

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
MARCH 20, 2023**

PRESENT

George Dounce, Chairperson; Phil Castleberry, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci, Tom Kidera, Jim Pergolizzi

ALSO PRESENT

Kate Munzinger, Town Board Liaison; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Barbara Servé, Vice Chair

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, March 20, 2023, at 7:00 PM local time.

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

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

PUBLIC HEARING FOR AN AREA VARIANCE - NEW

- 2490 Lehigh Station Road, Tax # 177.01-2-8.1, Applicant is requesting relief from Town Code §185-17 B. for the construction of a new front porch forward of the building line. This property is zoned Residential Neighborhood – (RN).

Chairman Dounce opened the public hearing.

The homeowner, Kody Young, was present.

Mr. Young addressed the Board regarding the fact that the porch has started construction and he was unaware that he needed a variance. The new porch is replacing a former pre-existing non-conforming porch in the same footprint.

There was no public comment.

There was no further discussion by the Board.

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

All Ayes.

- 33 Aden Hill, Tax # 178.03-4-7, Applicant is requesting relief from Town Code §185-17 E. (1) to place a new home within the minimum side setback. This property is zoned Residential Neighborhood – (RN).

Chairman Dounce opened the public hearing.

Noah Saulpaugh, Project Manager for Pride Mark Homes was present.

This home is currently under construction. An engineer's stakeout revealed that the construction is encroaching into the side setback. The Board inquired what steps are being taken to make sure that this never happens again.

Mr. Saulpaugh indicated that they notified the Town upon the discovery and also talked to the most affected neighbor.

There was no further discussion from the Board.

There was no public comment.

Jennifer Iacobucci moved to close the public hearing.

Tom Kidera seconded.

All Ayes.

- 114 Sunset Boulevard, Tax # 167.10-4-23, Applicant is requesting relief from Town Code §185-17 B. for the construction of a new primary structure forward of the building line. This property is zoned Residential Neighborhood – (RN).

Chairman George Dounce moved to open the public hearing.

The homeowner, Vedrena Sarajlic, was present.

This applicant is also appearing to the Design Review and Historic Preservation Board for the demolition of the current home and construction of a new homes. The front setback variance is necessitated due to the fact that the current home front setback is pre-existing non-conforming to current Town Code and a new home built to current code would be in alignment with other homes on the street which are also pre-existing non-conforming.

The abutting neighbors were notified by letter regarding the demolition and new construction as well as the need for a front setback variance.

The Board inquired about the timeframe for construction.

There was no further discussion.

Tom Kidera moved to close the public hearing.

Jim Pergolizzi seconded.

All Ayes.

DECISION FOR 2490 LEHIGH STATION ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 2490 Lehigh Station Road was moved by Board Member Tom Kidera and seconded by Board Member George Dounce.

George Dounce called for a roll call vote.

Servé	Absent
Pergolizzi	Aye
Spennacchio-Wagner	Aye
Castleberry	Aye
Kidera	Aye
Iacobucci	Aye
Dounce	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 1, 2023.
2. All construction is to be completed by December 31, 2024.

DECISION FOR 33 ADEN HILL – AREA VARIANCE

A written Resolution to grant the area variance for 33 Aden Hill was moved by Board Member George Dounce and seconded by Mary Ellen Spennacchio-Wagner.

Chairman Dounce called for a roll call vote.

Servé	Absent
Pergolizzi	Aye
Spennacchio-Wagner	Aye
Castleberry	Aye
Kidera	Aye

Iacobucci Aye
Dounce 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 10, 2023.
2. All construction of the exterior walls of the building have already been completed.

DECISION FOR 114 SUNSET BOULEVARD – AREA VARIANCE

A written Resolution to grant the area variance for 114 Sunset Boulevard was moved by Board Member Mary Ellen Spennacchio-Wagner and seconded by Board Member Jennifer Iacobucci.

Chairman Dounce called for a roll call vote.

Servé Absent
Pergolizzi Aye
Spennacchio-Wagner Aye
Castleberry Aye
Kidera Aye
Iacobucci Aye
Dounce 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, 2023.
2. All construction is to be completed by December 31, 2028.

POINT PERSONS FOR APRIL 17 MEETING

33 Amber Hill Drive – Phil Castleberry
39 Knollwood Drive – Jim Pergolizzi
102 Washington Road – Tom Kidera

MINUTES AND ADJOURNMENT

Chairman George Dounce moved to approve the minutes of February 20, 2023 as written.

All Ayes.

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Board