

Barb Collins voted aye
Michael Rose voted aye
Barbara Servé was absent
Jaime Waldman voted aye
David Rowe voted aye
Mary Ellen Spennacchio-Wagner voted aye
George Dounce voted aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant.
2. All construction is to be completed by December 31, 2018.
3. The proposed pavilion is subject to review and approval of the Design Review and Historic Preservation Board.

POINT PERSON ASSIGNMENTS FOR APRIL 20, 2017

It was noted that the April meeting will be held on **Thursday, April 20**.

The point person for the application at 39 Greythorne Hill will be Barbara Servé.

APPROVAL OF THE MEETING MINUTES OF FEBRUARY 20, 2017

Chairman George Dounce moved to accept the minutes of February 20, 2017 with corrections, seconded by Barb Collins.

VOICE VOTE: Ayes – All

MEETING ADJOURNMENT

The meeting was adjourned at 8:15 pm.

VOICE VOTE: Ayes – All

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals