

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
SEPTEMBER 16, 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, September 16, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

412 Thornell Road, Tax ID 178.15-2-31 – Applicant is requesting relief from Town Code Section 185-17 I. for the construction of an addition within the rear buffer. This property is zoned Residential Neighborhood (RN).

20 Stoney Clover Lane, Tax ID 163.02-1-42 – Applicant is requesting relief from Town Code Section 185-113 B. (3) for the construction of shed forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

3785 East Avenue, Tax ID 138.18-2-13 – Applicant is requesting relief from Town Code Section 185-17 I. for the construction of an addition within the rear buffer. This property is zoned Residential Neighborhood (RN).

35 Old Forge Lane, Tax ID 193.13-1-25 – Applicant is requesting relief from Town Code Sections 185-113 B. (1) and 185-17 I. for the construction of an oversized shed within the rear buffer. This property is zoned Residential Neighborhood (RN).

94 N Wilmarth Road, Tax ID 191.02-1-3.1 – Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) and 185-116 C. (4) for the addition to an oversized and over height accessory structure not meeting the minimum setbacks for the stabling of horses. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, October 21, 2024.

Zoning Board of Appeals Referral Form Information

ZB24-000028

Property Address:

412 Thornell Road PITTSFORD, NY 14534
178.12-2-31

Property Owner:

Pierce, Joseph A
412 Thornell Rd
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:	20	Rear Setback:	15	Rear Setback:	5.0
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 I. for the construction of an addition within the rear buffer. This property is zoned Residential Neighborhood (RN).

Staff Notes: The applicant is requesting this variance for the addition of an attached in-law suite within the rear buffer. The in-law suite has been reviewed and does meet the requirements to be considered a single-family dwelling unit. The proposed back porch meets current zoning regulations and is not part of this application.

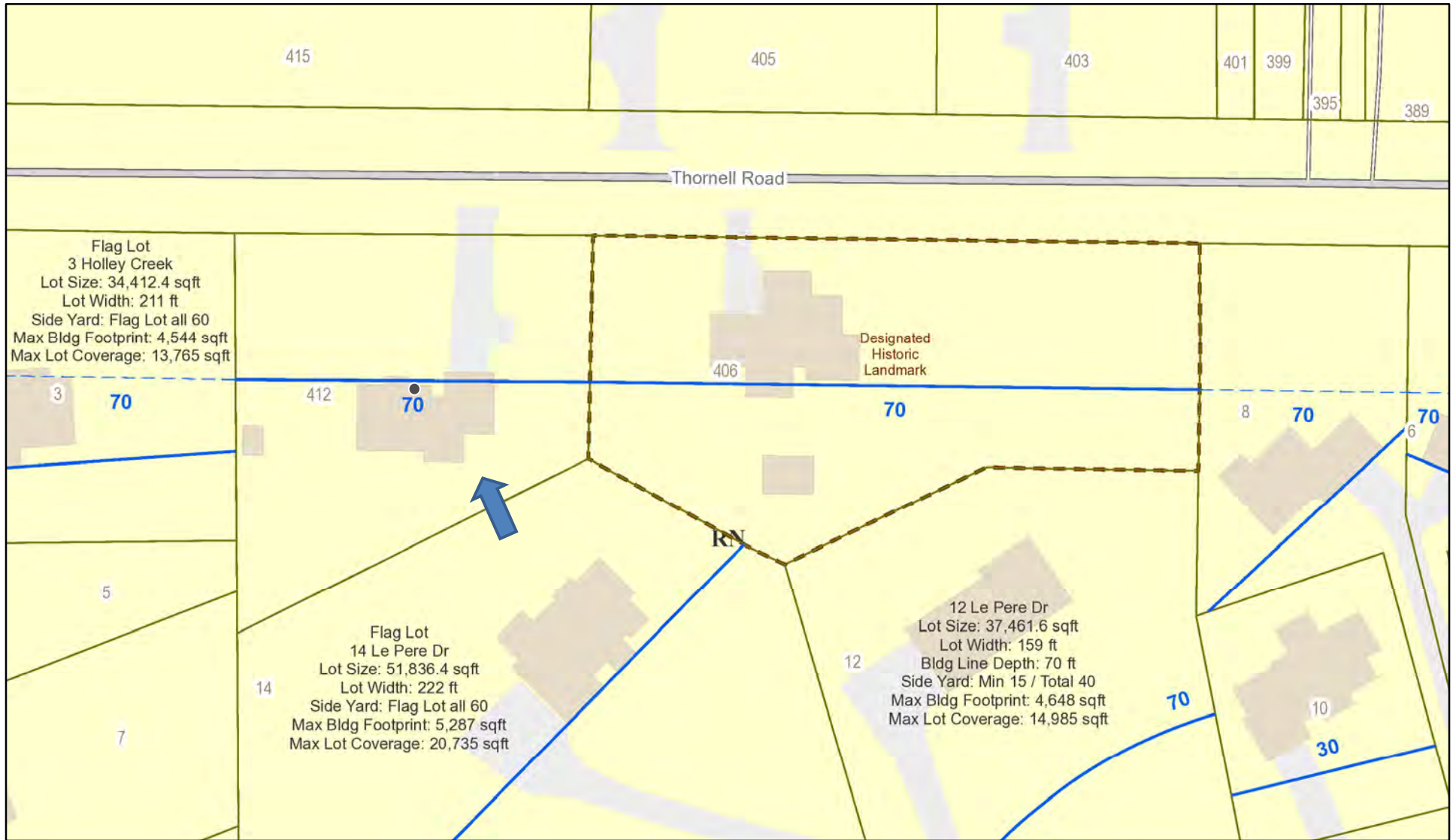
August 22, 2024

ARZ

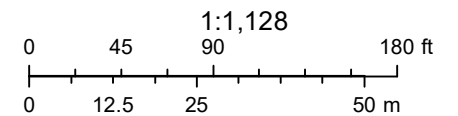
Date

April Zurowski -

412 Thornell Road



Printed August 22, 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.

Thornell Rd

3

3

412

412

406

406

5

5

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

20 ft

Nearmap

2B24-00028



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: July 25, 2024 Hearing Date: September 16, 2024

Applicant: JOSEPH PIERCE

Address: 412 THORNELL ROAD, PITTSFORD - NY 14534

Phone: (585) 410-3121

E-Mail: piercefamil412@gmail.com

Agent: _____

(if different than Applicant)

Address: _____

Phone: _____

E-Mail: _____

RECEIVED

JUL 25 2024

Property Owner: _____

(if different than Applicant)

Address: _____

Phone: _____

E-Mail: _____

TOWN OF PITTSFORD

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

Property Location: 412 Thornell Road, Pittsford - NY Current Zoning: RN

Tax Map Number: 178.15-2-31

Application For:



Residential



Commercial



Other

Please describe, in detail, the proposed project:

Construction of addition to the first floor of the house to include an in law suite and a mudroom. R Relocation of the kitchen and powder room are also part of the scope as well as creation of a walk in pantry mudroom and back porch.

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.

Joseph Pierce
(Owner or Applicant Signature)

25-July-2024
(Date)

April's Review Set



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 pertains to an addition at the rear of the house. It will not affect the character of the neighborhood, as it seamlessly integrates with the existing architecture of the house.

Its footprint does not extend beyond the existing alignment of the southernmost and easternmost walls of the property, effectively filling a gap in the corner of the house.

The addition will not negatively impact the nearby properties, as the surrounding houses are situated at a considerable distance from the property.

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

Without the additional area specified in this variance application, the owner will lack the sufficient square footage needed to accommodate an in-law suite that fulfills the requirements for wheelchair access and other project specifications.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested area variance is minimal, with only a corner portion of the addition encroaching on the 20-foot setback by just 4 feet 5 inches.

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 adversely affect the physical environmental conditions of the neighborhood or zoning district. It is minimal, located at the back of the house, does not encroach on any easements, is situated a considerable distance from neighboring properties, and seamlessly blends with the existing architecture of the house.

- **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 as there are other areas on the property to build on, but the internal layout of the house makes this spot the most feasible for an in-law suite.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

412 Thornell Road Addition

(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

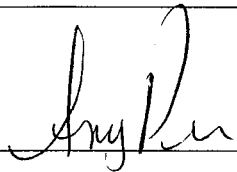
variance approval of a plat exemption from a plat or official map

...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)

412 Thornell Rd

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

25 July 2024

(Dated)

DSK-001

PHOTOS OF EXISTING CONDITIONS AND AERIAL VIEW

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM

SOUTH ELEVATION - BACK OF THE HOUSE



EAST ELEVATION



AERIAL VIEW

ADDITION FOOTPRINT



NORTH ELEVATION



WEST ELEVATION



DSK-002

INSTRUMENT OF SURVEY

412 THORNELL ROAD, PITTSFORD, NY 14534

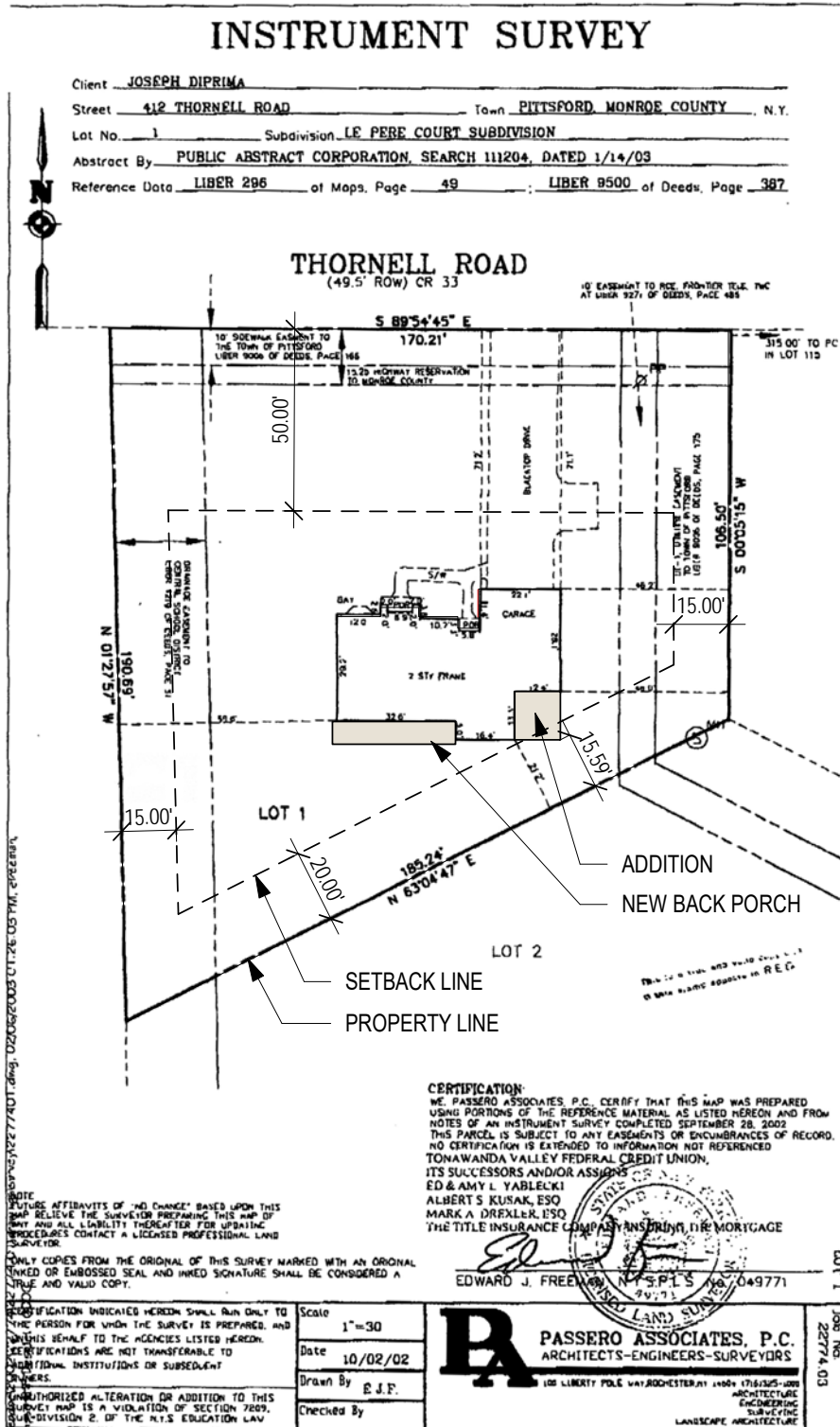
07/18/2024

FEB-20-03 09:45 FROM-DeMaria Law Offices 585-232-8840 T-330 P.01/01 F-176



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 INSTRUMENT OF SURVEY
1" = 50'-0"

DSK-003

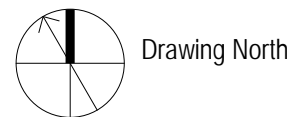
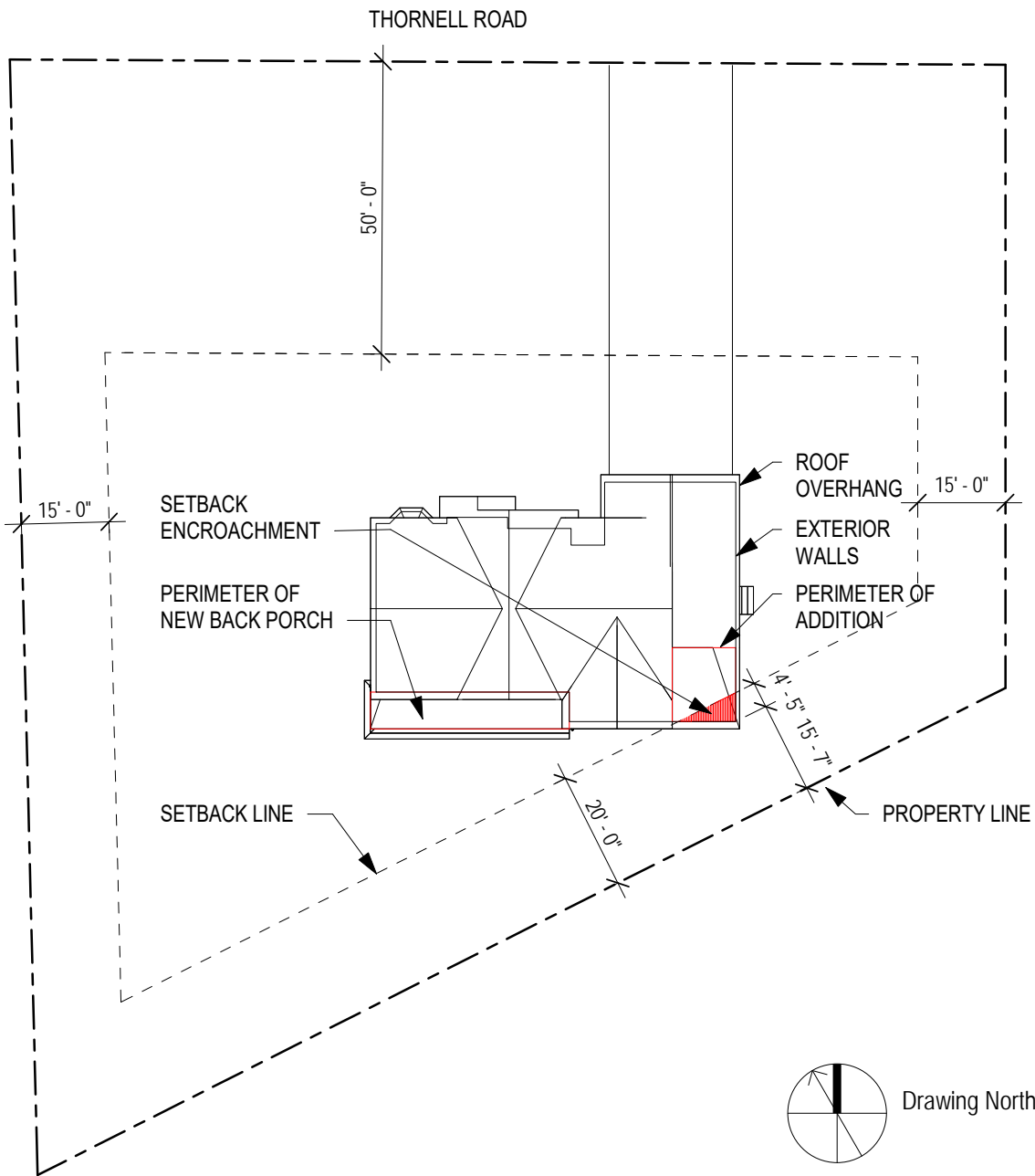
SITE PLAN

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 SITE PLAN
1" = 30'-0"

DSK-004

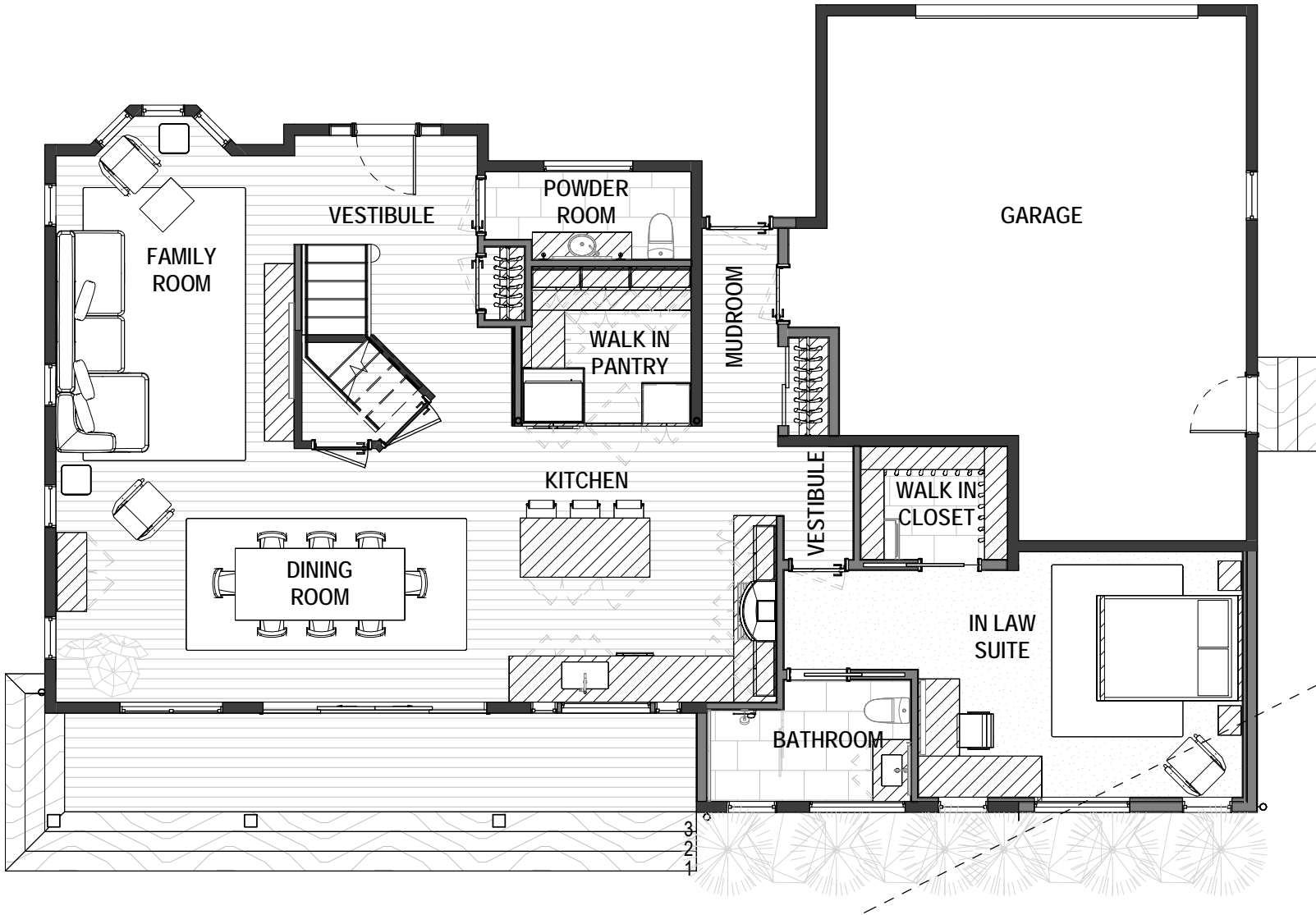
FLOOR PLAN

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



1 FLOOR PLAN
1/8" = 1'-0"

DSK-005

SOUTH ELEVATION

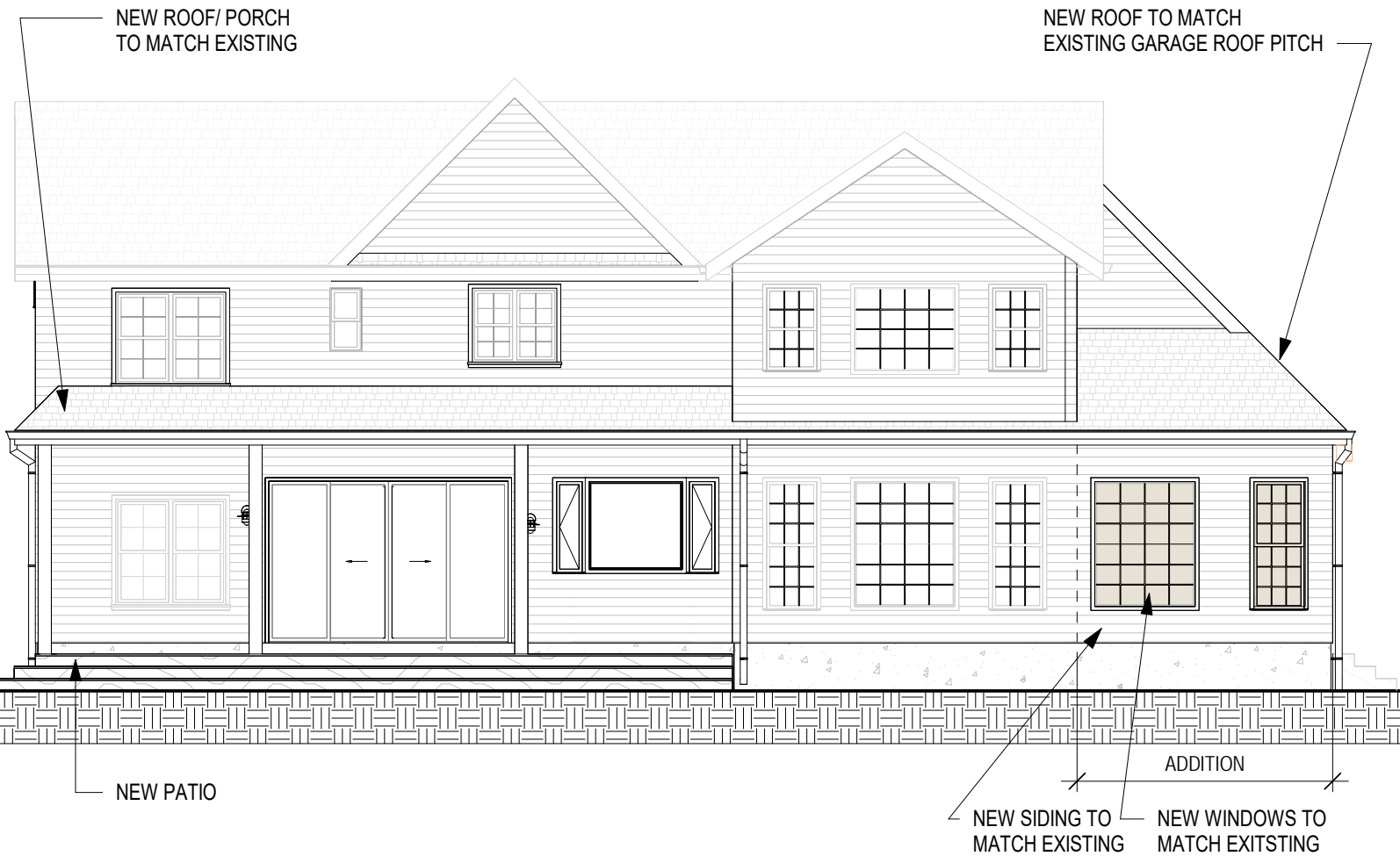
412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



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Pittsford NY 14534
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ARCHIBITA.COM



① SOUTH ELEVATION
1/8" = 1'-0"

DSK-006

EAST ELEVATION

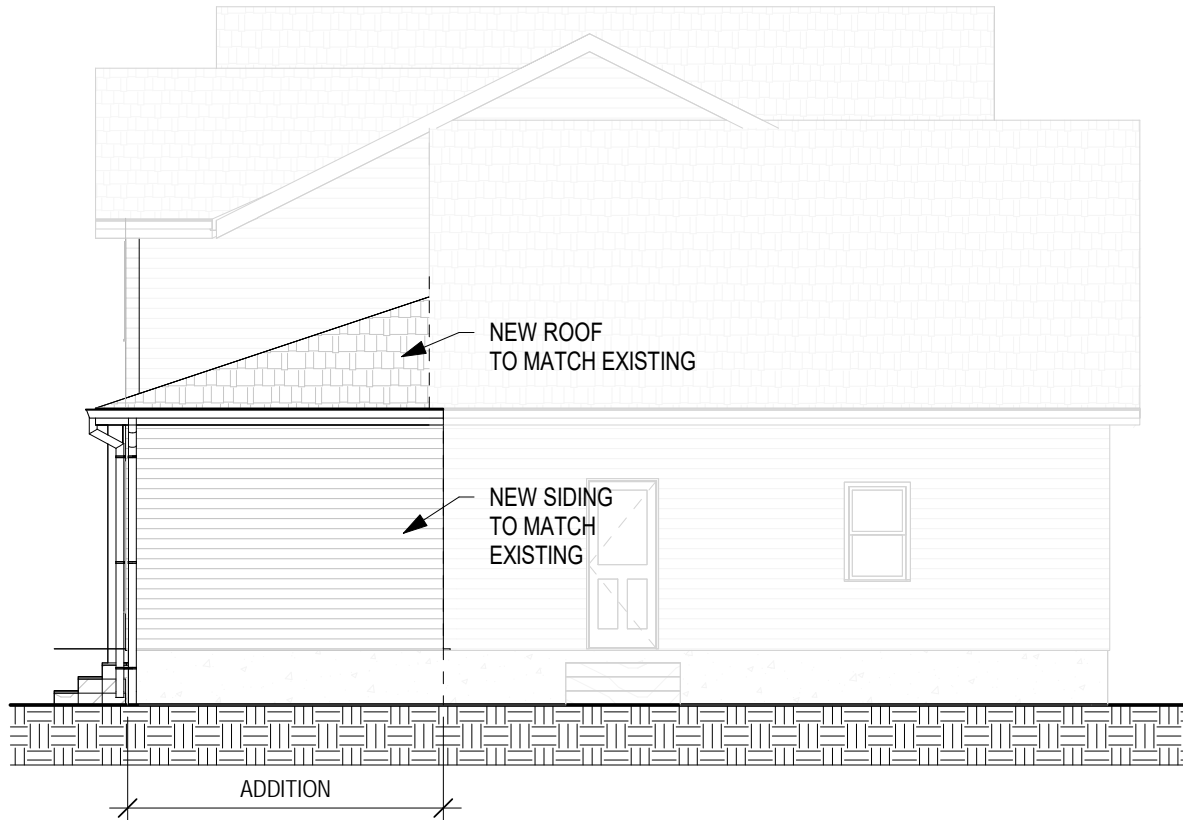
412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



① EAST ELEVATION
1/8" = 1'-0"

DSK-007

WEST ELEVATION

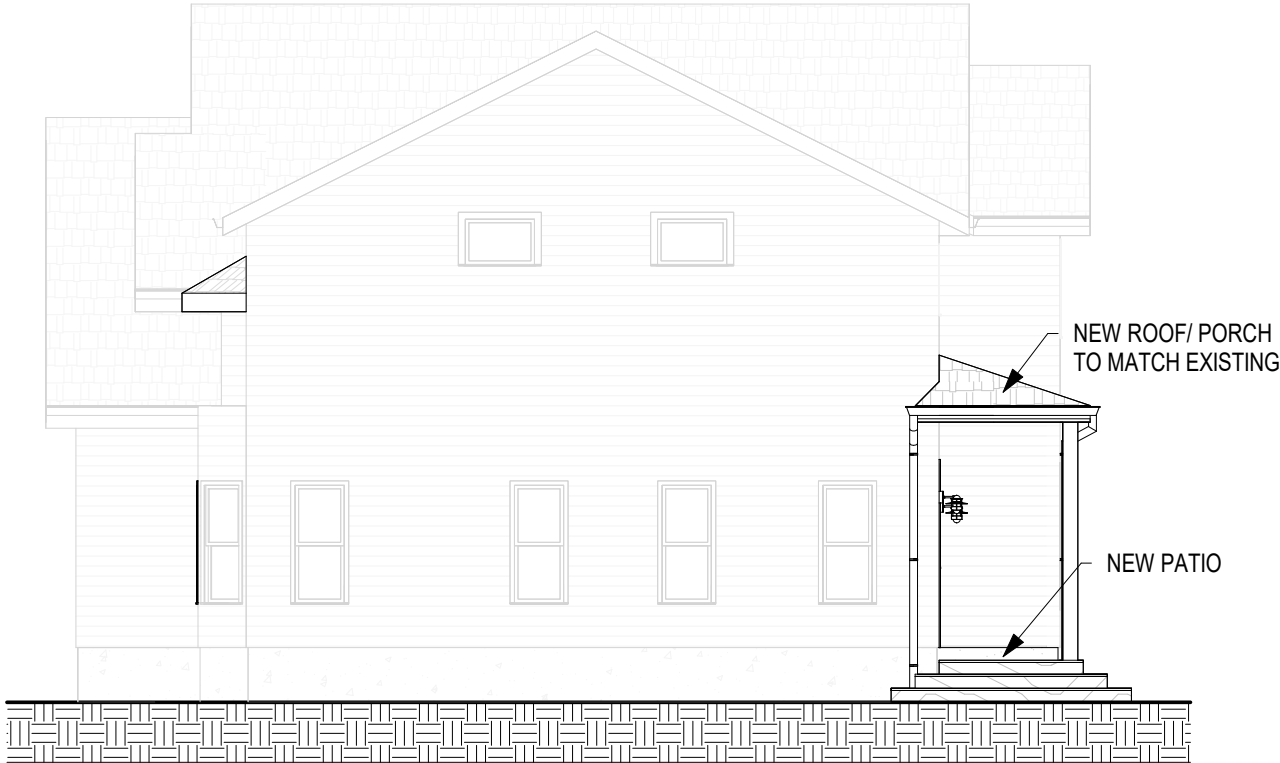
412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



① WEST ELEVATION
1/8" = 1'-0"

DSK-008

EXTERIOR PERSPECTIVES

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



DSK-009

EXTERIOR PERSPECTIVES

412 THORNELL ROAD, PITTSFORD, NY 14534

07/18/2024



architecture + design

65 Meadow Cove Road
Pittsford NY 14534
773 - 8279654
ARCHIBITA.COM



Zoning Board of Appeals Referral Form Information

ZB24-000029

Property Address:

20 Stoney Clover Lane PITTSFORD, NY 14534
163.02-1-42

Property Owner:

Haggerty, Richard J
20 Stoney Clover 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: Applicant is requesting relief from Town Code Section 185-113 B. (3) for the construction of shed forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

Staff Notes: The Town has met with Mr. Haggerty on site to propose alternate locations that would meet the Town Zoning Code. The applicant is requesting to place the shed forward of the rear wall of the main structure in the side yard. The property is 2.00 acres.

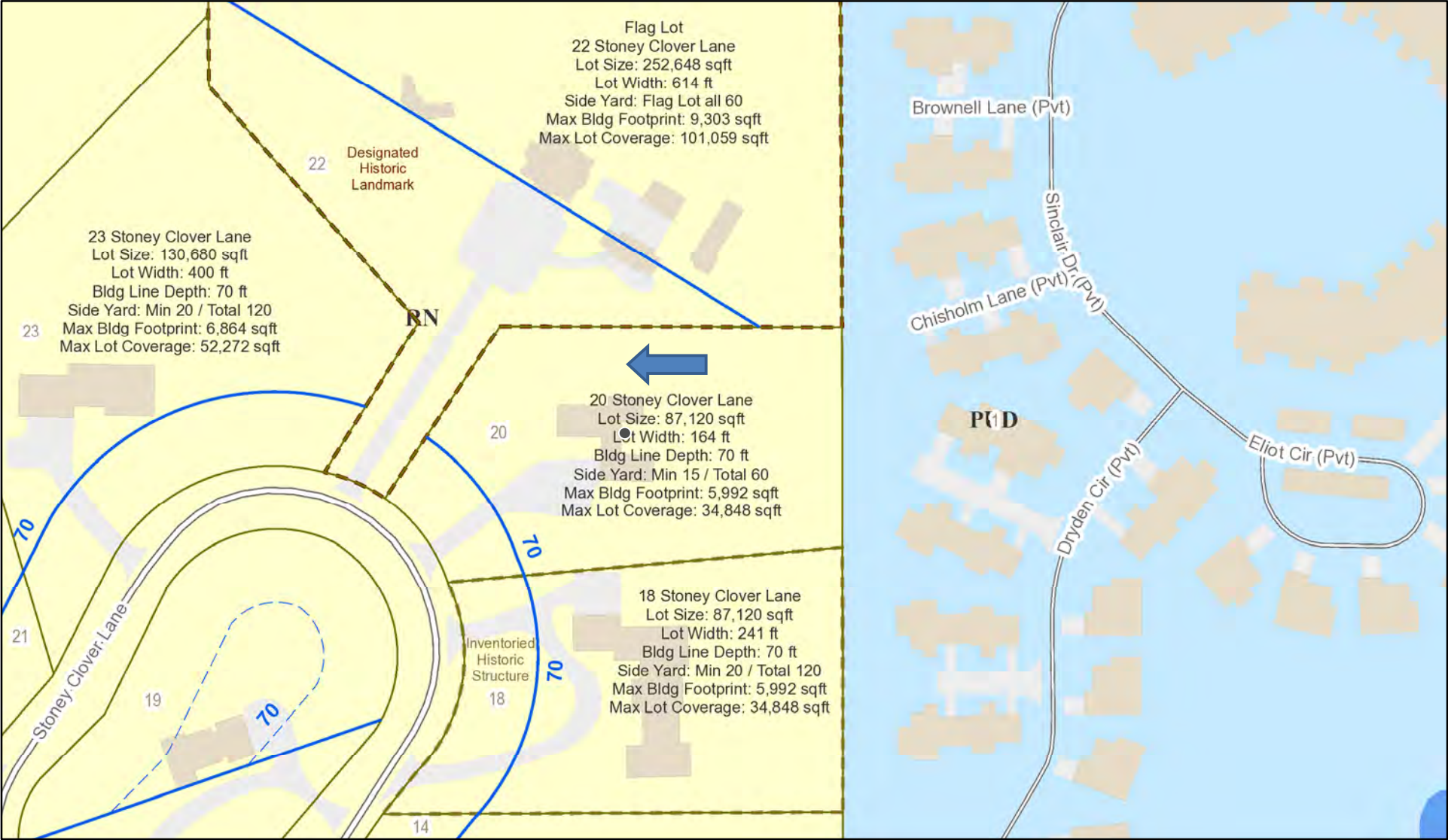
August 22, 2024

ARZ

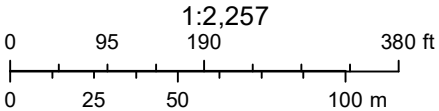
Date

April Zurowski -

20 Stoney Clover Lane



Printed August 22, 2024



Town of Pittsford GIS

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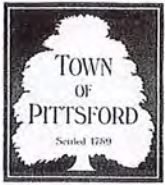
Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap

ZB 24-000029



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 7/30/24 Hearing Date: 9/16/24

Applicant: Richard and Nancy Haggerty

Address: 20 Stoney Clover Lane

Phone: (585) 623-6634 E-Mail: rick.haggerty23@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: _____ Current Zoning: RN

Tax Map Number: 163.02-1-42

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Install a 10' X 16' manufactured garden shed

RECEIVED
JUL 30 2024
TOWN OF PITTSFORD

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.

Richard Haggerty X 7/27/24 X
(Owner or Applicant Signature) (Date)

April's Review Copy

12 copies
\$75 check



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:

Placement of the garden shed is going to be located where a playhouse had been located previously. It is barely visible from the street and is separated from our neighbors property by a significant amount of trees.

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 garden shed is on a very flat portion of our property. Locating the garden shed 16' further east is on a portion of our property that is not as level and will require a bit of work to make level.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

I believe that the requested location of the garden shed is minimal. It is only 16' further west than the location that would not require a variance. We have a 2 acre lot and the shed is not close to the Stoney Clover Lane or our rear property line.

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 have a 2 acre lot and the garden shed location is basically not visible from the street or neighbors property

- **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 - Although we have a large lot where we might be able to place this garden shed, we are replacing a playhouse that was built on site in the '60's. It is to be located on a flat area that already exists.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

20 Stoney Clover Lane Storage Shed

(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...

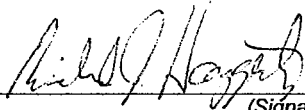
change of zoning special permit building permit permit amendment
 variance approval of a plat exemption from a plat or official map

...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)

7/29/24

(Dated)

20 Stoney Clover Lane

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

INSTRUMENT LOCATION MAP

NO. 20 STONEY CLOVER LANE

BEING PART OF LOT AR6 OF THE STONEY CLOVER LANE RESUBDIVISION

TOWN OF PITTSFORD

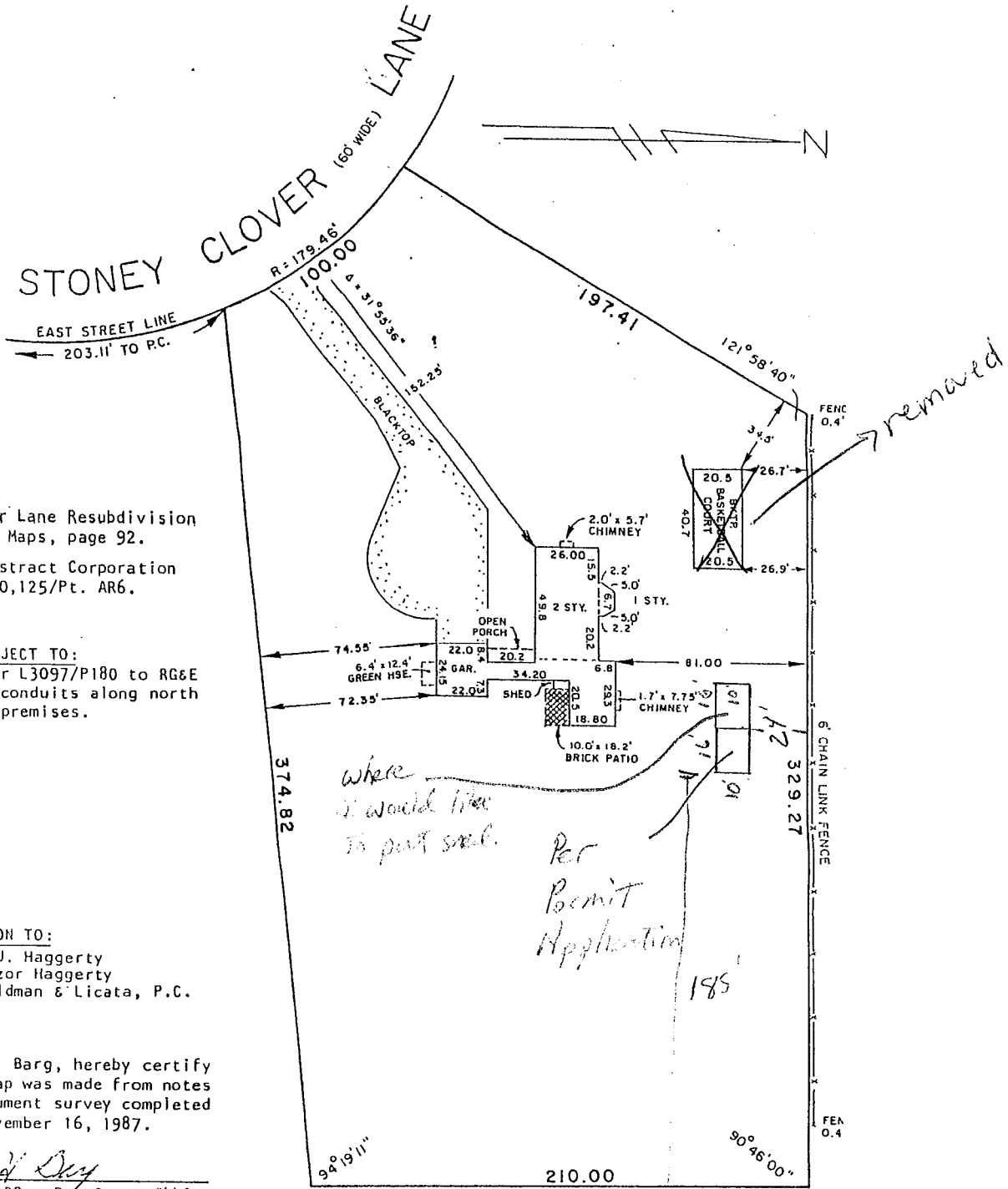
COUNTY OF MONROE

STATE OF NEW YORK

Scale 1" = 50'

November 16, 1987

EDWARD H. BARG
PROFESSIONAL LAND SURVEYOR
165 HIGH POINT TRAIL
ROCHESTER, NEW YORK 14609
(716) 288-2584



REFERENCES

Stoney Clover Lane Resubdivision
Number 135 of Maps, page 92.
Rochester Abstract Corporation
Search No. 30,125/Pt. AR6.

REMISES SUBJECT TO:

Easement per L3097/P180 to RG&E
and RTC for conduits along north
boundary of premises.

CERTIFICATION TO:

Richard J. Haggerty
Nancy Lazor Haggerty
L. Lavy, Feldman & Licata, P.C.

Edward H. Barg, hereby certify
that this map was made from notes
of an instrument survey completed
by me on November 16, 1987.

Edward H. Barg
EDWARD H. BARG P.L.S. #44602



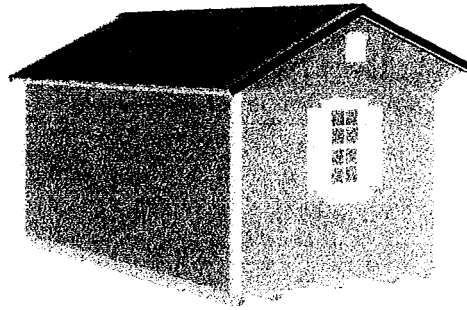
✓ Store ✓ Design 3 Summary

Changes made to this saved order.

Save changes

Here is your saved design

A link to this saved design has been sent to rick.haggerty23@gmail.com.



Building Design: 10x16 Classic Quaker

Model: 10x16x7 Classic Quaker

Total Building Price: \$8,383.00

Order Options: \$1,599.01

Sales Tax: \$798.56

Order Total: \$10,780.57

Show Details

grey w/green shutters/doors

Additional Options for your Order ²

Order Now

Purchase Outright

Rent-to-own

Financing

Order Total: \$10,780.57

Minimum Due: \$5,390.29 (50% of order total)

Also Available
As low as \$374 / month or interest-free with **affirm**

Order Now and the estimated delivery is between **08/16/2024** and **09/06/2024**

Your design can be modified after ordering. We will contact you to finalize the details. Sales tax is estimated and extra delivery fees may be required.

Got Questions? We are happy to help!

(585) 353-9241 (tel:+15853539241) psinger4407@gmail.com (mailto:psinger4407@gmail.com)

Zoning Board of Appeals Referral Form Information

ZB24-000030

Property Address:

3785 East Avenue ROCHESTER, NY 14618
138.18-2-13

Property Owner:

Odorisi, J. Scott
3785 East Ave
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:	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:	15	Rear Setback:	5.0
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 I. for the construction of an addition within the rear buffer. This property is zoned Residential Neighborhood (RN).

Staff Notes: The applicant is requesting to construct an addition in line with the existing home. The existing home does not meet the current requirements for a 20-foot setback from the north property line. All other setback requirements are being met. The addition to the west meets all current zoning requirements and is not part of this application.

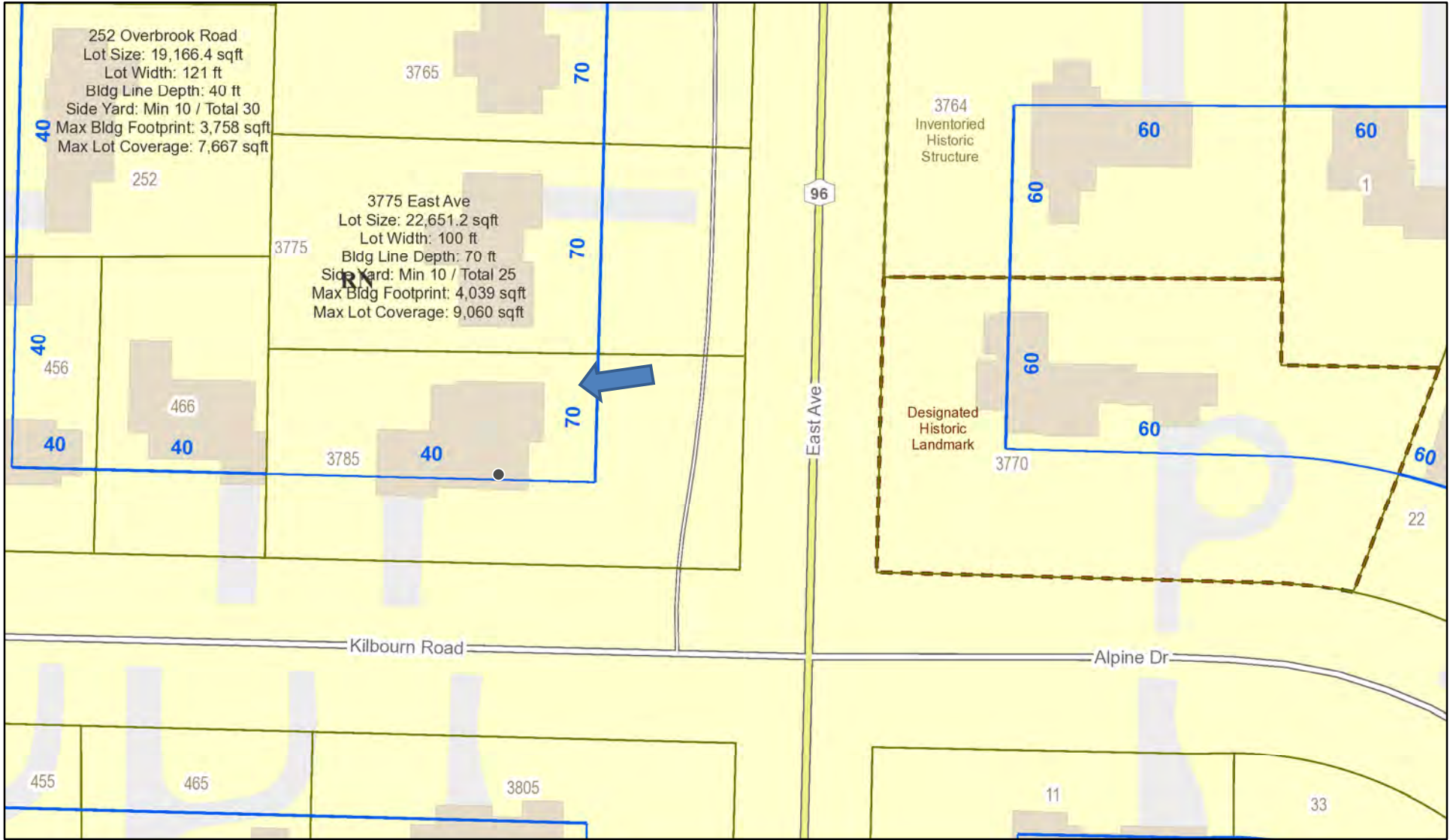
August 22, 2024

ARZ

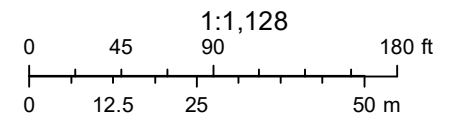
Date

April Zurowski -

3785 East Avenue



Printed August 22, 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.



252
252

3764
3764

3773
3775

456
456

466
466

3775
3775

37

Overbrook Rd

East Ave

Kilbourn Rd

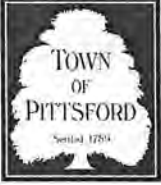
Alpine Dr

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

20 ft

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: J. Scott Odorisi

Address: 3785 East Ave, Rochester, NY 14618

Phone: (585) 259-7889 E-Mail: sodorisi@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: 3785 East Ave Current Zoning: Residential

Tax Map Number: 138.18-2-13

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

The requested 5' side lot variance is being requested in order to align the addition of a master bedroom suite with my existing exterior wall (this addition will allow the conversion of the existing bedroom into a new master bath and walk-in closet). Current master bedroom, bathroom and closet are very small and uncomfortable.

The 4' slight variance is requested to allow a 3rd bay addition on my garage to align with the existing front of the garage. The current two car garage is of very minimal dimensions and does not give adequate space for everyday ordinary things like bikes, canoe trailer, tool bench and possibly an additional small car. Both requested variances are being requested to minimize any potential impact to the character of my existing neighborhood.

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)

7/24/24

(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 neighborhood has over the past 15-20 years been developing into larger more functional homes. The additional master bedroom will only result in a minimal encroachment into the variance area. The 5' side setback variance is being requested to align the addition with the existing exterior wall so that it will conform with the existing structure, utilizing a hip roof configuration that was common at the time the house was built. The addition will be a natural extension of the existing house (inconspicuous). Built as describe above, the character of the neighborhood would not be altered and thereby there would be no detriment to the neighborhood. The minimal variances requested are insubstantial to my large 1/2 acre lot that currently has only a 1650 sq ft home on it.

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 existing house, only 1650sf is far below the average house size. While it may be theoretically possible to build out in other directions more internal to the backyard, thus avoiding the need for a variance, it would result in a terrible circulation pattern within the house. So this is not really an option. The minimal 5' side setback variance to align with the existing exterior wall is requested to align the addition with the existing structure to make the addition less obvious to the outside which will eliminate any impact on the existing neighborhood. The requested 5' side setback variance to align with the existing exterior wall will result in minimal aesthetic change to the existing structure thus having no effect on the character of the neighborhood.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed 5' side setback variance for the master bedroom will only result in the addition being in line with the existing home. This request will make the new space comport with the existing home so as to not draw any attention to the structure. As a result, the requested area variance is minimal (est. 5 feet side setback for the master bedroom).

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 proposed 5' side setback variance is minimal and will allow the requested addition to look virtually identical to the existing structure so as to not draw any attention to it. Allowing the variance will enable an additional 500 square feet of living space which will make the home more in conformity with most of the homes in the neighborhood. (1650 square feet to approximately 2100 square feet). My lot is one of the larger lots in the neighborhood so the small additional space will not expand the homes footprint beyond what would look reasonable to the character of the neighborhood (1/2 acre lot as opposed to a 1/3 of an acre). There are no environmentally sensitive features on this lot. There are no environmentally sensitive features on this lot.

- **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?

My current home is functionally obsolete. Built in 1958, my home does not have a "proper" master bedroom or a dedicated master bathroom and the home is completely lacking in closet/storage space. The addition of a master bedroom and master bathroom and walk-in closet will update the 1950's home into a more functionally operating/relevant home that is in line with newer homes built 75 years later.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

3785 East Ave, Rochester, NY 14618

(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...

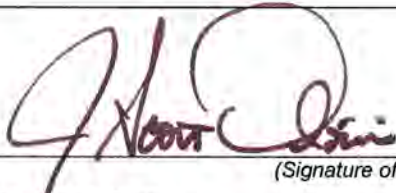
- change of zoning
- special permit
- building permit
- permit
- amendment
- variance
- approval of a plat
- exemption from a plat or official map

...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)

7/24/24

(Dated)

3785 East Ave

(Street Address)

Rochester, NY 14618

(City/Town, State, Zip Code)

MAP OF AN INSTRUMENT SURVEY OF
No. 3785 EAST AVENUE

BEING
**LOT No. 5 of the
EAST AVENUE ESTATES SUB'D.**

SITUATE IN THE
TOWN OF PITTSFORD
COUNTY OF MONROE STATE OF NEW YORK
SCALE 1 INCH = 40 FEET DATE: MAY 9, 2019

JAMES BATES & ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-361-0021

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A. AND THE MONROE COUNTY BAR ASSOCIATION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.



LEGEND:

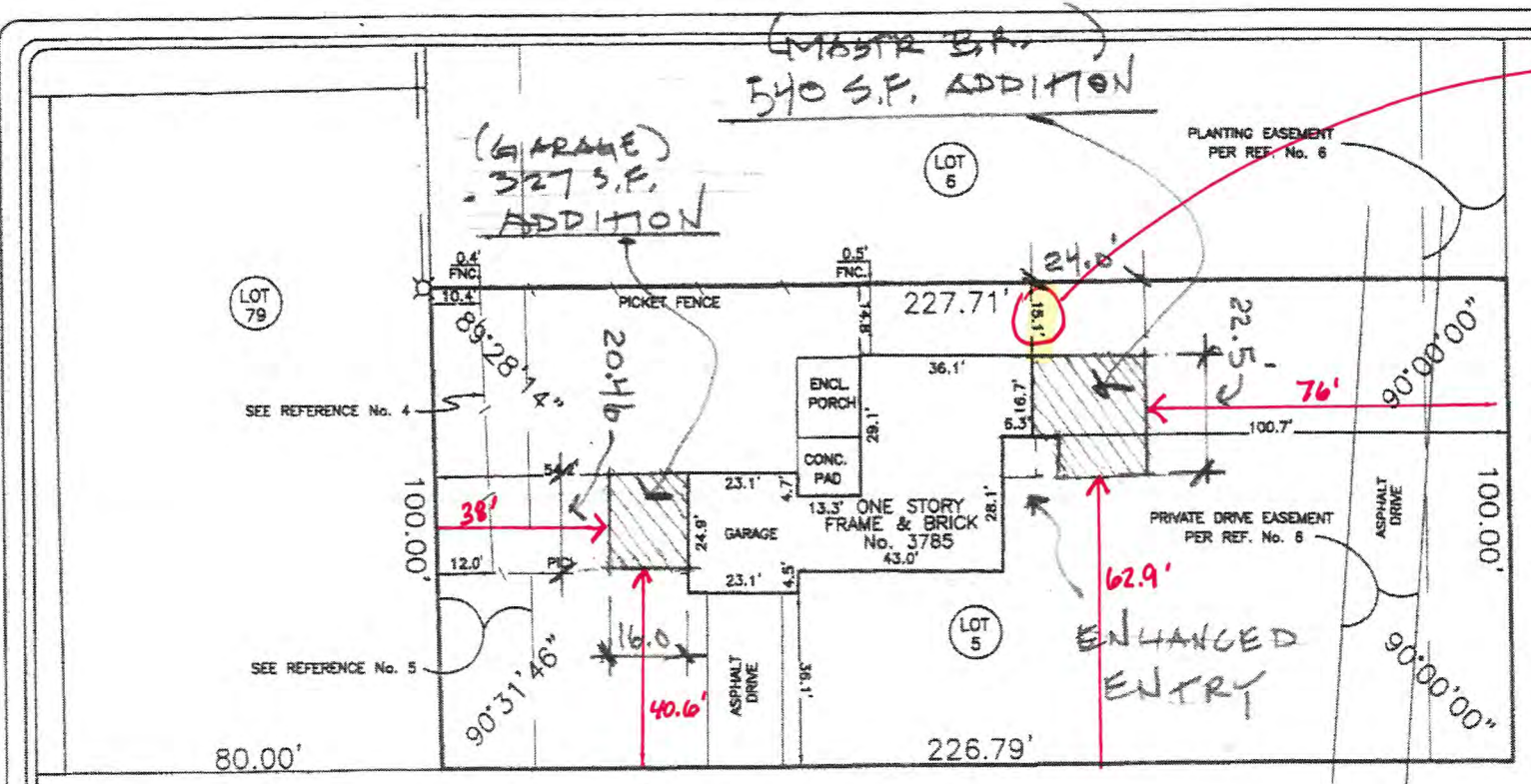
- = IRON PIN FOUND
- = EASEMENT LINE
- = SUBJECT PARCEL BOUNDARY
- = ADJOINING BOUNDARY

WE, JAMES BATES & ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;

1. J. SCOTT ODORISI;
 2. ELLIOTT STERN CALABRESE LLP;
 3. FAIRPORT SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS,
 4. PHETERSON SPATORICO LLP; and
 5. METRO EAL ESTATE SERVICES,
- THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MAY 6, 2019.



[Signature]
JAMES E. BATES, Jr. LICENSE No. 49464

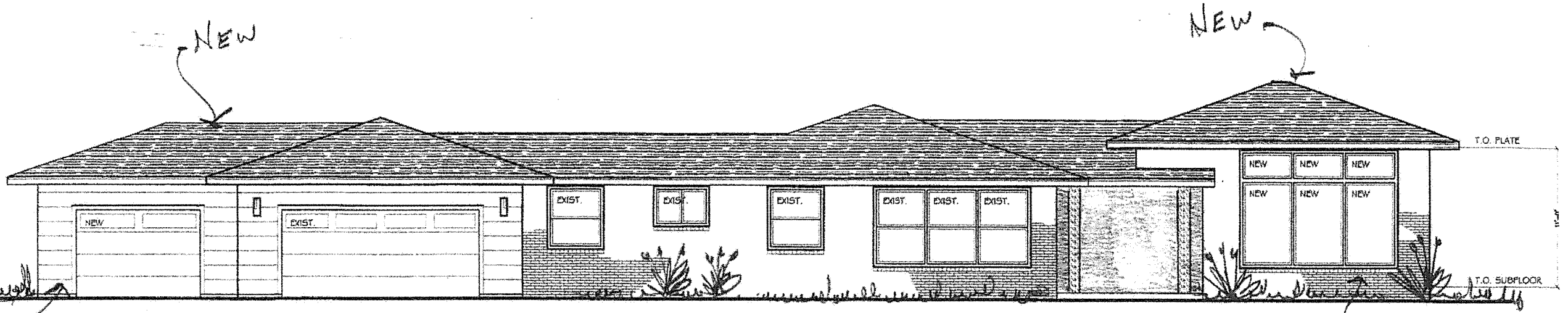


KILBOURN ROAD
(80' WIDE)

SCALE: 1" = 40'-0"

REFERENCES:

1. TIMES SQUARE ABSTRACT, LLC, SEARCH No. 2019-8421, LAST DATED ON APRIL 22, 2019.
2. LIBER 11039 OF DEEDS, PAGE 356.
3. MAP OF THE EAST AVENUE ESTATES SUBDIVISION AS FILED IN THE M.C.C.O. IN LIBER 54 OF MAPS, PAGE 13.
4. SUBJECT TO AN EASEMENT ENCROACHMENT AND HOLD HARMLESS AGREEMENT PER LIBER 11305 OF DEEDS, PAGE 33. (FOR THE PICKET FENCE)
5. SUBJECT TO A SEWER EASEMENT TO THE TOWN OF PITTSFORD PER LIBER 2839 OF DEEDS, PAGE 139.
6. SUBJECT TO A PRIVATE DRIVEWAY EASMENT AND A 17.5' WIDE PLANTING EASEMENT PER LIBER 3129 OF DEEDS, PAGE 131.
7. SUBJECT TO AN EASEMENT TO R.G. & E. PER LIBER 1331 OF DEEDS, PAGE 377. (GAS LINE THROUGH AND ALONG THE HIGHWAYS)
8. SUBJECT TO AN EASEMENT TO R.G. & E. PER LIBER 1197 OF DEEDS, PAGE 35. (ALONG THE SIDE & REAR LOT LINES)
9. TAX ACCOUNT PARCEL 138.18-2-13.



SOUTH ELEVATION (KILBOURN ROAD)

T/15/24

SCALE 1/4" = 1'-0"

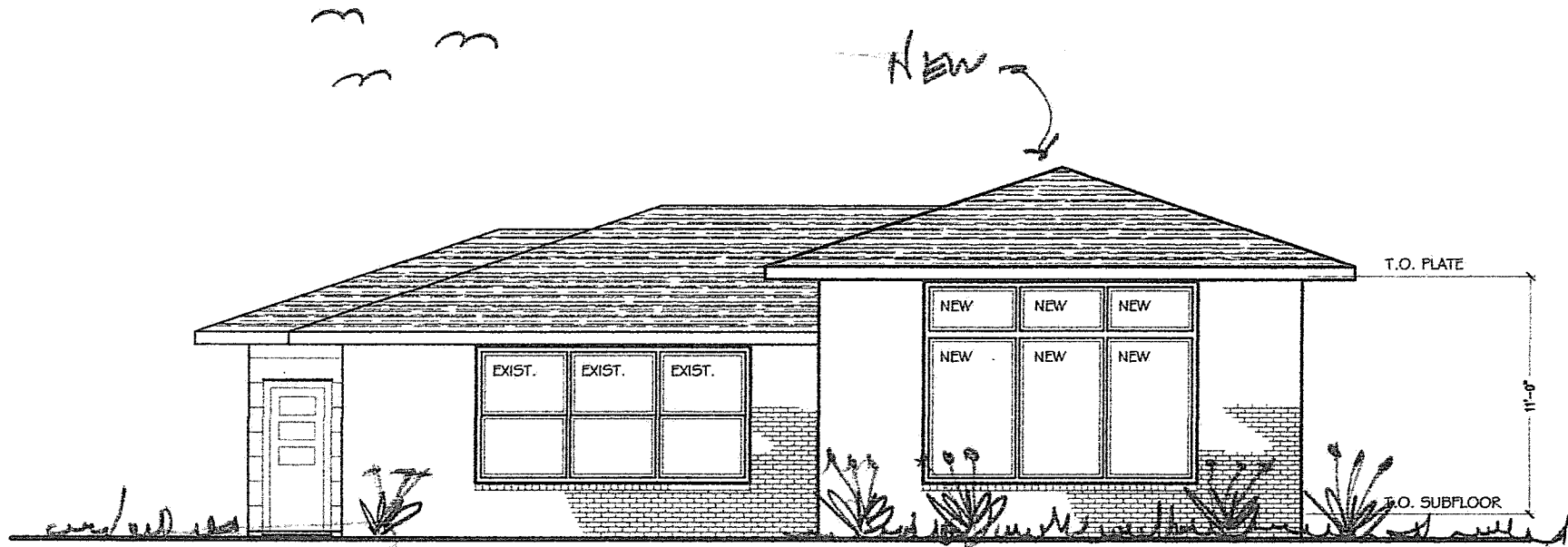
1/8

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCK HILL 14618

BRICK TO MATCH
EXISTING HOUSE

• 1/2" x 1/4" EXP CEDAR
SPAKE TO MATCH
EXISTING HOUSE



7/15/24

EAST ELEVATION (EAST AVE)

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

1/8

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH. NY 14618

July 29, 2024

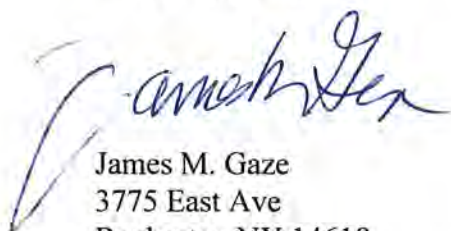
Town of Pittsford
Zoning Board of Appeals
11 South Main Street
Pittsford, NY 14534

RE: Application for Variance- J. Scott Odorisi
3785 East Ave, Rochester, NY 14618

Dear ZBA:

I have had the opportunity to review Mr. Odorisi's Application for Variance requesting a 5' variance to the north lot line so that his proposed addition can be in line with his existing structure. My property is adjacent to this side setback. I have no objection to your approval of this variance and the entire project as proposed.

Very truly yours,

A handwritten signature in blue ink, appearing to read "James M. Gaze". The signature is written in a cursive style with a large initial "J".

James M. Gaze
3775 East Ave
Rochester, NY 14618

July 24, 2024

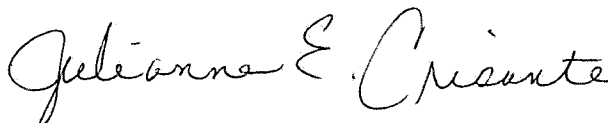
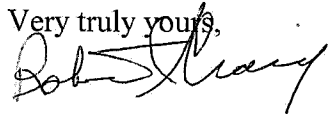
Town of Pittsford
Zoning Board of Appeals
11 South Main Street
Pittsford, NY 14534

RE: Application for Variance- J. Scott Odorisi
3785 East Ave, Rochester, NY 14618

Dear ZBA:

We have had the opportunity to review Mr. Odorisi's Application for Variance requesting a 5' variance to the north lot line so that his proposed addition can be in line with his existing structure. We have no objection to your approval of this variance and the additions as proposed.

Very truly yours,



Robert J. Craig and ~~Julie G. Crisanti~~
3805 East Ave
Rochester, NY 14618

Julianne E. Crisante

July 24, 2024

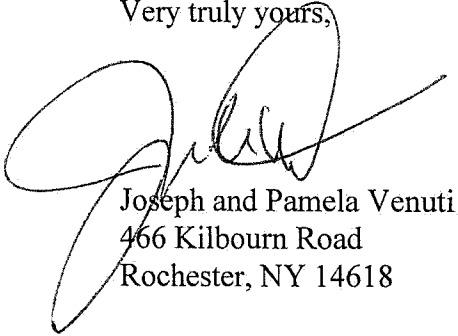
Town of Pittsford
Zoning Board of Appeals
11 South Main Street
Pittsford, NY 14534

RE: Application for Variance- J. Scott Odorisi
3785 East Ave, Rochester, NY 14618

Dear ZBA:

We have had the opportunity to review Mr. Odorisi's Application for Variance requesting a 5' variance to the north lot line so that his proposed addition can be in line with his existing structure. We have no objection to your approval of this variance and the additions as proposed.

Very truly yours,



Joseph and Pamela Venuti
466 Kilbourn Road
Rochester, NY 14618

Zoning Board of Appeals Referral Form Information

ZB24-000031

Property Address:

35 Old Forge Lane PITTSFORD, NY 14534
193.13-1-25

Property Owner:

Weigand, David C
35 Old Forge 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:	20	Rear Setback:	15	Rear Setback:	5.0
Height:	0	Height:	0	Height:	0.0
Size:	180	Size:	290	Size:	110.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) and 185-17 I. for the construction of an oversized shed within the rear buffer. This property is zoned Residential Neighborhood (RN).

Staff Notes: This is partially constructed, as the homeowner did not file for a permit. A Stop Work Order has been placed on this project. The structure is oversized and is within the rear buffer. The height has been checked and meets current zoning regulations. The Town does not have a permit on file for the destroyed shed that the owner mentions as being replaced.

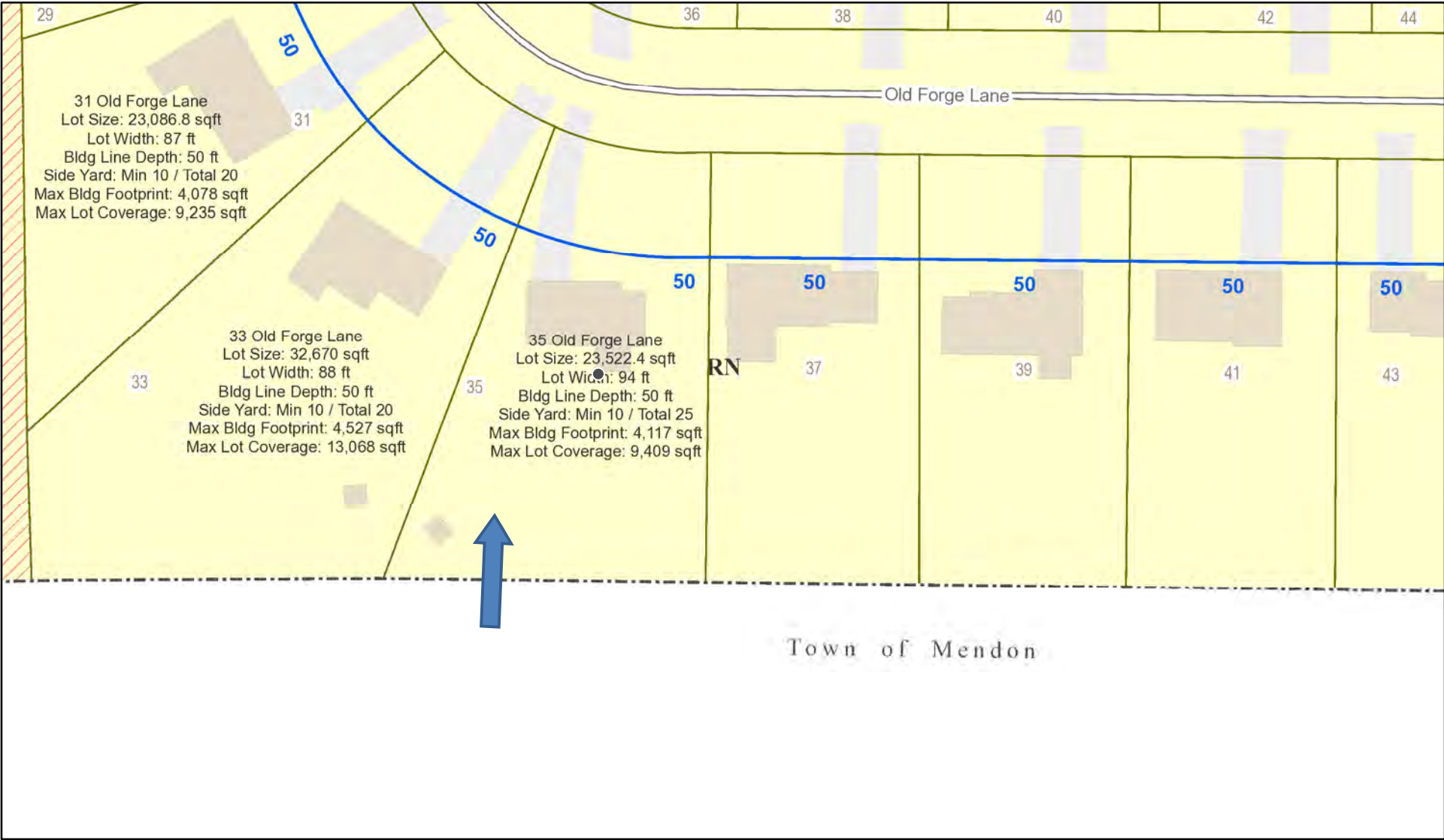
August 22, 2024

ARZ

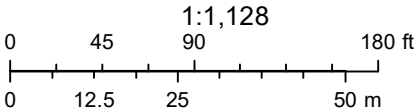
Date

April Zurowski -

35 Old Forge Lane



Printed August 22, 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.



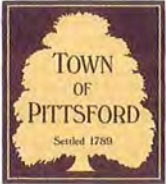
Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE



Nearmap

ZB 24- 000031



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: July 24, 2024 Hearing Date: Sept. 16, 2024

Applicant: David Wiegand

Address: 35 Old Forge Lane, Pittsford NY, 14534

Phone: (585) 622-0223 E-Mail: davewieg@gmail.com

Agent: _____
(if different than Applicant)

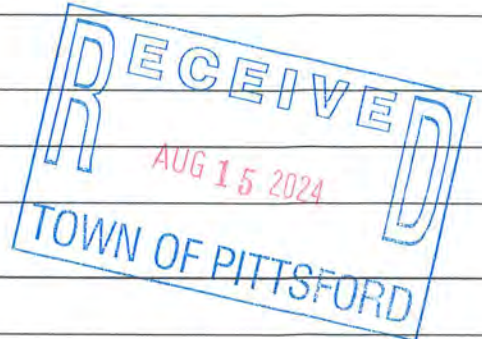
Address: Same

Phone: _____ E-Mail: _____

Property Owner: Same
(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: Residential Neighborhood

Tax Map Number: 193.13-1-25 (AM)

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Replace existing 12' x 10' shed damaged by fallen tree and replace with new steel shed 12' x 24" 2".

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.

[Signature]
(Owner or Applicant Signature)

08/14/24
(Date)

Appl's Review Copy



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 main purpose of constructing a new shed is to replace the existing shed that was damaged beyond repair by a fallen tree. The property already has a shed much like 90% of the homes in the Pittsford township that already exist.

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 increased length of the new shed is to store a boat and various other lawn maintenance equipment and gardening tools when not in use so they are out of the neighbors view from the front of the house. Without this size of shed, I will be forced to leave everything currently in the driveway as they have done for years and not desirable to anyone in the neighborhood.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

It is my belief this variance is minimal based on the fact that again I am only replacing an existing shed with a new one that accommodates my existing needs. This shed is 110 square feet over the 180 square foot maximum allowed.

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 new shed comes from a long-standing national manufacturer that designs your structure based on local and state requirements and in this case exceeds local and state minimal wind and snow loading requirements. The structure is manufactured on site and shipped with only minimal hand tools and folding ladders to assemble. The structure is pre-finished to match the existing home's exterior siding, roof and trim colors and uses standard pre-manufactured windows and doors sold pre-finished locally. Basically the only environmental impact is to regrade where the existing shed and abandoned garden falling within the same footprint and place new plantings around the structure.

- **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?

That requires a two part answer,

1, The property directly behind the house lot is 100'+- privately owned vacant land in the Town of Mendon. While no one maintains this property, the homeowners are forced to pay \$1,000's every year to have trees removed and/or fix damaged portions of the property and structures when a tree falls into their yard from the land. In my case, I have spent over \$20,000 removing trees, fixing fences, repairing the existing shed 3 times since I moved into the house in 1999. So I believe I did not create the initial difficulty of the project. I only responded to a challenge not self-inflicted.

2, The only self inflicted portion of the project is increasing the size of the shed to accommodate my current needs and to get stored things in my driveway out of view in the front yard. To be a good neighbor!

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

35 Old Forge Lane Shed

(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)

[Handwritten Signature]
(Signature of Applicant)

08/24/24
(Dated)

350 Old Forge Lane
(Street Address)

Pittsford N.Y. 14534
(City/Town, State, Zip Code)

VersaTube User Guide

Summit Garage 12 x 24 x 9

Design ID: 1775506

DAVE WIEGAND
35 Old Forge Ln
Pittsford, NY 14534
Order Date: 2024/05/01

3D MODEL

Show Controls



BUILDING TYPE

Summit

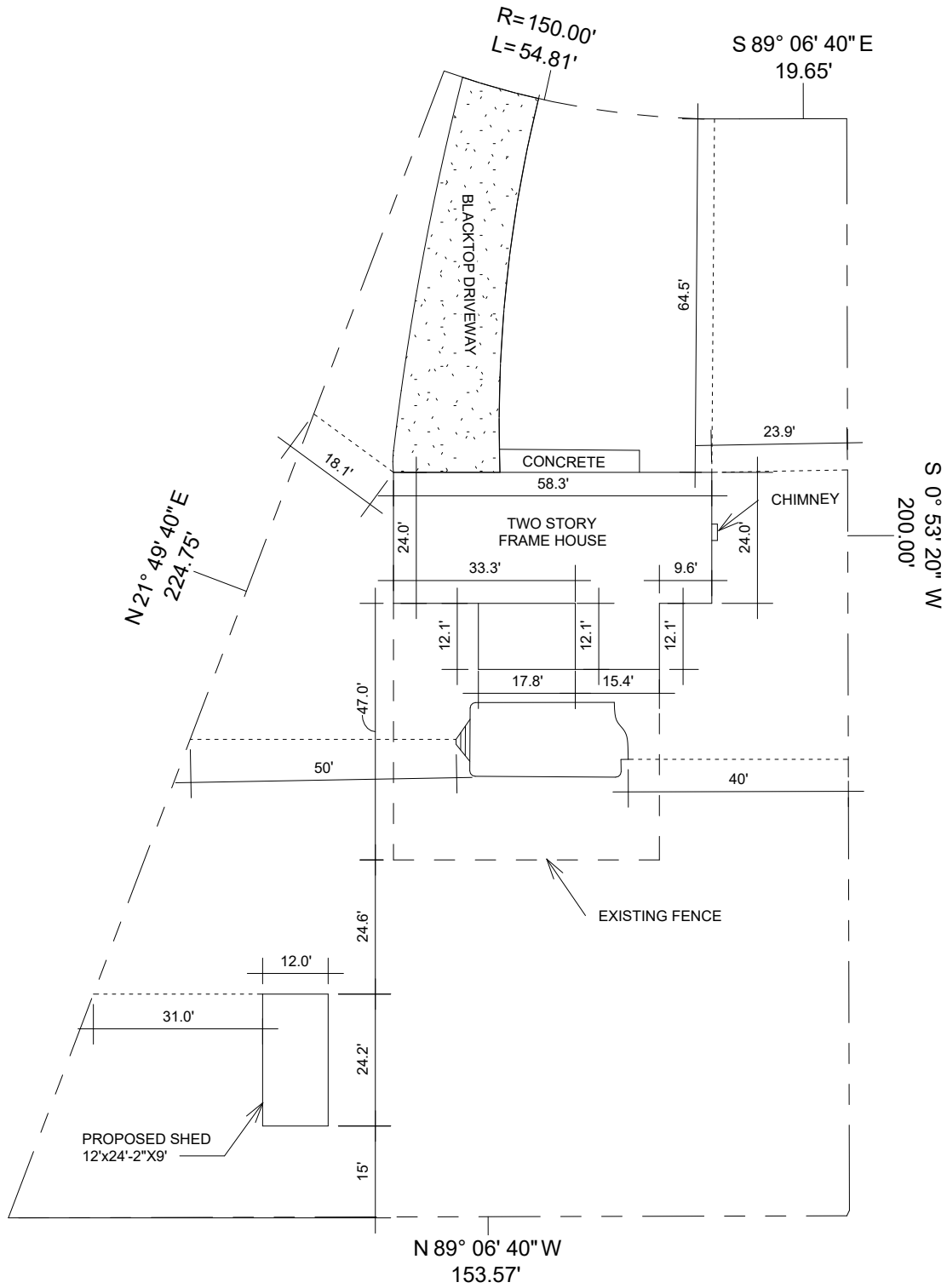


With Side Hat Channel
(Girts)



With Roof Hat Channel
(Purlins)

FRAME SPECS



D. Wiegand

Site Plan

Project number

Date

7/28/24

Drawn by

RDS

Checked by

DCW

C100

Proposed Shed Location

Scale 1" = 30'-0"

Zoning Board of Appeals Referral Form Information

ZB24-000032

Property Address:

94 Wilmarth Road PITTSFORD, NY 14534
191.02-1-3.1

Property Owner:

Ecklund, Curtis A
94 N Wilmarth Rd
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:	150	Right Lot Line:	72	Right Lot Line:	78.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	150	Front Setback:	86	Front Setback:	64.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	17	Height:	5.0
Size:	180	Size:	1540	Size:	1360.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) and 185-116 C. (4) for the addition to an oversized and over height accessory structure not meeting the minimum setbacks for the stabling of horses. This property is zoned Residential Neighborhood (RN).

Staff Notes: The existing portions of the oversized barn received a permit, but the Zoning Officer at the time failed to require an area variance from the applicant. The Town is now attempting to resolve the current zoning issues during the process for this addition. The total structure is proposed at about 1540 SF with 966 SF already existing. The attached 150 SF shed is proposed to be removed, making the total size of the proposed addition 720 SF. The height of the proposed addition meets current zoning regulations, but the existing portion of the barn is over height at 17 FT. Because this structure is used for the keeping of horses, the setbacks are 150 FT from all property lines, in which the existing barn does not currently meet zoning regulations, and the addition will reduce the side setback further.

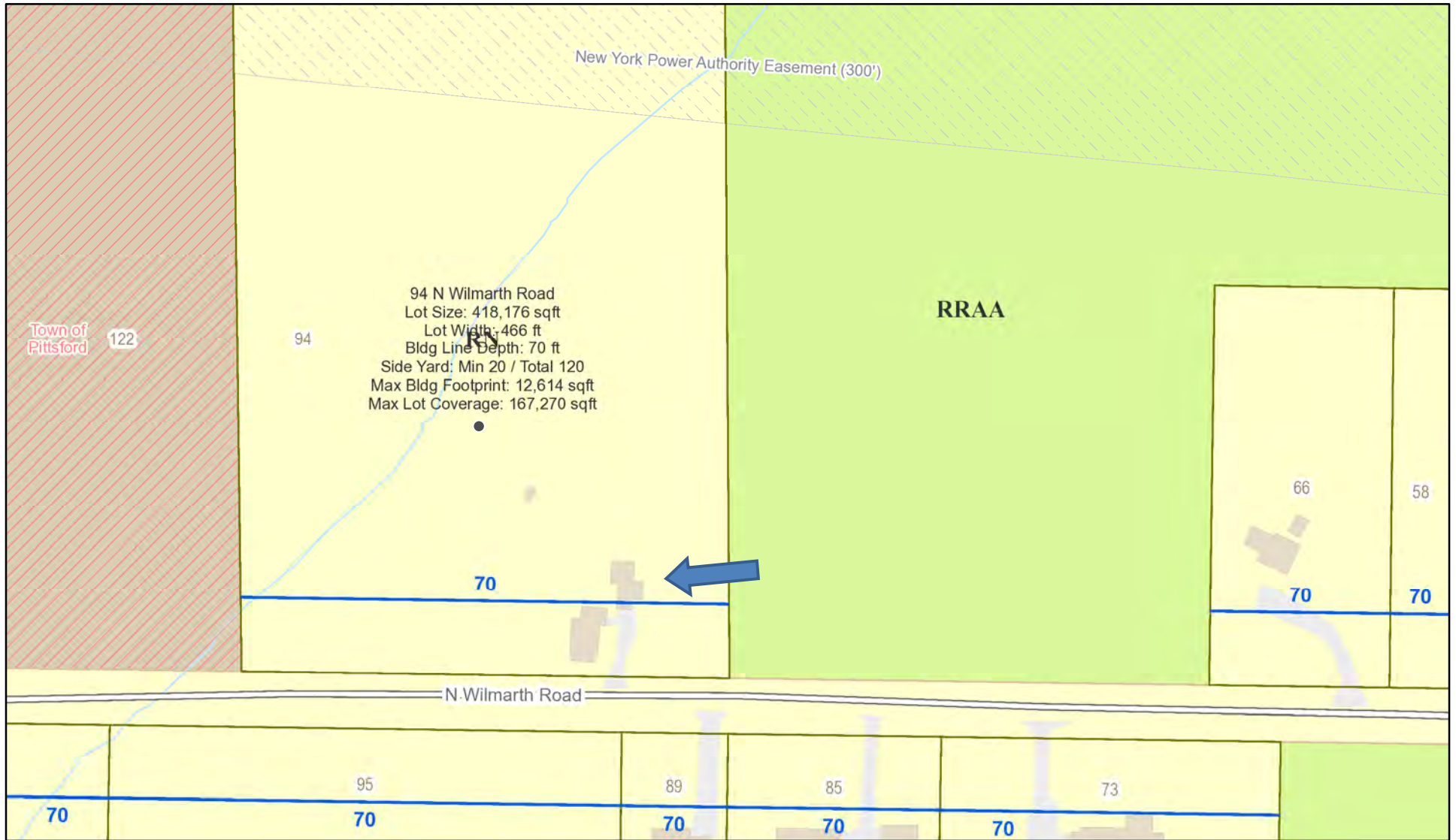
August 22, 2024

ARZ

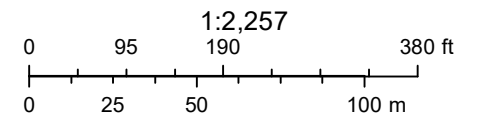
Date

April Zurowski -

94 N Wilmarth Road



Printed August 22, 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.



9

126

126

122

122

128

66

58

73

N Wilmarth Rd

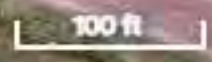
N Wilmarth Rd

N Wilmarth Rd

New York State Thruway

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE



Nearmap

122

arth Rd

N Wilmarth Rd

73

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap

ZB24 - 000032

4



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 8/15/2024 Hearing Date: Sept 16, 2024

Applicant: Curtis Ecklund

Address: 94 N Wilmarth Rd

Phone: (585) 355-7486 E-Mail: cecklund@rochester.rr.com

Agent: _____
(if different than Applicant)

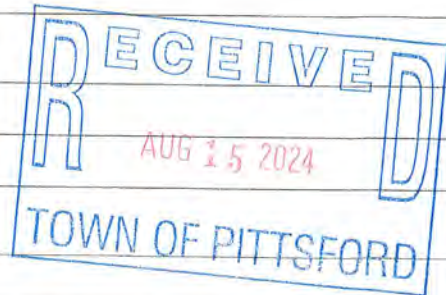
Address: _____

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: 94 N Wilmarth Rd Current Zoning: RN

Tax Map Number: 191.02-1-3.1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

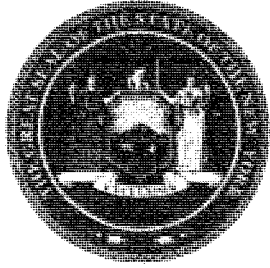
Replacing a 10' x 15' attached shed with a 20' x 36' pole barn attached shed. The addition will attach to the east walls of the existing garage and barn. The roof will have a single slope pitched toward the east. The high point of the roof will be 12' above grade at the front of the addition where it will connect to the garage. The south elevation will have an overhead garage door and a man-door. The east elevation will have one small window. The north elevation will have one over-size hinged door. The siding and roofing will be painted metal. The structure will be used for storage of hay, feed, and equipment.

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.

Curtis Ecklund
(Owner or Applicant Signature)

8/15/2024
(Date)

April's Review Copy



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 neighborhood is comprised of large lots. Variation in topography creates visual separation of the lots. Several lots have accessory structures that exceed the square footage limit of the zoning code. The proposed structure is an addition that will be replacing an existing structure and function. The placement of the addition will retain a setback position from the face of the tallest and oldest structure on the lot.

The side setback would be reduced by only 10'+/- from existing conditions and the front setback only reduced by 4'+/- from existing conditions.

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

Since the existing barn already exceeds the square foot limit of the zoning code, any addition would require a variance. Placement of a new structure of a size limited to that allowed by code and in a position on the lot with the appropriate setbacks, would not serve the functions for which the project is intended.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The addition will be 4.8 times the footprint of the structure it is replacing and 540 square feet more than the zoning code limit.

The side setback will be less than half of what is required by the zoning code.

While numerically significant, in context of the neighborhood the variances requested are minimal.

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 addition will not exceed the front of the existing accessory structure. The area is currently barnyard and garden. It will have minimal effect on drainage and no effect on any natural or neighborhood resources.

- **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 existing structures were constructed by others under different zoning codes and conditions. An addition is the only viable option for the proposed function.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

94 N Wilmarth Barn Addition

(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

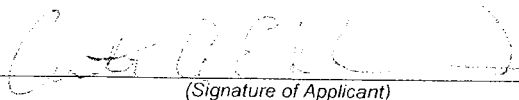
variance approval of a plat exemption from a plat or official map

...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)

8/15/2024

(Dated)

94 N Wimarth Rd

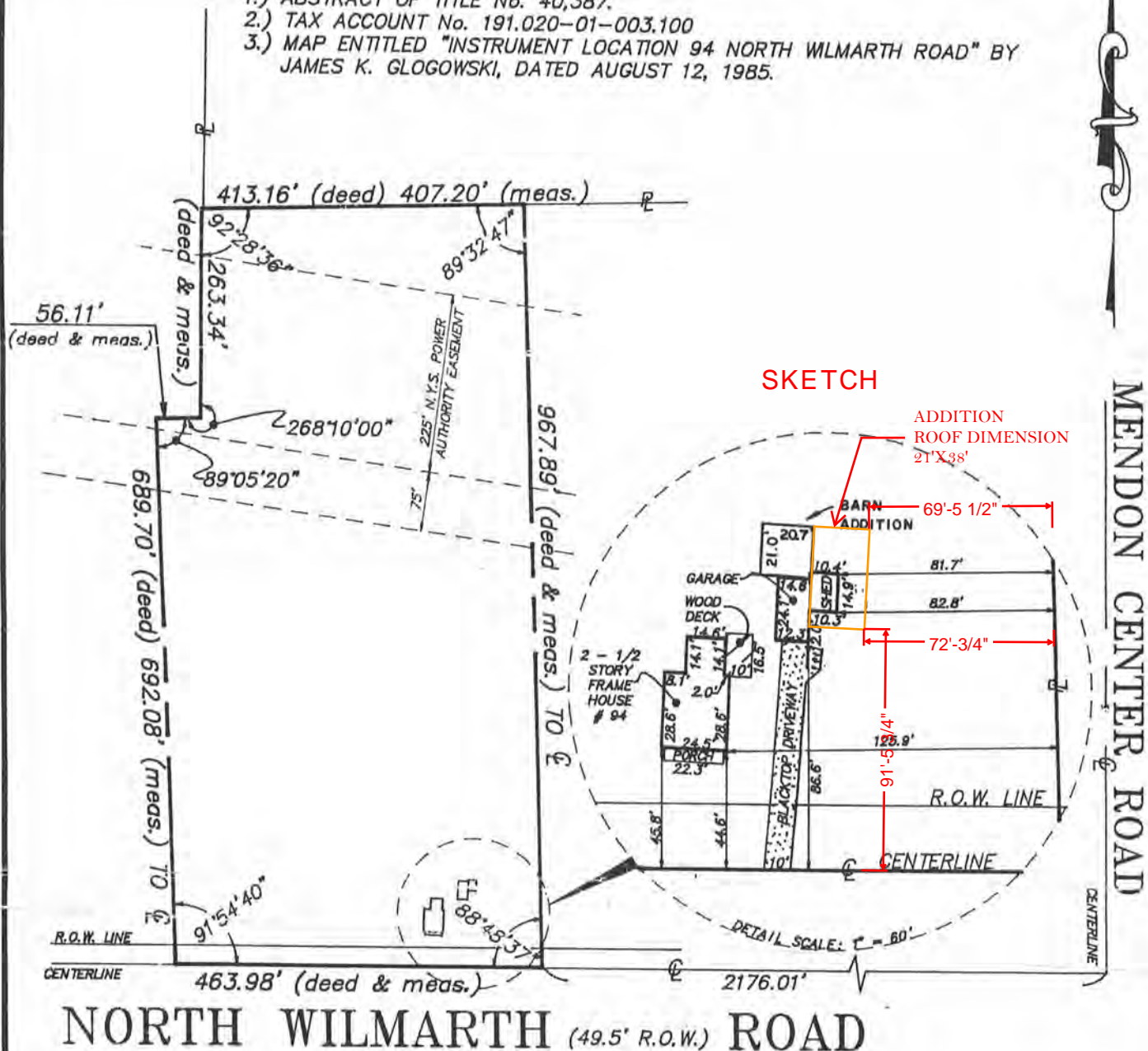
(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

REFERENCES:

- 1.) ABSTRACT OF TITLE No. 40,387.
- 2.) TAX ACCOUNT No. 191.020-01-003.100
- 3.) MAP ENTITLED "INSTRUMENT LOCATION 94 NORTH WILMARTH ROAD" BY JAMES K. GLOGOWSKI, DATED AUGUST 12, 1985.



NORTH WILMARTH (49.5' R.O.W.) ROAD

CERTIFICATION:

I hereby certify to:

HOME TOWN FUNDING INC, IT'S SUCCESSORS & ASSIGNS
 ALBERT S. KUSAK, ESQ.
 THE TITLE INSURANCE CO INSURING THE MORTGAGE
 CURTIS H. ECKLUND JR, & CHRISTINA M. ECKLUND
 GALLO & TACOVANORLO, LLP

that this map was made JUNE 1, 1998
 from notes of an Instrument Survey
 completed JUNE 1, 1998 and references
 listed above:

Ronald W. Staub

RONALD W. STAUB, N.Y.S.L.S. # 44621



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications 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 additional institutions or subsequent owners."

TITLE:

INSTRUMENT SURVEY MAP

**94 NORTH WILMARTH ROAD,
 PART OF TOWN LOTS 43 & 44, TOWNSHIP 12, RANGE 5,
 PHELPS & GORHAM PURCHASE, TOWN OF PITTSFORD,
 COUNTY OF MONROE, STATE OF NEW YORK**

CLIENT:

VINCENT E. & JOHANNA LEE VERNA
 c/o JOSEPH G. INTERLICHIA, ESQ.
 145 LAKE AVENUE
 ROCHESTER, NEW YORK 14608



**RONALD W. STAUB
 LAND SURVEYORS**

320 Reynolds Arcade
 Rochester, N.Y. 14614

SCALE:

1" = 200'

FILE NO.:

90054INS.DWG

JOB NO.:

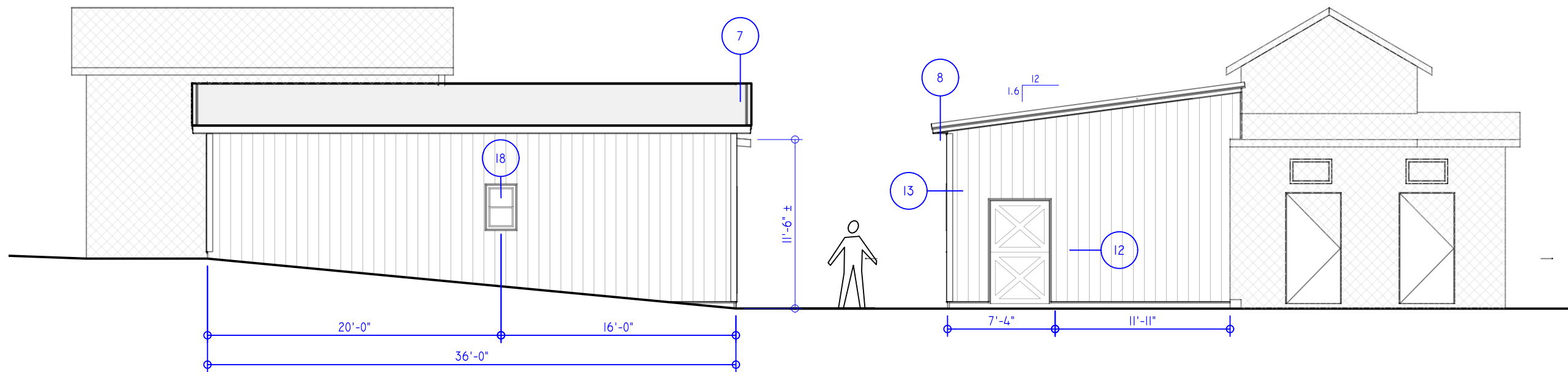
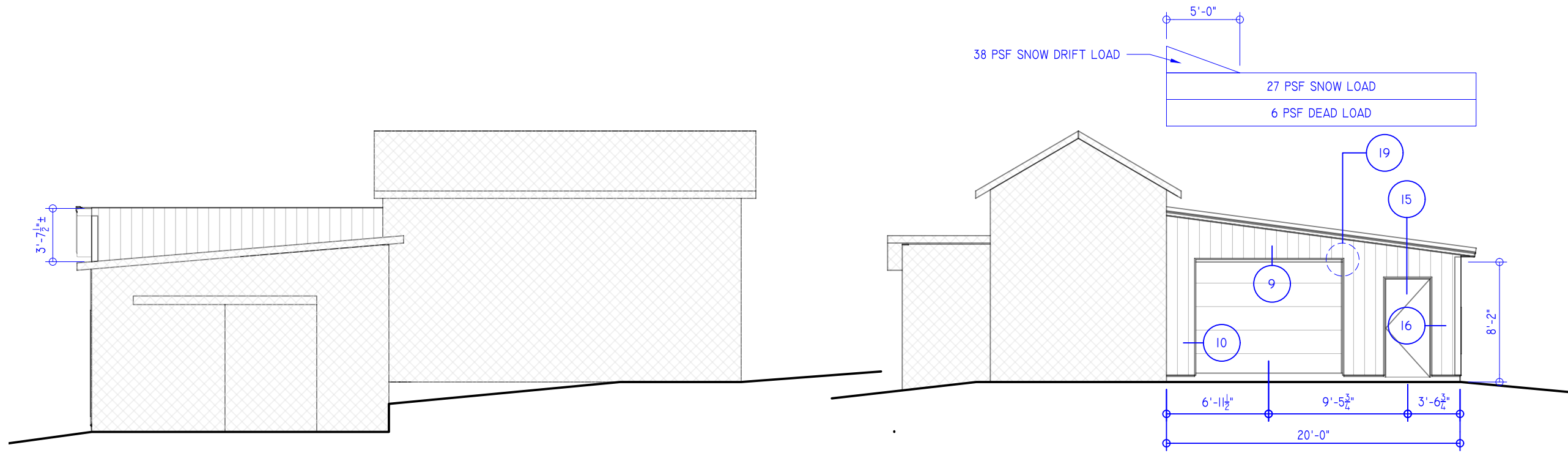
90054S

REDATE:

90-02-02
 94-08-03

DATE:

JUNE 1, 1998

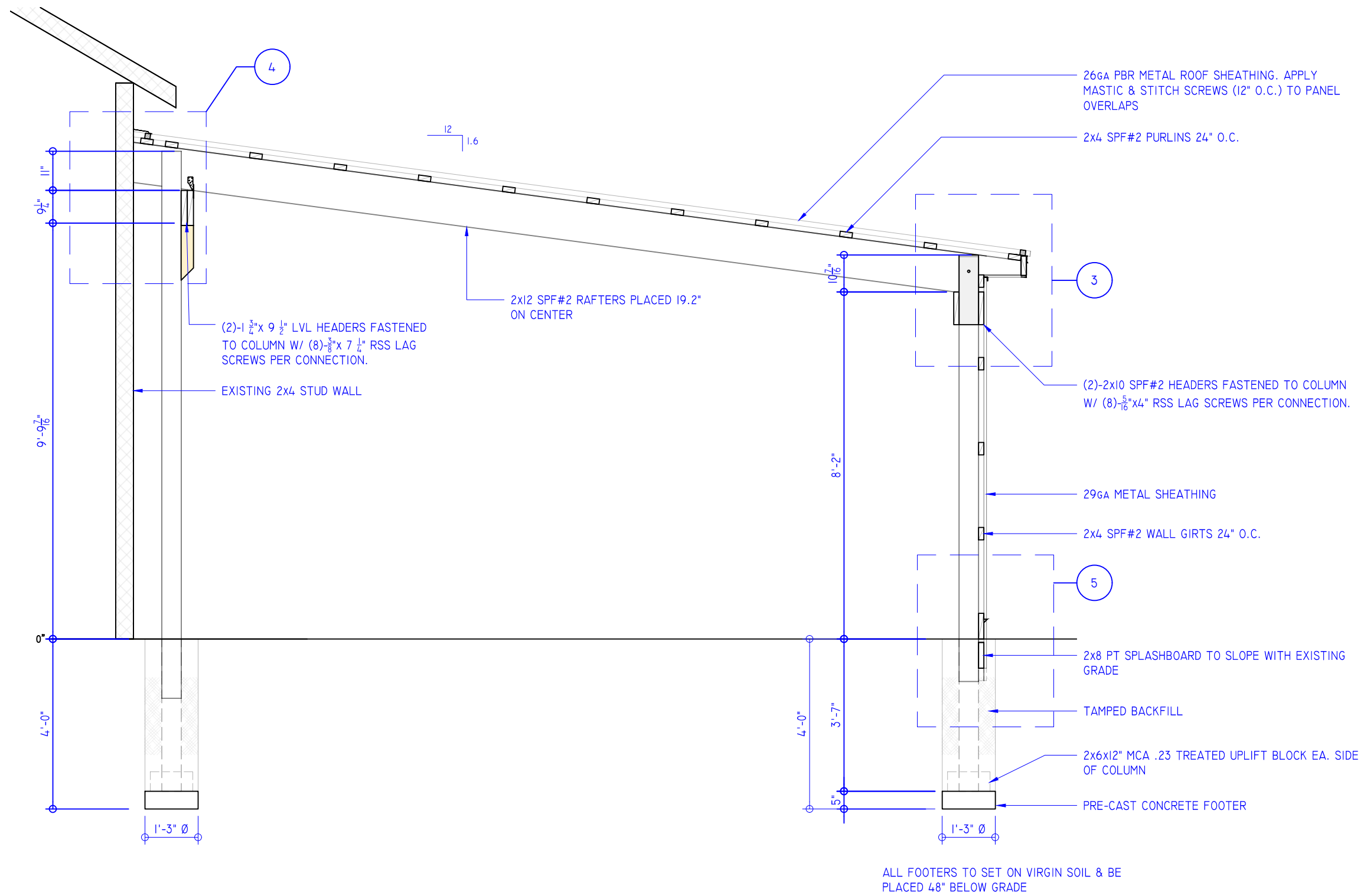


ELEVATIONS

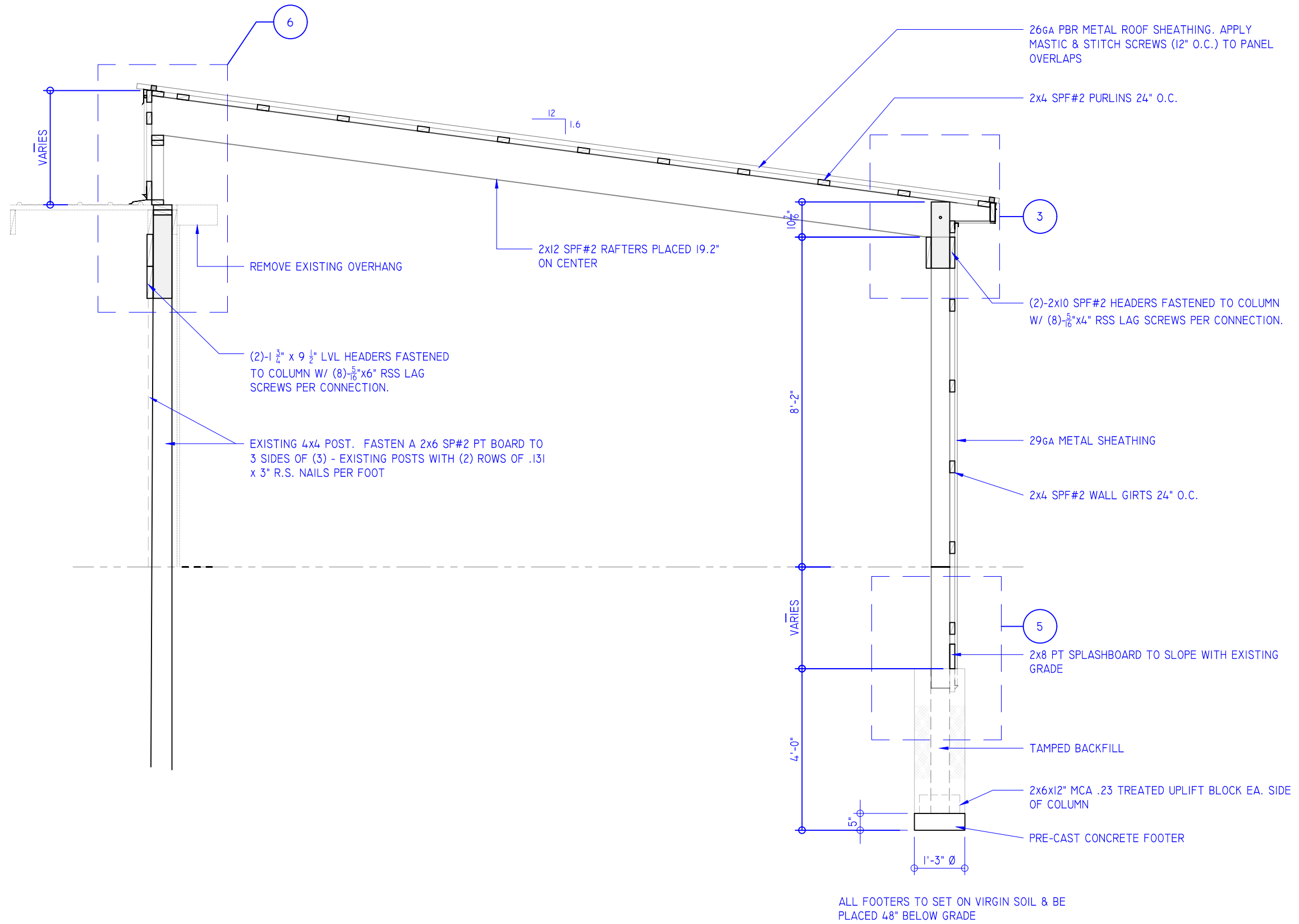
1/8" = 1'-0"

(R.S.) - RING SHANK
(N.I.C.) - NOT IN CONTRACT
(O.C.) - ON CENTER
(TYP.) - TYPICAL
(F.F.) - FINISH FLOOR
SHEET INDEX
COVER
A1.1 - FLOOR PLAN
A1.2 - ROOF LAYOUT
A3.1 - SECTIONS
A3.2 - SECTIONS
A5.1 - DETAILS
A5.2 - DETAILS
A5.3 - DETAILS

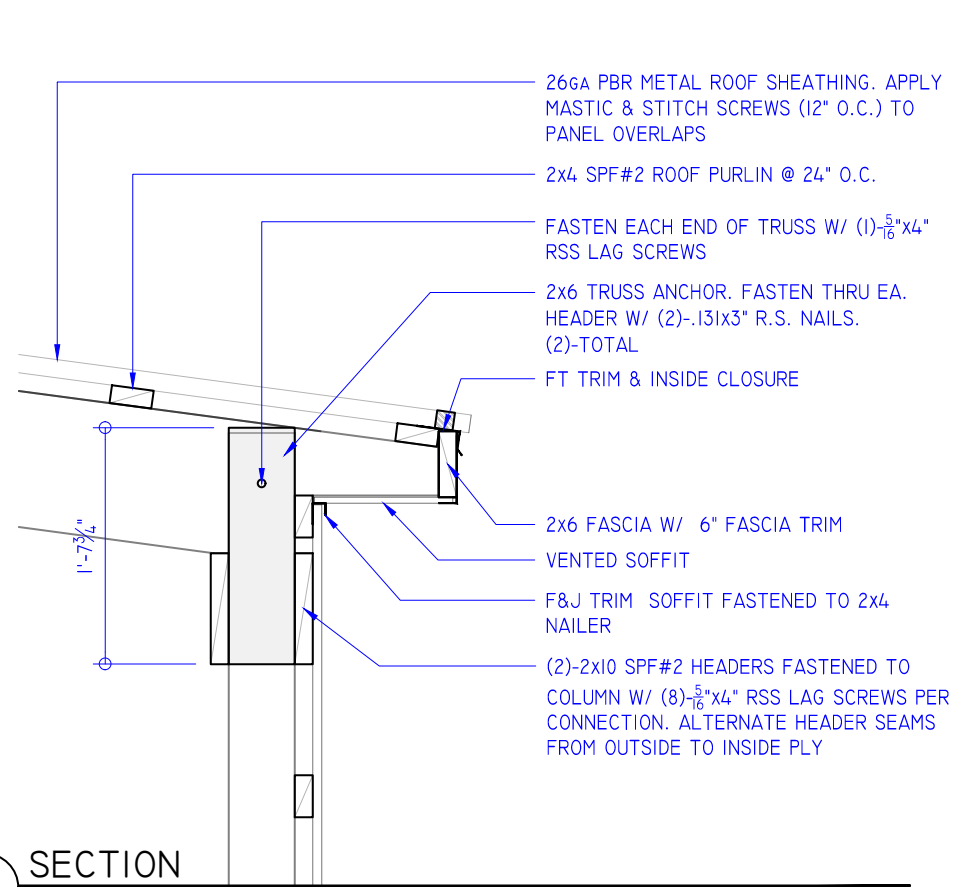
BUILDING OCCUPANCY:	AGRICULTURAL	GROUND SNOW LOAD (Pg)	40	BTM CHORD DEAD LOAD (PSF):	1	TERRAIN CATEGORY:	C	DESIGN SNOW LOAD:	27.0
TYPE OF CONSTRUCTION:	5B	ELEVATION ABOVE SEA LEVEL:	649	BUILDING CATEGORY:	I	SNOW EXPOSURE FACTOR:	1.0	BASIC WIND SPEED:	105
PRESUMED SOIL BRG (PSF):	1500	TOP CHORD DEAD LOAD (PSF):	5	IMPORTANCE FACTOR:	.8	THERMAL FACTOR:	1.2	DESIGN WIND PRESSURE (PSF):	16



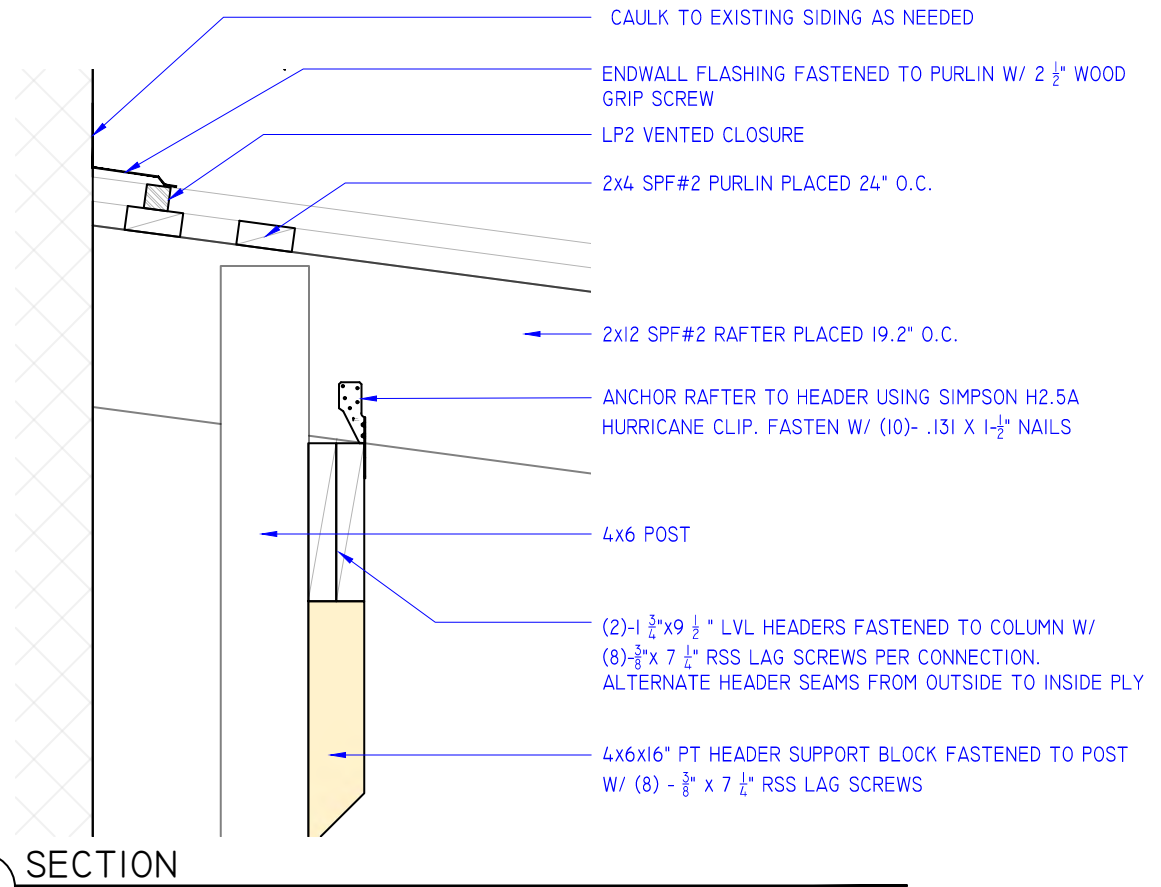
1 MAIN SECTION
3/8" = 1'-0"



