AGENDA TOWN OF PITTSFORD ZONING BOARD OF APPEALS DECEMBER 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, December 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

3 Fitzmot Glen – Tax ID 164.03-1-2.2

Applicant is requesting relief from Town Code Sections 185-113 B. (3) and 185-120 C. for a chicken coop located forward of the rear wall of the main structure and not meeting the minimum 150-foot setback requirements on three sides. This property is zoned Residential Neighborhood (RN).

28 Trotters Field Run - Tax ID 164.17-1-30

Applicant is requesting relief from Town Code Section 185-17 I. for the construction of an inground pool within the rear buffer. This property is zoned Residential Neighborhood (RN).

116 Stoneleigh Court – Tax ID 138.18-1-14

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

4000 East Avenue - Tax ID 151.06-2-45

Applicant is requesting relief from Town Code Section 185-121 A. for the substitution and relocation a 4.5-foot fence in front of the front setback off of East Avenue. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

Zoning Board of Appeals Referral Form Information

ZB24-000036

Property Address:

3 Fitzmot Glen PITTSFORD, NY 14534

Property Owner:

Wilmot, Dennis 3 Fitzmot Glen (Pvt) 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:	83	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	150	Front Setback:	110	Front Setback:	0.0
Rear Setback:	150	Rear Setback:	115	Rear Setback:	0.0
Fence Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Sections 185-113 B. (3) and 185-120 C. for a chicken coop located forward of the rear wall of the main structure and not meeting the minimum 150-foot setback requirements on three sides. This property is zoned Residential Neighborhood (RN).

Staff Notes: This application is for an existing chicken coop and enclosure. The Town Zoning Code is in the process of being updated to allow a fenced outdoor space for chickens to roam outside of the chicken coop. Our current code does not specify that a fenced area is permitted, so we fall back to the fence code. The fence is 5.6 feet tall and sits behind the front setback, so the fence meets the code. Please include a note in the resolution stating that the enclosure is not specifically permitted in our current code, but is in the process of being permitted during the ongoing Zoning Code Update.

November 20, 2024	ARZ	
Date	April Zurowski -	

3 Fitzmot Glen



Town of Pittsford GIS

25

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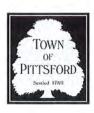
100 m



\$185-120

Print Form

Reset Form



ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Applicant: Address: 3 Fitzmot Glen Phone: 585-721-7463 Agent: (if different the Address: Phone: Property Owner: (if different the Address: Phone: (if different the Address: Phone: (if different the Address: Phone: Property Location:	E-Mail: E-Mail: E-Mail:
Phone: 585-721-7463 Agent: (if different the Address: Phone: (if different the Address: (if different the Address: (if different the Address: (if different the Address: Phone: (if applicant is not the property owner please compared to the Address of the Addres	an Applicant) E-Mail: an Applicant) E-Mail: E-Mail: Description to Make Application Form.)
Agent: (if different the Address: Phone: Property Owner: (if different the Address: Phone: (If applicant is not the property owner please company)	an Applicant) E-Mail: an Applicant) E-Mail: E-Mail: Description to Make Application Form.)
Address: Phone: Property Owner: (if different the diffe	E-Mail: an Applicant) E-Mail: Diete the Authorization to Make Application Form.)
Address: Phone: Property Owner: (if different the address: Phone: (If applicant is not the property owner please company)	E-Mail: an Applicant) E-Mail: Diete the Authorization to Make Application Form.)
Phone: Property Owner: (if different that the second of the property owner please compared to the property	E-Mail: E-Mail: E-Mail: Description to Make Application Form.)
Property Owner: (if different the different	E-Mail:
Address: Phone: (If applicant is not the property owner please comp	E-Mail:
Phone: (If applicant is not the property owner please comp	E-Mail:
(If applicant is not the property owner please comp	olete the Authorization to Make Application Form.)
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Property Location:	Current Zoning: Nesidential-1
Tax Map Number: 264689 164.03-1-2.2	_
Application For: ☑ Residential ☐ 0	Commercial
Please describe, in detail, the proposed project:	
	have been to be the total of the total
Existing (hicken loop	RECEIVED
W/ 8 Chickens	OCT 07 2024
	TOWN OF PITTSFORD
SWORN STATEMENT: As applicant or legal agent for the ab statements, descriptions, and signatures appearing on this for the best of my knowledge.	nove described property, I do hereby swear that all rm and all accompanying materials are true and accurate to
(Owner or Applicant Signature)	10724

April's River Copy

2824-000036

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 coop has been in use for 5+ years. I was unaware it violated code and required a variance. There is a large stand of trees between the coop and the north property line, minimizing any visual or audible issues to neighbors at #1 Fitzmot Glen. To the west, there is a large pond and several large willows, also minimizing any issues. Letter from neighbor to the north (Dobrynski) has been provided in support of 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:

The coop and fenced in area was constructed over 5 years ago and demolition and relocation would not be feasible.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

In my opinion minimal given the structure has existed of over 5 years with no complaints from the neighbors in any direction.

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:

See comment above.

- 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. I was unaware of variance requirement (setback) when coop was constructed over 5 years ago.

Print Form

Reset Form

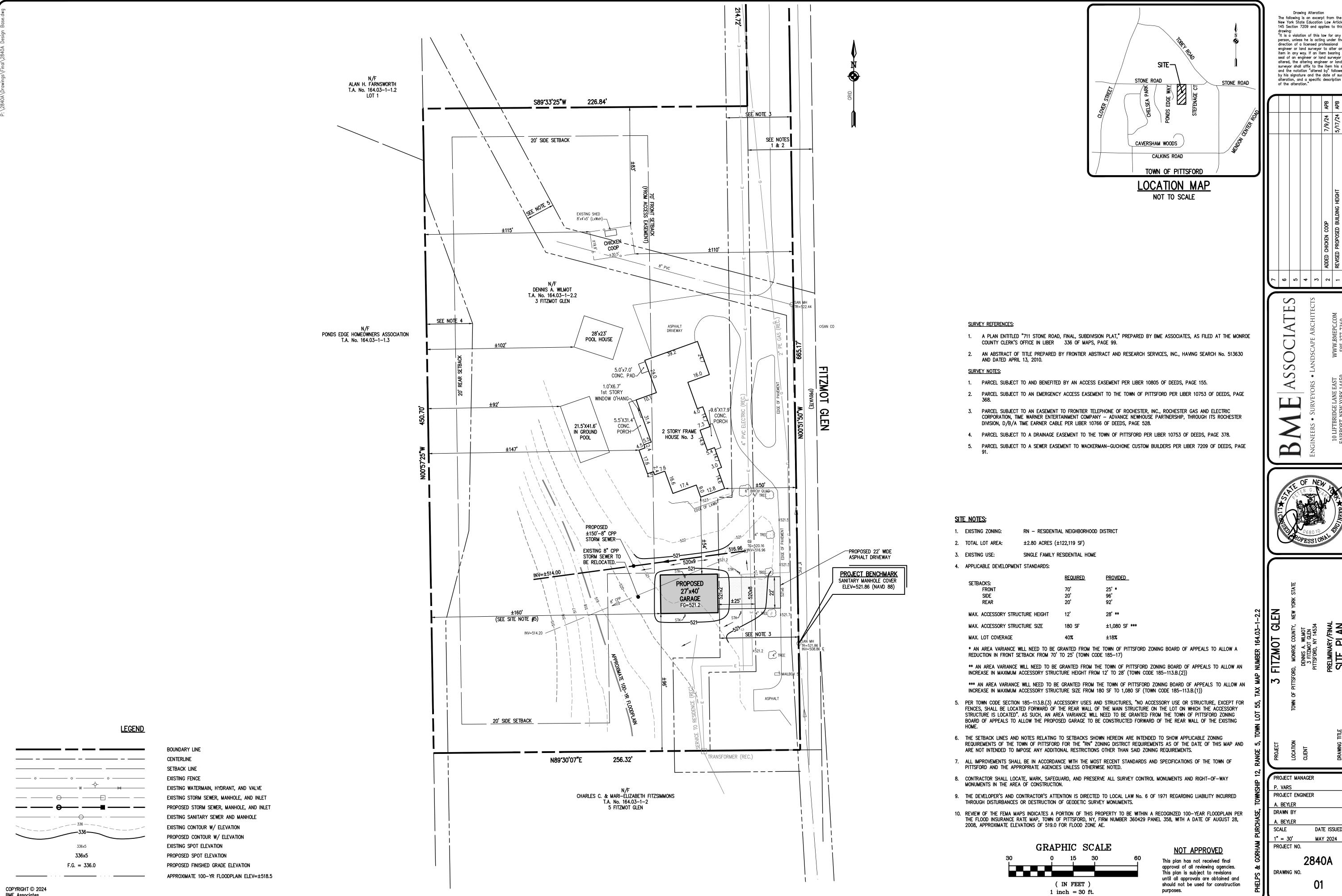
Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

The undersigned, being the applicant(s) to the Town Board Zoning Board of Appeals Planning Board Architectural Review Board Architectural Review Board Change of zoning Special permit building permit permit amendment wariance 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)	In the Matter of
Town Board	
of the Town of Pittsford, for a change of zoning special permit building permit permit amendment 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) Address(es)	The undersigned, being the applicant(s) to the
change of zoning special permit building permit permit same amendment variance approval of a plat sexemption 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) Address(es)	
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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) Address(es) Fitzmot Glen	✓ variance ☐ approval of a plat ☐ exemption from a plat or official map
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) Address(es) 10 7 24 (Dated) 3 Fitzmot Glen	ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the
3 Fitzmot Glen	any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by
3 Fitzmot Glen	Name(s) Address(es)
3 Fitzmot Glen	
3 Fitzmot Glen	10/7/24
(Street Address) Pittsford, NY 14534 (City/Town, State, Zin Code)	ALEXANDED CONTROL CONT





Drawing Alteration The following is an except from the New York State Education Law Article 145 Section 7209 and applies to this drawing: "It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing th seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such

DATE ISSUED

DEMOTT&SMITH PC

70 Linden Oaks Suite 220 Rochester, New York 14625 585/272-9880 585/272-1608 (Fax)

Certified Public Accountants

September 23, 2024

Village of Pittsford Planning and Zoning Board 21 North Main Street Pittsford, NY 14534

RE: 3 Fitzmot Glen, Mr. Dennis Wilmot, Variance Request

To whom it may concern:

This letter is in support of Mr. Dennis Wilmot's application for variance for an existing chicken coop located at his property (3 Fitzmot Glen), that is directly adjacent to my home.

My wife and I own the neighboring property at 1 Fitzmot Glen, directly next to Mr. Wilmot's residence. We have no objections to the chicken coop that is currently there. In fact, our family enjoys seeing the chickens on a daily basis and the structure fits very well aesthetically with the neighboring homes.

Please let me know if you require any other information, but we provide our full support for the variances required.

Very truly yours,

DeMOTT & SMITH CPA's, P.C.

Benjamin F. Dobrzynski, CPA

BFD/lfp

Zoning Board of Appeals Referral Form Information

ZB24-000037

Property Address:

28 Trotters Field PITTSFORD, NY 14534

Property Owner:

DiCesare, Melissa 28 Trotters Field Run Pittsford, NY 14534

Agent:

Bret Crane

Ted Collins Tree & Landscape

Present Zoning of Property: RN Residential Neighborhood

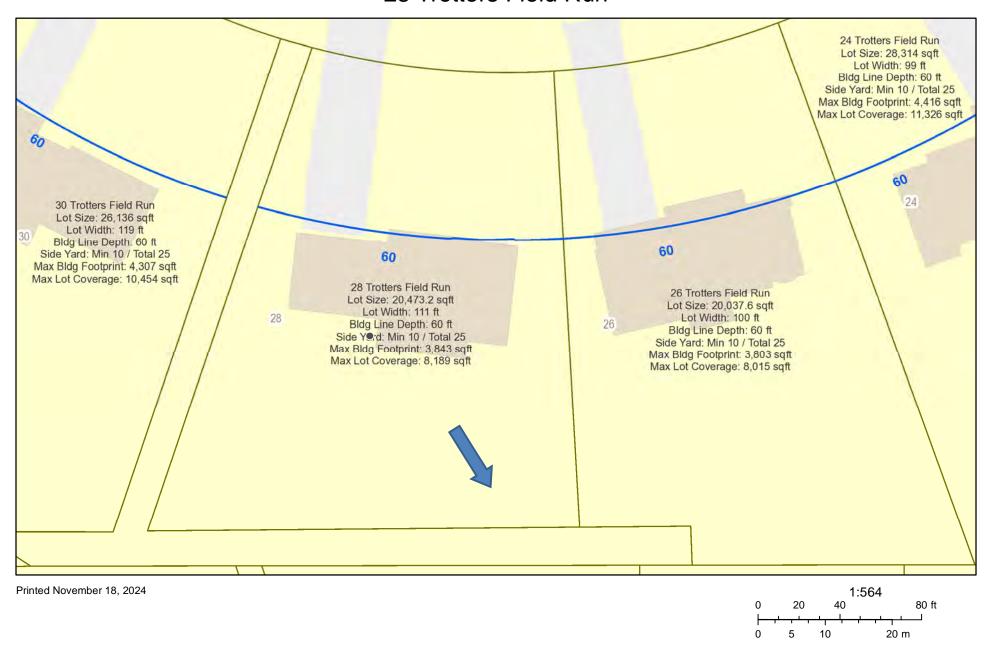
Area Variance - Residential and Non-Profit

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:	14	Rear Setback:	6.0
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 inground pool within the rear buffer. This property is zoned Residential Neighborhood (RN).

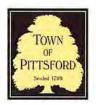
November 19, 2024	ARZ	
Date	April Zurowski -	

28 Trotters Field Run



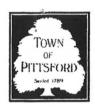
Town of Pittsford GIS





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: November 14, 2024	Hearing Date: December 16, 2024				
Applicant: Ted Collins Tree & Landscape					
Address: 8000 Victor-Mendon Road					
Phone: (585) 381-9000	E-Mail: bcrane@tedcollins.com				
Agent:					
(if different than Address:	n Applicant)				
	E Marile				
Phone:	E-Mail:				
(if different than	n Applicant)				
Address: 28 Trotters Field Run					
Phone: (321) 313-1163	E-Mail: mdieterle@outlook.com				
(If applicant is not the property owner please complete the Authorization to Make Application Form.) Property Location: 28 Trotters Field Run					
_	ommercial				
_	ommercial				
Application For:					
Application For:	Pool Patio, 54" Black Aluminum Pool Fence enclosing ar house foundation to ex. swale along South property oping across paver patio to lawn, a max. pitch of 1:11				
Application For: Please describe, in detail, the proposed project: Installation of 18'x36' Inground Pool in back, 972sf Paver I pool and proposed plantings. Existing grade of rear property shows a 3% slope from real line. Proposed grading shows 1% pitch from top of pool co	Pool Patio, 54" Black Aluminum Pool Fence enclosing ar house foundation to ex. swale along South property oping across paver patio to lawn, a max. pitch of 1:11 ato ex. grass swale along back property.				
Application For: Please describe, in detail, the proposed project: Installation of 18'x36' Inground Pool in back, 972sf Paver I pool and proposed plantings. Existing grade of rear property shows a 3% slope from realine. Proposed grading shows 1% pitch from top of pool cofrom edge of patio to lawn. All Drainage will be directed in SWORN STATEMENT: As applicant or legal agent for the abostatements, descriptions, and signatures appearing on this form the best of my knowledge.	Pool Patio, 54" Black Aluminum Pool Fence enclosing ar house foundation to ex. swale along South property oping across paver patio to lawn, a max. pitch of 1:11 ato ex. grass swale along back property.				



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,} Melissa [Melissa DiCesare		, the owner of the property located at	
28 Trotters F	Field Run	Pittsford	14534	
	(Street)	(Town)	(Zip)	
Tax Parcel #	164.17-1-30		do hereby authorize	
Ted Collins	Tree & Landscape		to make application to the	
Pool Permit	Approval	Muha	(Signature of Owner)	
		10/21/	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:

This proposal will not produce an undesirable change to neighborhood character because the use is for residential purposes. Existing tree buffer around property will be maintained and grading necessary is proposed at a minimal disturbance to existing grades, existing drainage and infiltration patterns are to be maintained and a minimal impact within the set back area for the proposed disturbance has been designed to utilize and maintain a harmonious aesthetic to existing conditions.

Please note at completion a total site coverage will be 31% which is well below the threshold mandated by Zoning.

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 benefit sought by the applicant can be not be achieved by other methods without the removal of large trees and screening barriers. To maintain these current conditions that provide screening and privacy to neighbors, the envelope of space available dictates the action of relief through the variance process. The applicant has located the pool to provide the minimum amount of relief necessary and function within the site perimeters.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This request is minimal as outlined in questions #1 and #2. It is objective of this proposal to request the minimal amount of relief necessary with pool positioning to preserve the existing site conditions and provide the protection of health safety welfare to the community.

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 relief will not have impact on the physical or environmental condition because the existing screening of property will be preserved and current site conditions for drainage and surface infiltration corridors be maintained. This proposal also has added additional plantings to supplement screening and provide areas to control and capture pool deck run off into planting beds.

- 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?

While any actions can be deemed self-created, this action has analyzed existing site conditions and is driven to protect these systems. This action is therefore was driven by the envelope of existing space and can be viewed as thoughtful and the request created by the site conditions, not by the applicants desires

Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of Area variance / Pool Permit for 28 Trotters Field Run (Project Name) The undersigned, being the applicant(s) to the... **Architectural Review Board Planning Board Zoning Board of Appeals Town Board** ... of the Town of Pittsford, for a... amendment building permit permit special permit change of zoning exemption from a plat or official map approval of a plat variance ...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: Address(es) Name(s)

October 28, 2024

(Dated)

8000 Victor-Mendon Road

(Street Address)

Victor, NY 14564

(City/Town, State, Zip Code)

TROTTERS FIELD AUN 10.01 R=280.00 MONUMER 000 400 87.15 (REF.) 200 6188 H 64.90 ACCESS TO THE TOWN OF PITTS FORD -17.93 15.48 35.00 9 15.96 FRAME 2 STY. 8 No. 28 83 BRICK -25.73 S 30, S O 4 (210) Z (208)209 5 89 06 51 W-

154.65

CERTIFY TO:

exighno

FARMERS BANK & TRUST, ITS SUCCESSORS AND FOR ASSIGNS.

THE LAW OFFICE OF RICHARD M. GORDON

CHICAGO TITLE INSURANCE

MATTHEW DICESARE

JOSEPH A. TADDEO , JR., ESQ.

REFERENCES:

- 1) LIBER 253 OF MAPS PAGE 69
- 2) CROSSROADS ABSTRACT SEARCH NO 467817 (5-8-23)
- 3) LIBER 7449 OF DELDS PAGE 21410' EASEMENT TO R.G.E. & R.T.C.
 FOR CONDUITS, CABLES, MAINS,
 GAS SERVICE LINES.
- 4) LIBER 7463 OF DEEDS PAGE 246
 10' EASEMENT TO G.R.C. FOR
 CONDUITS, CABLES & ETC.

This map is adjact to any constraints or encurrences that an apolitical distributed of title many show. The sumplificantly or "our titlesteen" as shown and used hereon means as approximately one should be supplied to the survey and does not constitute in vertically or personate supplied to the survey and does not constitute in vertically or personate supplied opening departments.

This survey is certified to those named above during the period that the currestly issued heuronou policy is in effect only. Certifications are not transferable to additional insit or subsequent conserts. Copies of this struys map not bearing the land surveyors that se or employees the consequence of the conseque

CERTIFICATION:

GREGORY T. PAULY HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AND FROM REFERENCES LISTED ABOVE.

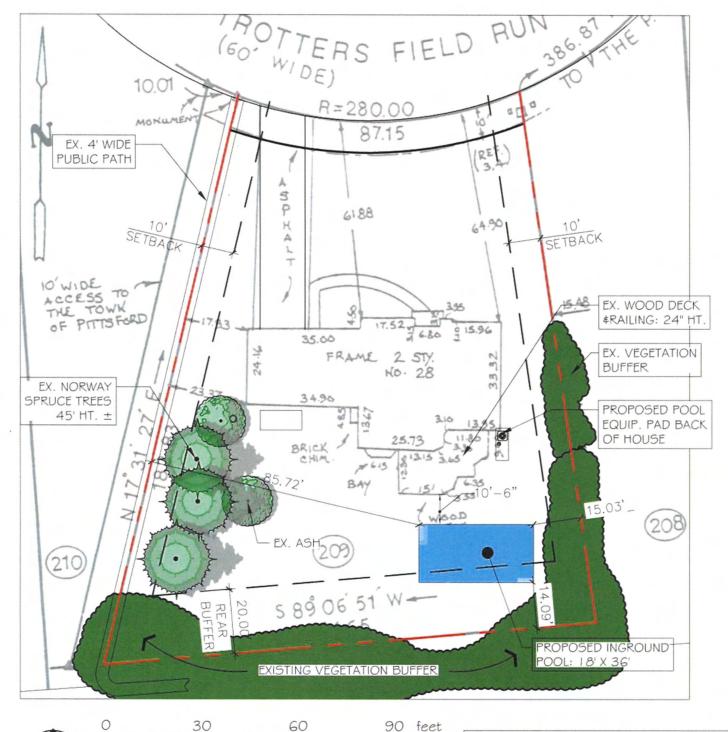
GREGORY T. Pauly GREGORY T. PAULY IS & 50373 GREGORY T. PAULY LICENSED LAND SURVEYOR

> 71 BUTCHER ROAD HILTON, NEW YORK 14468 (585) 392-4999

TITLE: INSTRUMENT SURVEY OF LOT 209
OF THE CARRIAGE CROSSING
SUBDIVISION SECTION 2
TOWN OF PITTSFORD, MONROE COUNTY N.Y.

DATE: 6-6-23 SCALE: 1" = (in feet)





SCALE: 1" = 30"

SHOWN IN DRAWING IS A COPY OF CUSTOMER PROVIDED INSTRUMENT SURVEY COMPLETED BY: GREGORY T. PAULY #50373 ON MAY 25, 2023

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)

FRONT SETBACK: 50' REAR BUFFER: 20' SIDE SETBACK: 10'

IMPERVIOUS AREA:

TOTAL LOT SIZE: 20,473 SF
TOTAL EX. IMPERVIOUS AREA: 4,186 SF (20.75%)
MAX. COVERAGE ALLOWABLE: 8,189 SF (40%)
NEW IMPERVIOUS AREA: 1,993 SF (9.73%)

TOTAL LOT COVERAGE (UPON COMPLETION OF PROJECT): 6,179 SF (29.373%)



EXISTING CONDITIONS': LOOKING WEST



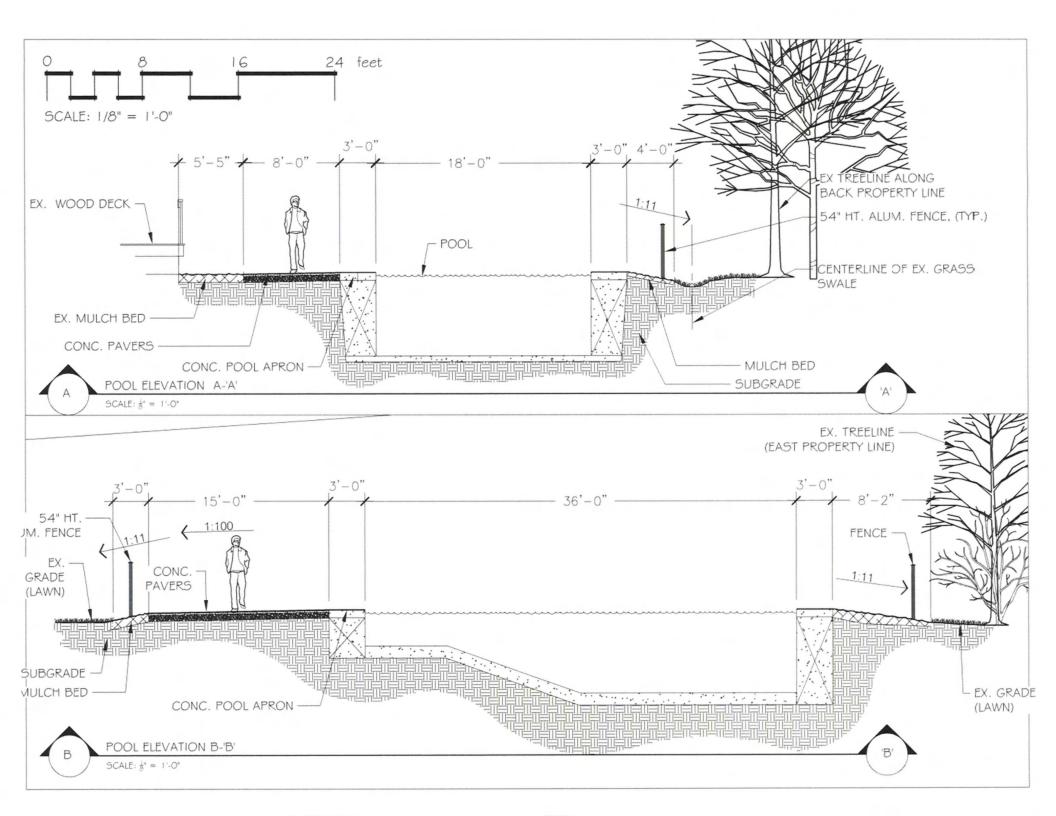
EXISTING CONDITONS': LOOKING NORTHEAST



EXISTING CONDITIOONS: LOOKING SOUTH

** DISTANCE FROM EDGE OF POOL TO NEIGHBOR IN THE SOUTH IS APPROX. 88 FEET











8000 Victor Mendon Road Victor, NY 14564

18'x36' Inground Pool Stake Out location at: 28 Trotters Field Run

(Photos taken on 10/22/2024)



Outline of Pool; Facing East



Outline of Pool; Facing West

8000 Victor Mendon Road Victor, NY 14564

18'x36' Inground Pool Stake Out location at: 28 Trotters Field Run

(Photos taken on 10/22/2024)



Outline of Pool; Facing North



TED COLLINS TREE & LANDSCAPE

8000 Victor Mendon Road Victor, NY 14564

18'x36' Inground Pool Stake Out location at: 28 Trotters Field Run

(Photos taken on 10/22/2024)



Facing East



Facing North





Facing Northeast

Zoning Board of Appeals Referral Form Information

ZB24-000038

Property Address:

116 Stoneleigh Court ROCHESTER, NY 14618

Property Owner:

Getnick, Jonathan 116 Stoneleigh Ct Rochester, NY 14618

Applicant or Agent:

James Brasley, Architect

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditio	ns:	Resulting in the Following Variance	e:
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
Total Side Setback	25	Front Setback:	24.3	Front Setback:	0.7
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 E. for the construction of an addition not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

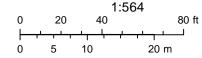
Staff Notes: This requested addition does meet the minimum side setback of 10 feet, but becuase the total side setback is 25 feet and the left side setback is at 10.8 feet, the right side must be 14.2 feet. The applicant is requesting to extend the pre-existing wall of the home at 13.5 feet, so the variance is for the total side setback requirement. The request is a 2.8% variance.