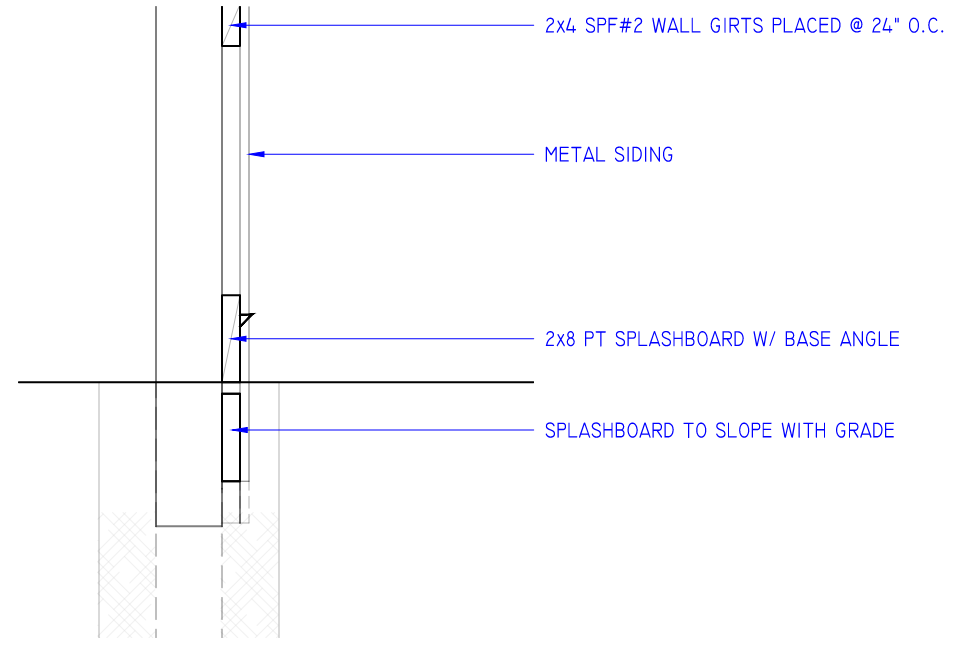
2 MAIN SECTION
3/8" = 1'-0"



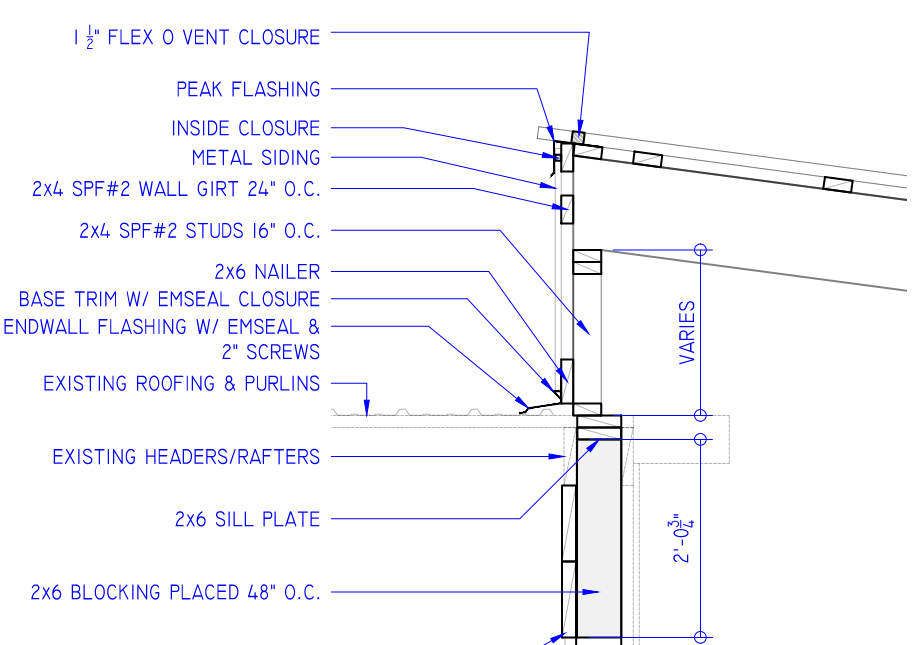
3 SECTION
3/4" = 1'-0"



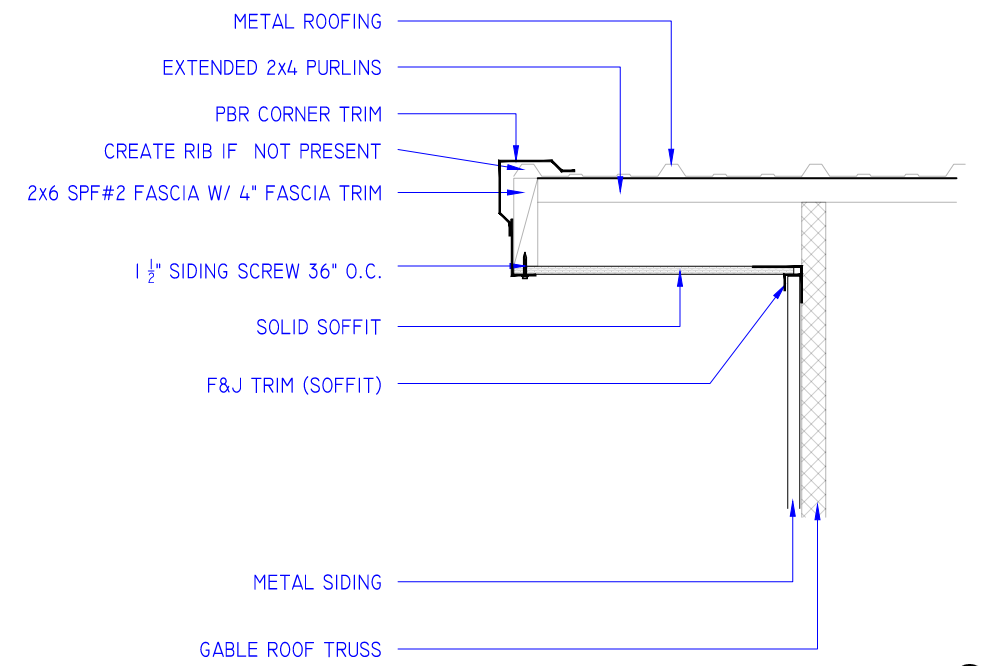
4 SECTION
1" = 1'-0"



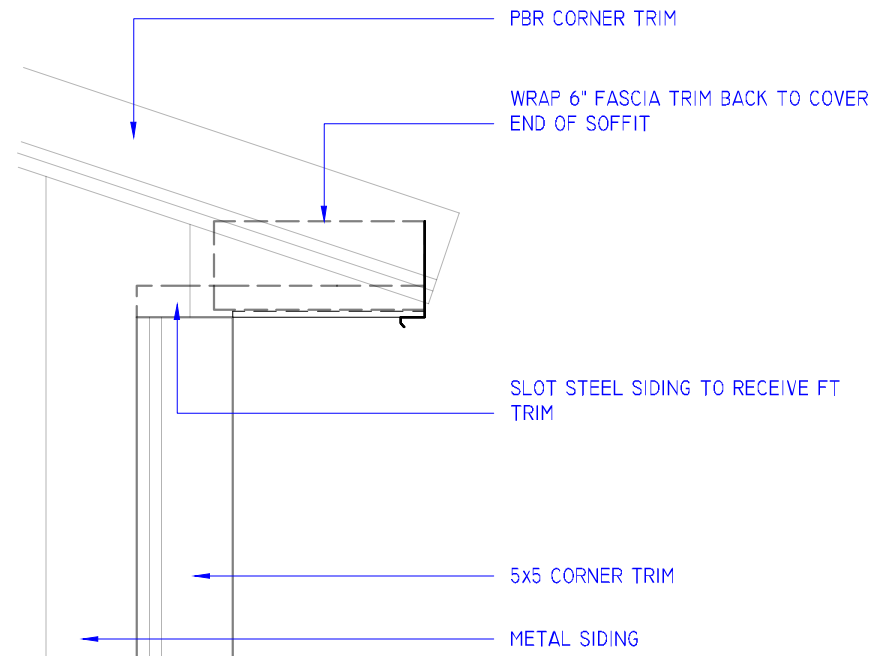
5 SECTION
3/4" = 1'-0"



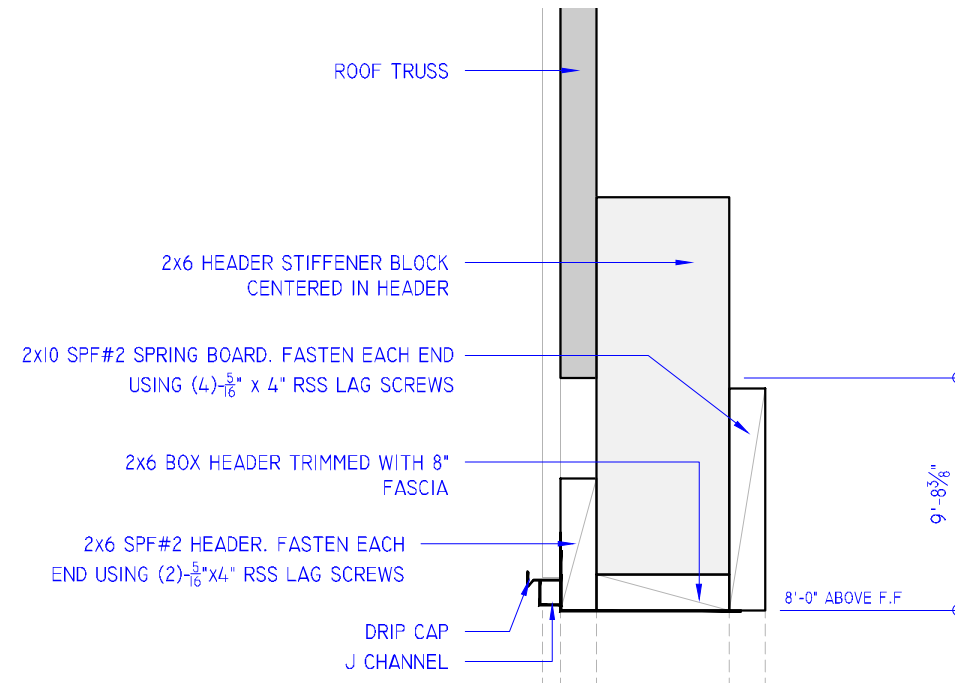
6 SECTION
1/2" = 1'-0"



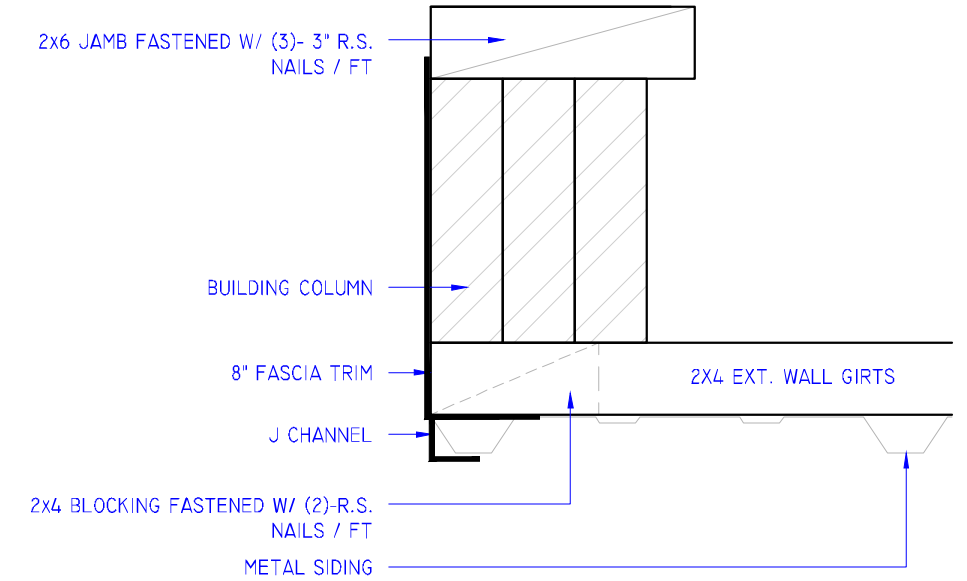
7 END OHG
1" = 1'-0"



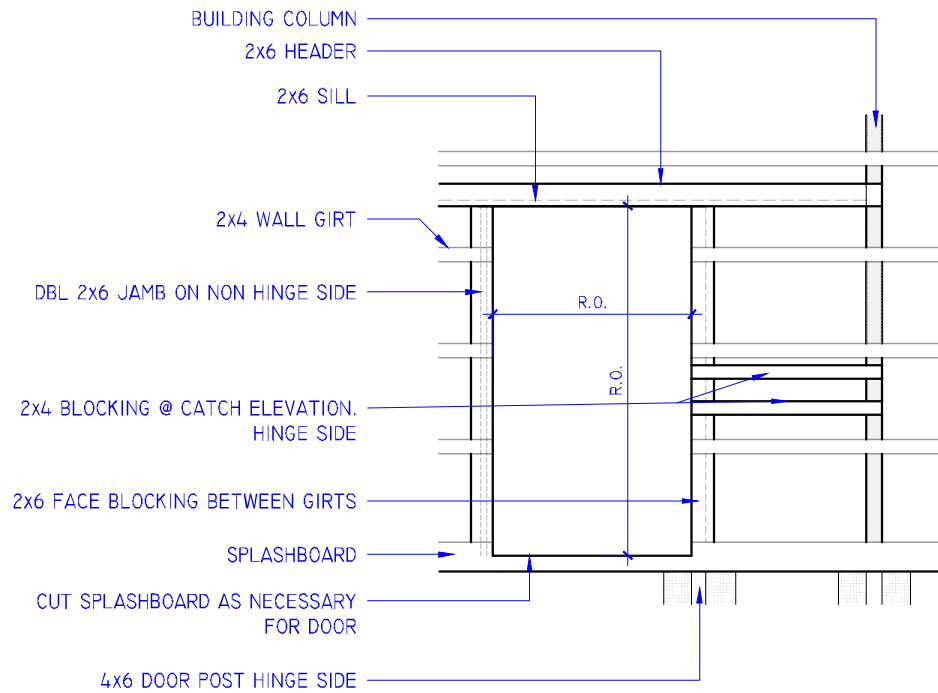
8 EAVE CORNER
1" = 1'-0"



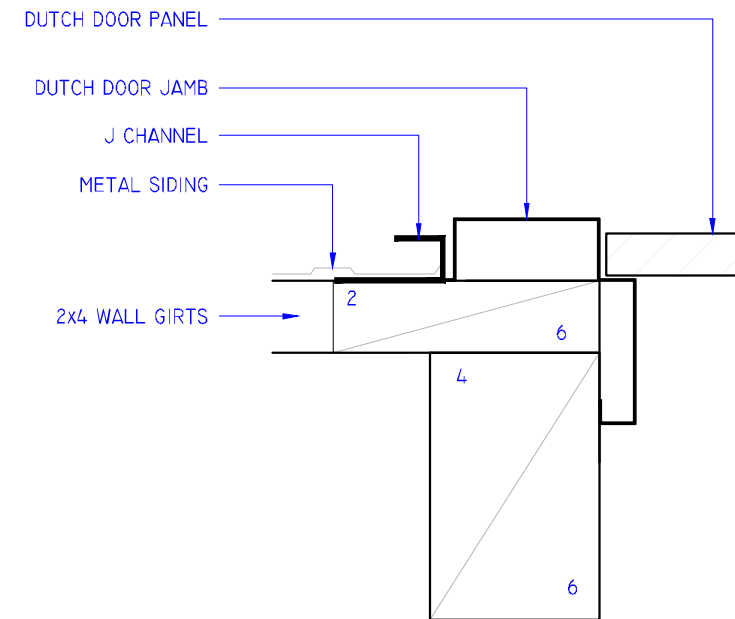
9 END OVERHANG DETAIL
1" = 1'-0"



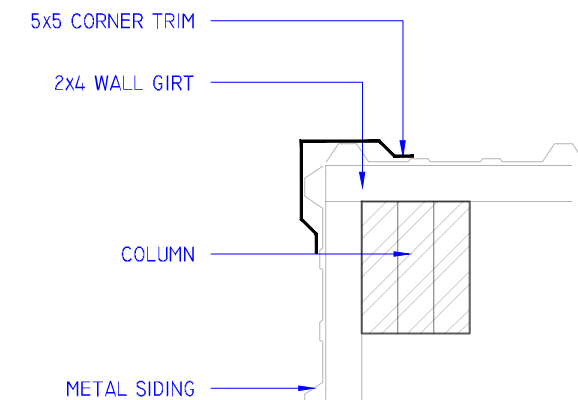
10 OHD JAMB
3" = 1'-0"