November 19, 2024	ARZ	
Date	April Zurowski -	

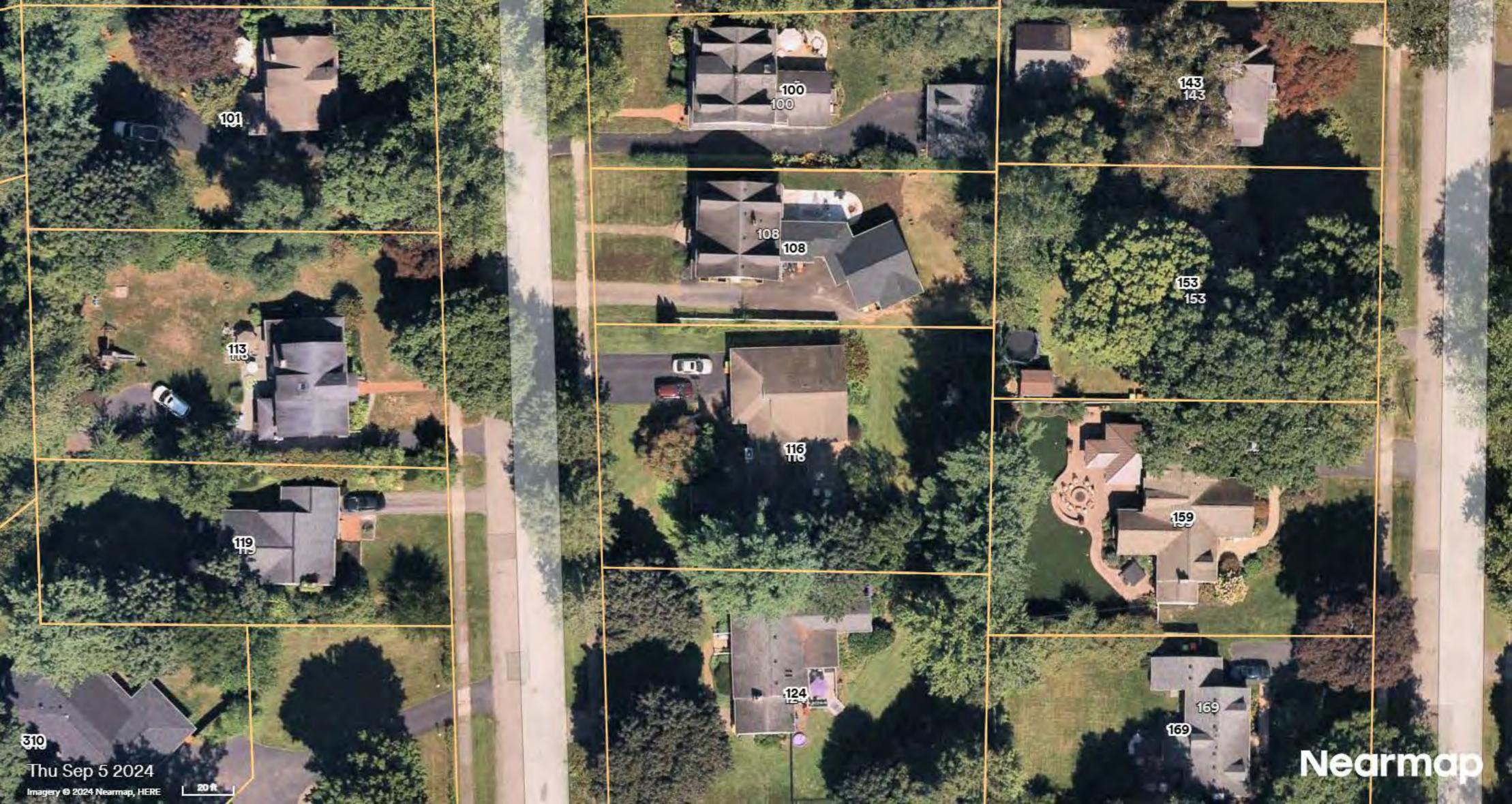
116 Stoneleigh Court

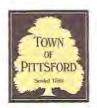


Printed November 18, 2024



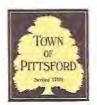
Town of Pittsford GIS





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: November 12, 2024	Hearing Date: December 16, 2024
Applicant: Joy and Jonathan Getnick	
Address: 116 Stoneleigh Court, Rocheste	er NY 14618
Phone: (585) 314-3707	E-Mail: joygetnick@gmail.com
Agent: James Brasley, Architect	
·Address: 10 Cambridge Court, Fairport N	(if different than Applicant) IY 14450
Phone: (585) 353-7001	E-Mail: jimbrasley@msn.com
Property Owner: Joy and Jonathan Getn	ick
Address: 116 Stoneleigh Court, Rocheste	(if different than Applicant) er NY 14618
Phone: (585) 314-3707	E-Mail: joygetnick@gmail.com
Property Location: 116 Stoneleigh Court Tax Map Number: 138.18-1-014 Application For: Residential	Current Zoning: RN
Please describe, in detail, the proposed project:	
one-story single-family residence. Existing the two side setbacks add to a minimum	bedroom addition at rear (southeast) corner of existing ng left-side (north) setback is 10.8', and Code requires that of 25'; therefore the right-side (south) setback must be The proposed right-side (south) setback of the addition is e (south) setback is required by Code.
SWORN STATEMENT: As applicant or legal ag statements, descriptions, and signatures appear the best of my knowledge.	ent for the above described property, I do hereby swear that all ring on this form and all accompanying materials are true and accurate to
Day & Cetto a	ather Detrik 11/12/2024
(Owner or Applicant Signatur	re) (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.

	Jonathan Getnick	14618 (Town of Pittsford)	, the owner of the property located at:
	(Street)	(Town)	(Zip)
Tax Parcel #	138.18-1-014		do hereby authorize
James Brasley, Architect		to make application to the	
	ord Zoning Board of Appeals, side setback for propose	11 South Main Street, Pittsford, NY d addition	14534 for the purpose(s) of Area
		11/19/200	(Signature of Owner) (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)

 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 proposed requested Variance will not create an undesirable change in the character of the surrounding neighborhood. Because the existing house is not square to the lot, the front of the right (south) side of the existing house is already closer to the existing side property line (11.0') than the Variance that is being requested to the proposed addition. The view of the house from the street will not change at all.

Also, the neighboring house to the north (#108 Stoneleigh Court) was granted an even greater side setback variance (5.9' side setback) by the ZBA in February 2023.

Therefore, because the view of the house from the street will not change and because at least one other house on the street has received a greater Variance recently, granting the side setback Variance at #116 Stoneleigh Court will not have any effect on the character of the existing neighborhood.

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

The homeowners propose to extend the existing 19' w. wing of the rear of the house back an additional 14' for the addition, extending the existing roof lines and roof planes for simplicity in construction. Making the addition narrower to conform to zoning setback requirements will complicate the new roof construction and will create an unnecessary and unattractive jog along the (south) side wall of the house.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed Variance is requesting less than 1' relief from Code requirements, which is less than 5%. The requested Variance is 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 requested Variance will not have any adverse effects or impacts to the environment. Storm drainage will be provided by extending the house's existing gutters and downspouts drainage system. There are no stormwater issues on the property today, and the addition will not cause any new stormwater impacts. There will be no visual impacts from the street by allowing this Variance.

- 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?

Although the need for the Variance by the applicants is self-created, the potential benefits to the homeowners are not outweighed by any potential negative impacts to the general health, safety, and welfare to the Town or the surrounding neighborhood. The proposed addition will be attractive, will meet the desires of the homeowners, and will not cause any negative changes to the character of the existing neighborhood.

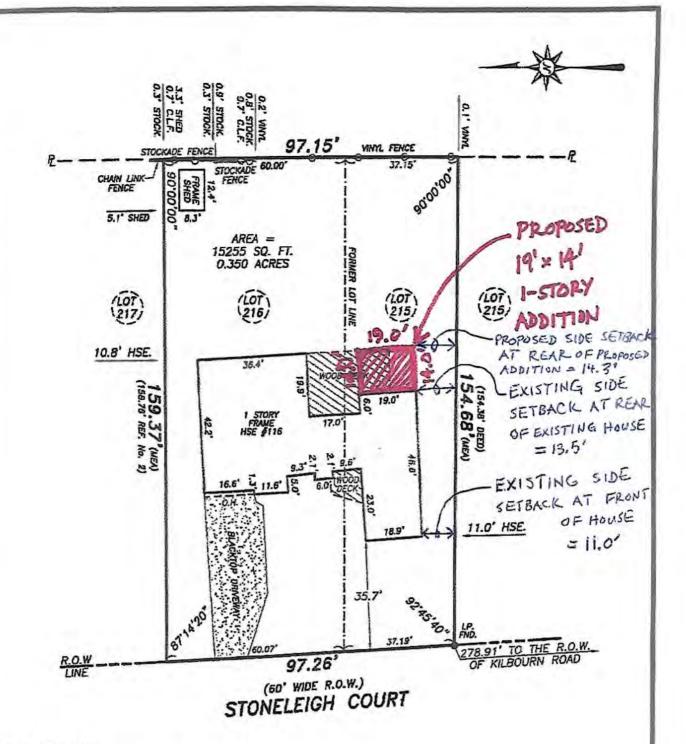
Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

			n to 116 Stoneleigh		ect Name)			-	
The undersigned, being the applicant(s) to the									
	Town Board Zoning Board of Appeals Planning					g Board			
۰٥	f the Town of Pitt	sford, f	or a						
	change of zon	ing	☐ special permit		building permit		permit	☐ amendment	
	variance		approval of a plat		exemption from a	n from a plat or official map			
any	other municipalid Board as to this	ty of wh	is no officer of the Stati lich the Town of Pittsfor ation, except for those r	d is a pa	art who is interested in			cise of discretion by	
N	IONE								
<	Doy Cer	A	Down D	etnik		1)	1112120	94	
118	Stoneleigh C		Signature of Applicant)				(Dat	eu)	
			(Street Address)						
Roc	chester NY 14	TAJY	v/Town, State, Zip Code)						



CERTIFICATION:

I, ANDREW M. HODGE, HEREBY CERTIFY TO:

-JONATHAN GETNICK -LACY KATZEN LIR HANGE COMPANY THIS MAP WAS MADE SUVE 20, 2011
HOTES OF AN INSTRUMENT SURVEY
LETED JURG THE 2011
FERRENCES USTED HEREON DATE

REFERENCES:

- 1.) LIBER 100 OF MAPS, PAGE 35. (RESUBDIVISION)
- 2.) LIBER 54 OF MAPS, PAGE 13. (ORIGINAL)
- 3.) LIBER 9989 OF DEEDS, PAGE 561.
- 4.) ABSTRACT OF TITLE No. 169701 (STEWART TITLE).
 5.) EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1197 OF DEEDS.
- PAGE 35. (ALONG REAR PROPERTY LINE)
 6.) EASEMENT TO R.G.&E. PER LIBER 1331 OF DEEDS, PAGE 377. (ALONG ROAD R.O.W.)

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

N.Y.S.R.LS. No.

INSTRUMENT SURVEY MAP

116 STONELEIGH COURT

BEING LOT No. 216 & PART OF LOT No. 215 OF THE RESUBDIVISION OF LOTS No. 214, 215 & 216 OF THE EAST AVENUE ESTATES SUBDIVISION. TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

"Untertant eterritor er edellen to a nevey map beering a brement for of Section 7500, extrabation 2, of the New York State Edenalism Low."

"Only copies from the criginal of this earney maximal solls on original of the total sorrey and should be considered to be sold from copies."

MONROE

16 EAST MAIN STREET SUITE 320 ROCHESTER, NEW YORK 14614 Phone (585) 283-9950 Fox (585) 283-3591

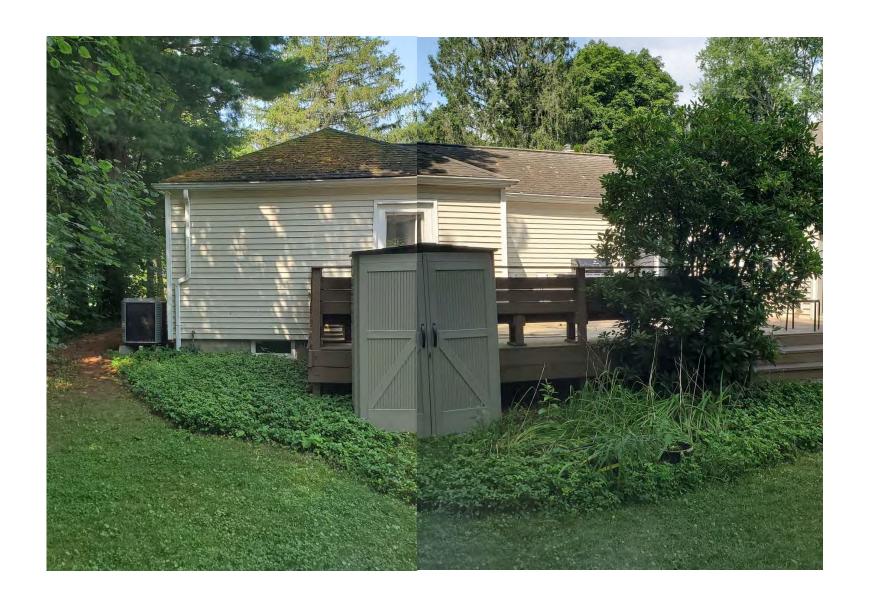
TRIPLE POINT SURVEYING, LLC.

= 30'