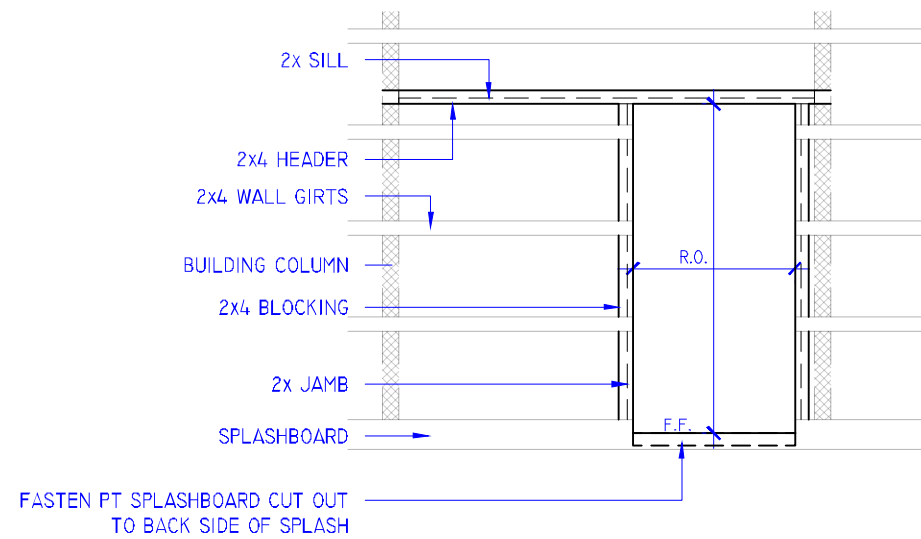
11 DUTCH DOOR FRAMING
1/4" = 1'-0"



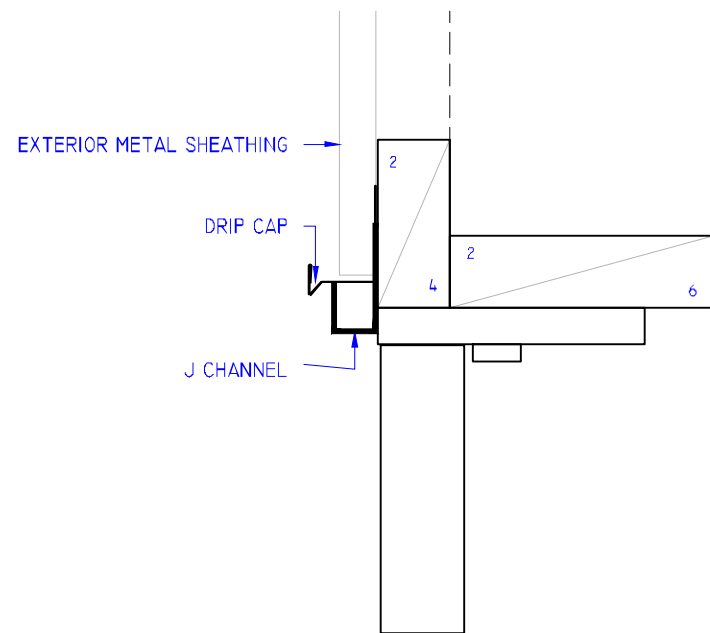
12 DUTCH DOOR JAMB
3" = 1'-0"



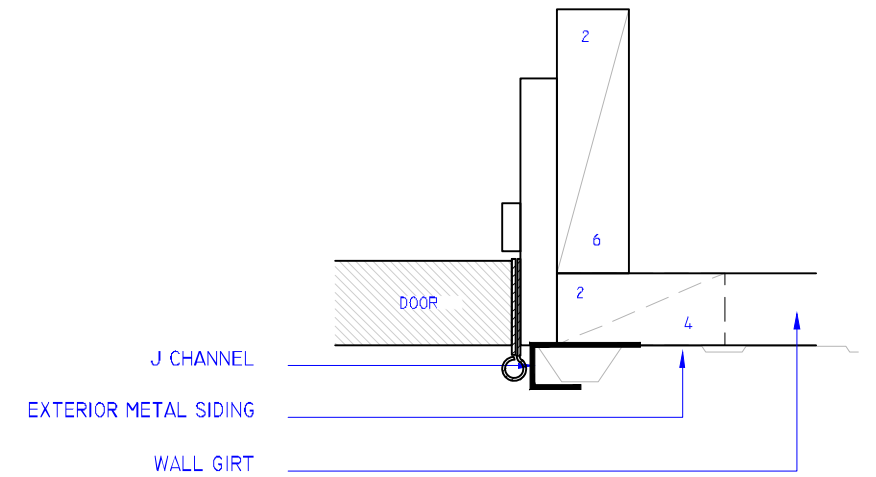
13 CORNER DETAIL
1 1/2" = 1'-0"



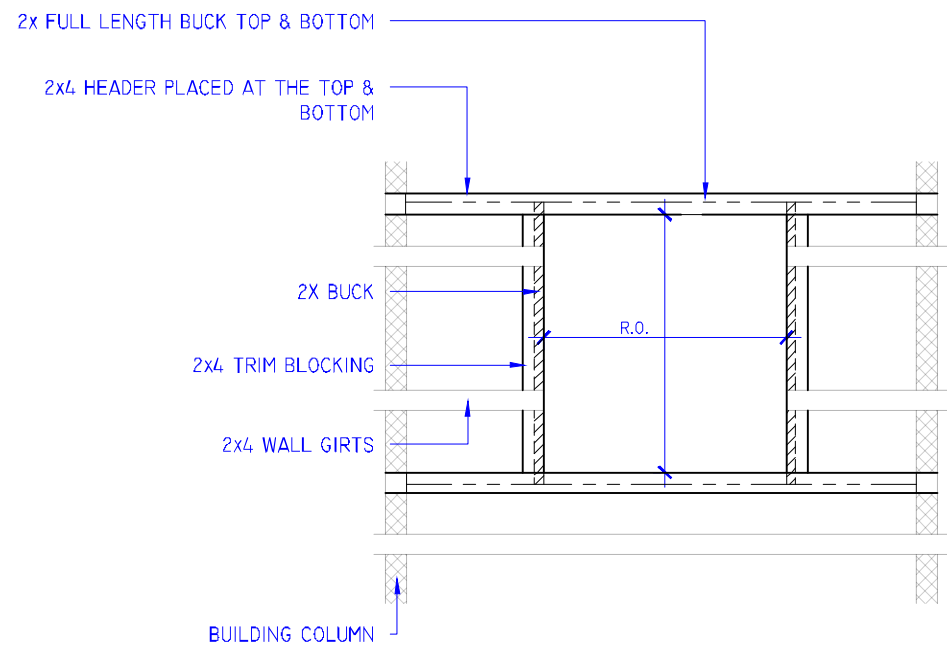
14 MAN DOOR FRAME DETAIL
1/4" = 1'-0"



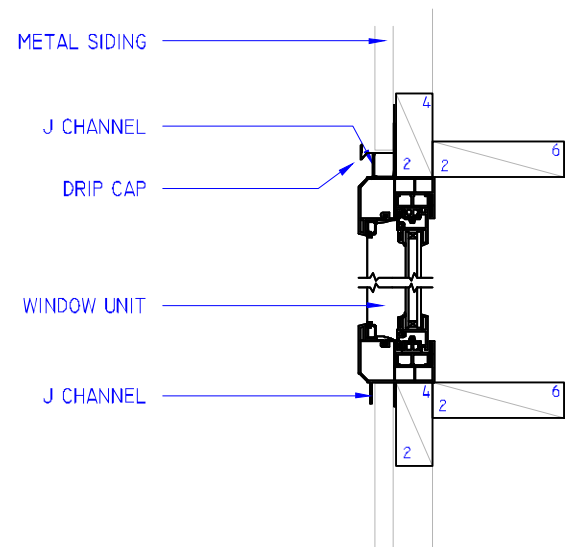
15 MAN DOOR HEADER
3" = 1'-0"



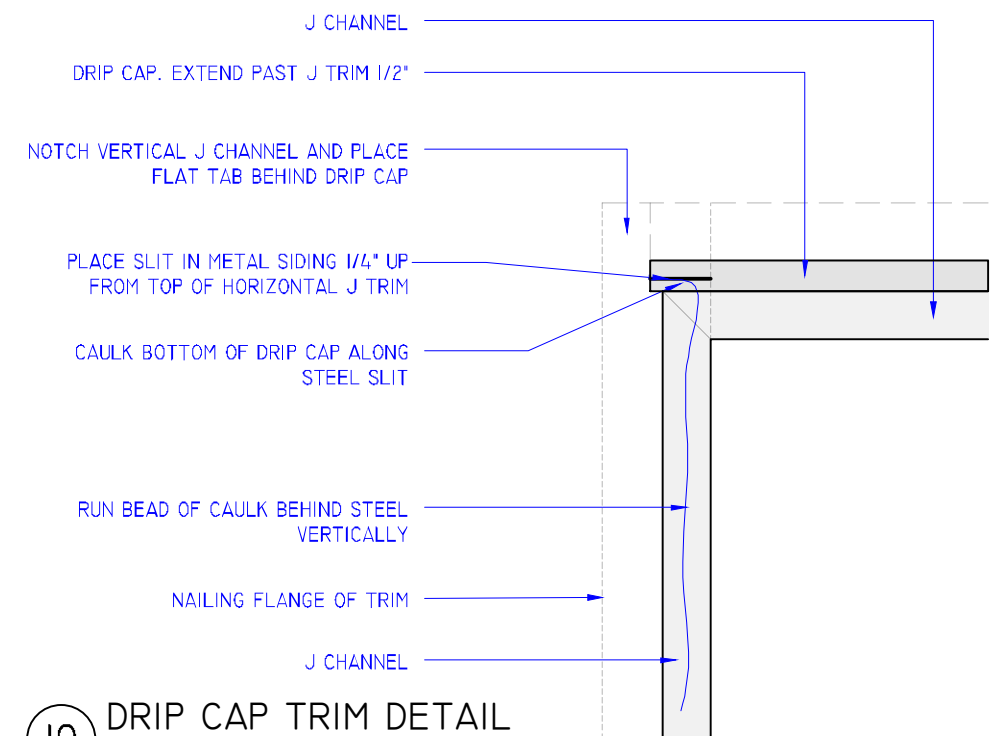
16 MAN DOOR JAMB
3" = 1'-0"



17 WINDOW FRAME DETAIL
3/8" = 1'-0"



18 WINDOW SECTION
1 1/2" = 1'-0"



19 DRIP CAP TRIM DETAIL
3" = 1'-0"

DOOR SCHEDULE											
#	MANUF.	WIDTH	HEIGHT	MODEL	PANEL	HARDWARE	TYPE	HEAD DTL	JAMB DTL	RO	QTY
1	NORTH CNTY	3'-0"	6'-8"	NOVATECH	FLUSH	A	MAN DOOR	15	16	38 1/2" x 82"	1
2	OPENING	10'-0"	8'-0"	-	--	--	OHD	9	10	119" X 96"	1
3	PLYCO	4'-0"	7'-0"	AP-4700	--	B	DUTCH DOOR	15	12	49-1/2" x 87-3/8"	1

WINDOW SCHEDULE									
#	MANUF.	WIDTH	HEIGHT	MODEL	TYPE	PANEL	HEAD DTL	RO	QTY
10	SILVERLINE	2'-0"	3'-0"	2127	SINGLE HUNG	LOW E	18	24" x 36"	1

HARDWARE

A - KNOB LOCKSET
 B - INCLUDE EJS-4700 JAMB KIT

FASTENER SCHEDULE			
ITEM	QTY	FASTENER	COMMENTS
SPLASHBOARD	6	3" x .131 RS HDG	PER POST
FASCIA	3	3" x .131 RS HDG	PER CONNECTION
EXT. WALL GIRTS	4	3" x .131 RS HDG	PER POST
INTERIOR GIRTS	2	3" x .131 RS HDG	PER CONNECTION
2x2 FIRE BLOCKING	2	3" x .131 RS HDG	PER CONNECTION
PURLINS	3	3" x .131 RS HDG	PER CONNECTION
TRUSS BRACING	2	3" x .131 RS HDG	PER CONNECTION
48" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION
12" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION
UPLIFT BLOCKS	8	3" x .131 RS HDG	PER BLOCK
STUDS	2	3" x .131 RS HDG	PER CONNECTION
PT SILL PLATE	1	1/4"x 3 1/4" TAPCON	48" O.C.
1x3 FURRING STRIPS	1	2" x .113 RS HDG	PER CONNECTION
7/16" OSB	1	2" x .113 RS HDG	6" O.C.

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AUGUST 19, 2024**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on June 17, 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, Barbara Servé, Phil Castleberry, Tom Kidera

ABSENT: Jennifer Iacobucci, Mary Ellen Spennacchio-Wagner, Jim Pergolizzi

ALSO PRESENT: April Zurowski, Planning Assistant; Naveen Havannavar, Town Board Liaison

ATTENDANCE: There were 5 members of the public present.

Chairman George Dounce called the meeting to order at 6:32PM.

NEW PUBLIC HEARINGS:

2185 W Jefferson Road, Tax ID 163.02-1-52 – Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Scott Newman, of Ameribuilt Construction, introduced the application. Chairman Dounce asked Ms. Zurowski to address the noted fence concern. Ms. Zurowski stated that the existing fence does not meet the current Town Zoning Code, but Mr. Newman has stated his intent to relocate the fence after the addition is built to meet the Code. Mr. Newman confirmed that the fence will be relocated. Chairman Dounce stated that the relocation of the fence is proposed as a condition of approval.

Chairman Dounce asked when the addition is planned for construction. Mr. Newman stated that construction is planned to begin immediately following Design Review and Historic Preservation Board approval.

Board Member Castleberry motioned to close the public hearing, seconded by Board Member Kidera; all ayes, none opposed.

17 E Park Road, Tax ID 151.17-2-50 – Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a covered porch and second-story bedroom addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Chris Hennessey, of CKH Architecture, introduced the application. She stated that the intent for the addition is to provide a larger foyer and covered entryway on the first floor and an expanded closet on the second floor. Chairman Dounce asked if the applicant spoke with the neighbor across the street. Ms. Hennessey confirmed.

Chairman Dounce asked when the addition is planned for construction. Ms. Hennessey stated that construction is planned to begin immediately following Design Review and Historic Preservation Board approval.

Chairman Dounce motioned to close the public hearing, seconded by Vice Chairperson Servé; all ayes, none opposed.

165 French Road, Tax ID 151.13-1-8 – Applicant is requesting relief from Town Code Sections 185-113 B. (1) and (3) for the construction of an oversized pergola forward of the rear wall of the main structure. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Meghan Crough, of 165 French Road, introduced the application. Vice Chairperson Servé asked if the pergola could be relocated to the side of the house covering the existing deck. Chairman Dounce asked the applicant to share her reasoning for the pergola's proposed placement. Ms. Crough stated that the property has a steeply sloped backyard, so the front yard is the only usable space. She stated that the pergola could be over the deck, but she has future plans to enclose the deck into a three-season room.

Vice Chairperson Servé asked when the pergola is planned for construction. Ms. Crough stated that construction is planned to begin immediately following Design Review and Historic Preservation Board approval.

Chairman Dounce asked if Ms. Crough spoke with her neighbors about the proposal. Ms. Crough did not speak with the apartment renters but did speak with her other neighbor who was supportive.

Board Member Kidera motioned to close the public hearing, seconded by Board Member Castleberry; all ayes, none opposed.

55 Mitchell Road, Tax ID 164.11-2-12.11 – Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4-foot-tall fence in front of the front setback with decorative fence posts extending taller than 6 inches. This property is zoned Residential Neighborhood (RN) and Local Waterfront Overlay District (LWOD).

Chairman Dounce opened the public hearing.

Zachary Steele, of Steele Landscape Architecture, introduced the application. He stated that the Design Review and Historic Preservation Board has requested the applicant to apply for a variance for the fence in order to keep the historic nature of the property.

Chairman Dounce motioned to close the public hearing, seconded by Vice Chairperson Servé; all ayes, none opposed.

OTHER DISCUSSION:

Chairman Dounce motioned to approve the minutes of July 15, 2024. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dounce opened the discussion surrounding revisions to the Town Zoning Code section involving keeping of chickens. He stated that the Town Board has requested comments from the Zoning Board of Appeals on this matter.

Chairman Dounce stated that he was a member of the Comprehensive Plan committee that put together and reviewed the current Comprehensive Plan. The Comprehensive Plan does not mention intent to revise the code for keeping chickens. It was not discussed by residents or the committee at the time. He asked Ms. Zurowski to address why code changes are now proposed. Ms. Zurowski stated that during the Zoning Code

DRAFT MINUTES 081924

update process, a few residents have expressed interest to revise the code, both for and against the keeping of chickens. Chairman Dounce stated that though the Zoning Board of Appeals has not reviewed many area variances for chicken coops, the applications that were received caused neighbor concerns.

Vice Chairperson Servé shared concern over the proposed lot size and setbacks. She asked the Town Board to consider larger lots and larger setbacks.

Chairman Dounce stated that he is not in favor of changing the code from 150-foot setbacks from all property lines. Vice Chairperson Servé agreed.

Town Board Liaison Havannavar stated that the Town does not currently have clear regulations for chickens. Ms. Zurowski stated that the current code provides clear setbacks and maximum coop size but lacks a maximum number of chickens or open-air regulations required by NYS Agriculture and Markets Law.

Board Member Kidera suggested fewer than 12 chickens permitted on lots smaller than one acre. Ms. Zurowski stated that according to NYS Agriculture and Markets Law, chickens must be sold in multiples of six.

Town Board Liaison Havannavar agreed that 25-foot setbacks may be too close to neighbors.

Chairman Dounce stated that farm animals should not be permitted in residential neighborhoods and that allowing such would impact the character of the Town.

Vice Chairperson Servé shared concern for enforcement of the code. She asked if the Town would have enough Code Enforcement staff to accommodate more permitted chickens.

Town Board Liaison Havannavar stated that more Code Enforcement staff could be proposed in the budget to accommodate the new code. The Board was not in favor of increasing the Town budget to accommodate anticipated enforcement complaints surrounding chickens.

Town Board Liaison Havannavar stated that the Town Board is attempting to provide equity to residents who cannot currently have chickens. Chairman Dounce stated that this does not provide equity, as all residents would not be allowed to keep chickens.

Board Member Castleberry shared concern for the anticipated burden on Town staff for permitting and enforcement. He agreed with Chairman Dounce that this change would impact residential neighborhoods in a negative way. He lives on a one-acre lot and feels that chickens would not be appropriate.

Town Board Liaison Havannavar shared his idea for neighbor approval forms and stated that there would be limited residents with chickens, as neighbors may oppose the proposal. Chairman Dounce stated that anticipated neighborhood opposition should guide the Town Board to a decision on the proposed code.

Ms. Zurowski stated that she will assist with sharing the Board's comments with the Town Board.

Town Board Liaison Havannavar asked if the Town Board could adopt a code to allow Town staff to approve certain variances. Ms. Zurowski stated that approving all "minimal" variances would defeat the purpose of the code. For example, if all 200 square-foot sheds were approved, where 180 square feet is the maximum, the Town should just change the code to allow for a 200 square-foot shed.

Town Board Liaison Havannavar asked if the Board had any need for an increased budget next year for additional Zoning Board of Appeals processes. No budget increases were needed.

Chairman George Dounce closed the meeting at 7:32PM.

Respectfully submitted,

April Zurowski
Planning Assistant

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

DRAFT