138.18-1-014

0655 - 11

JUNE 20, 2011



116 Stoneleigh Court

Left Side of Existing Rear Elevation

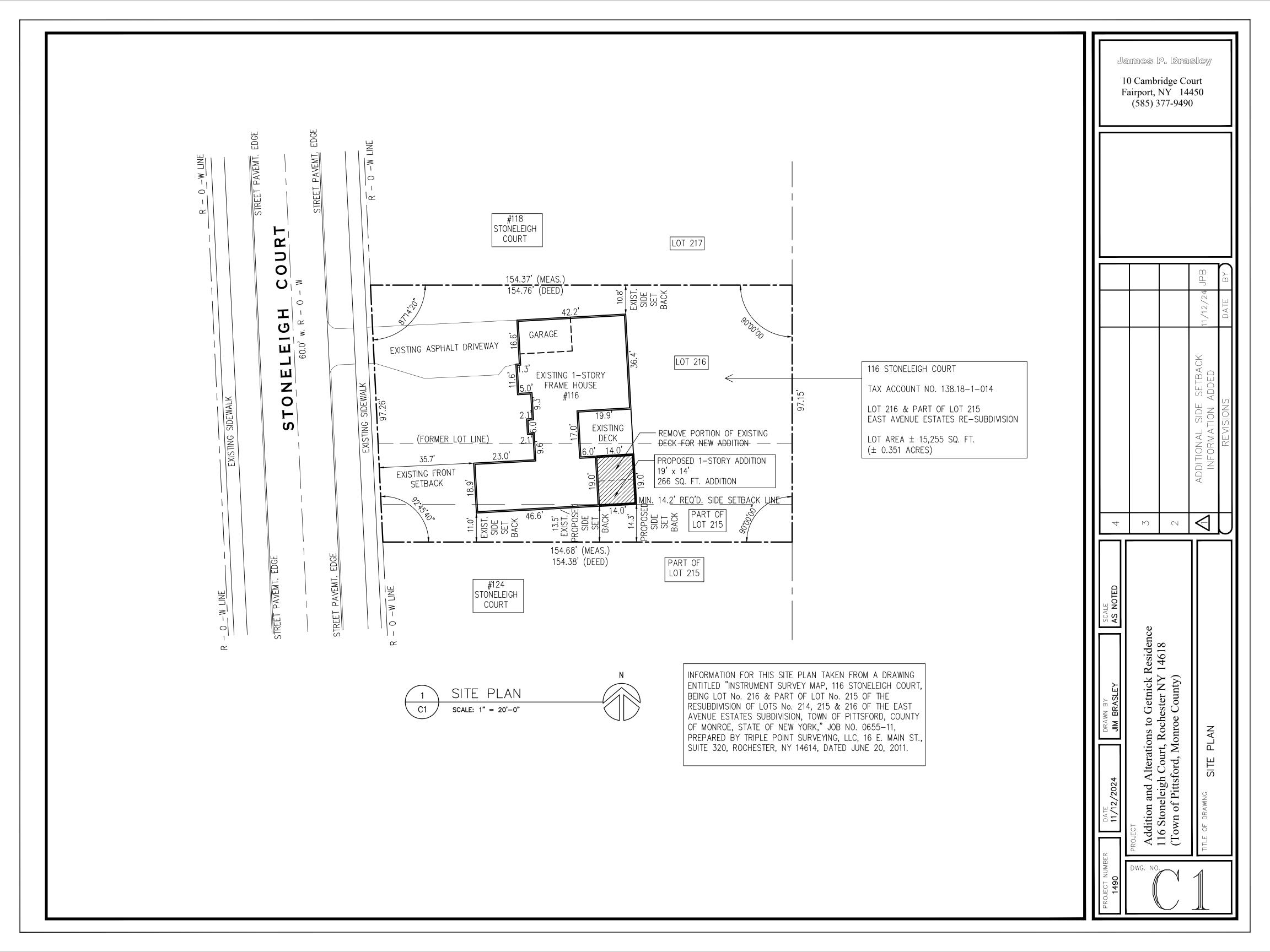


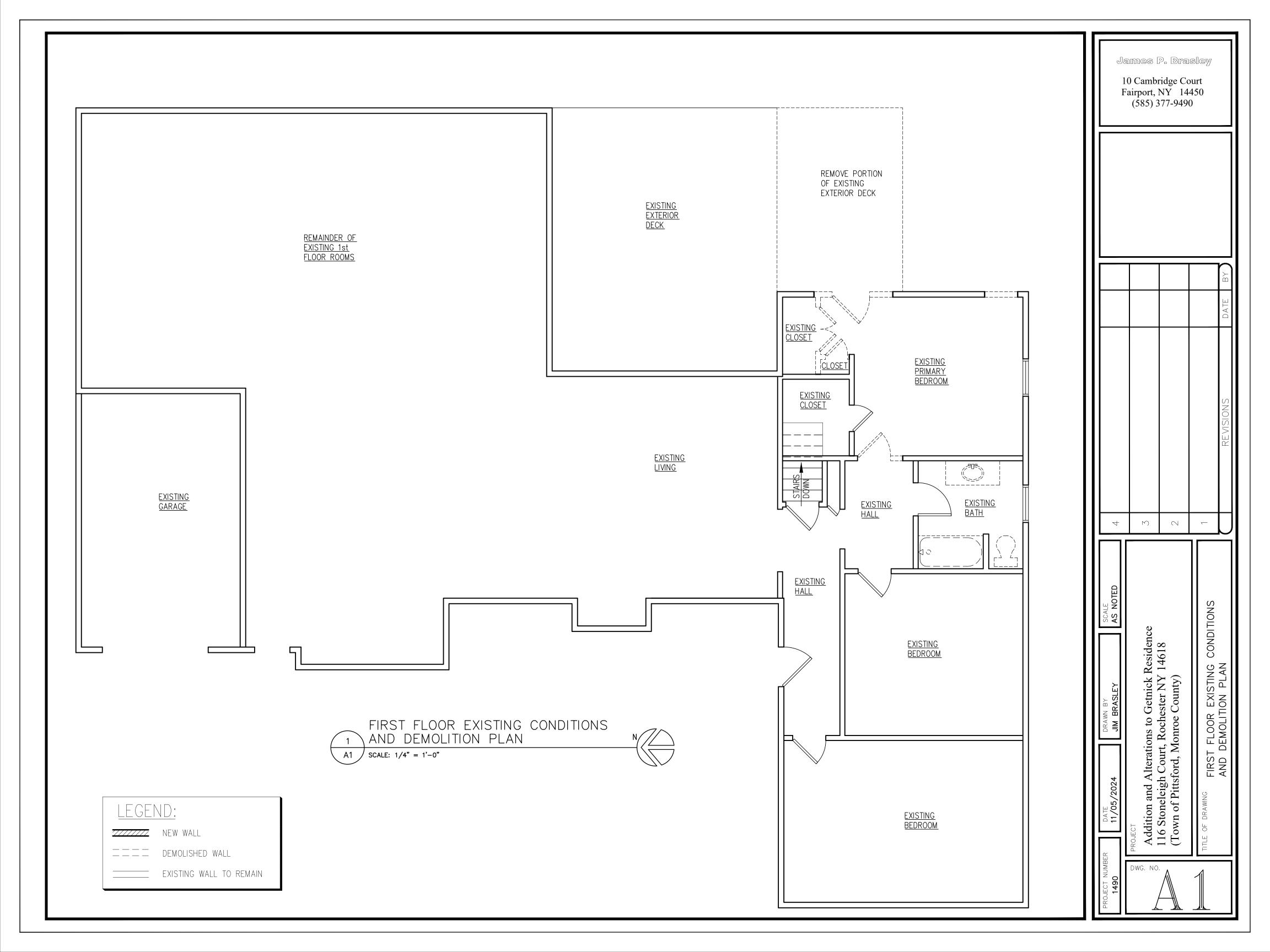
116 Stoneleigh Court
Right Side of Existing Rear Elevation

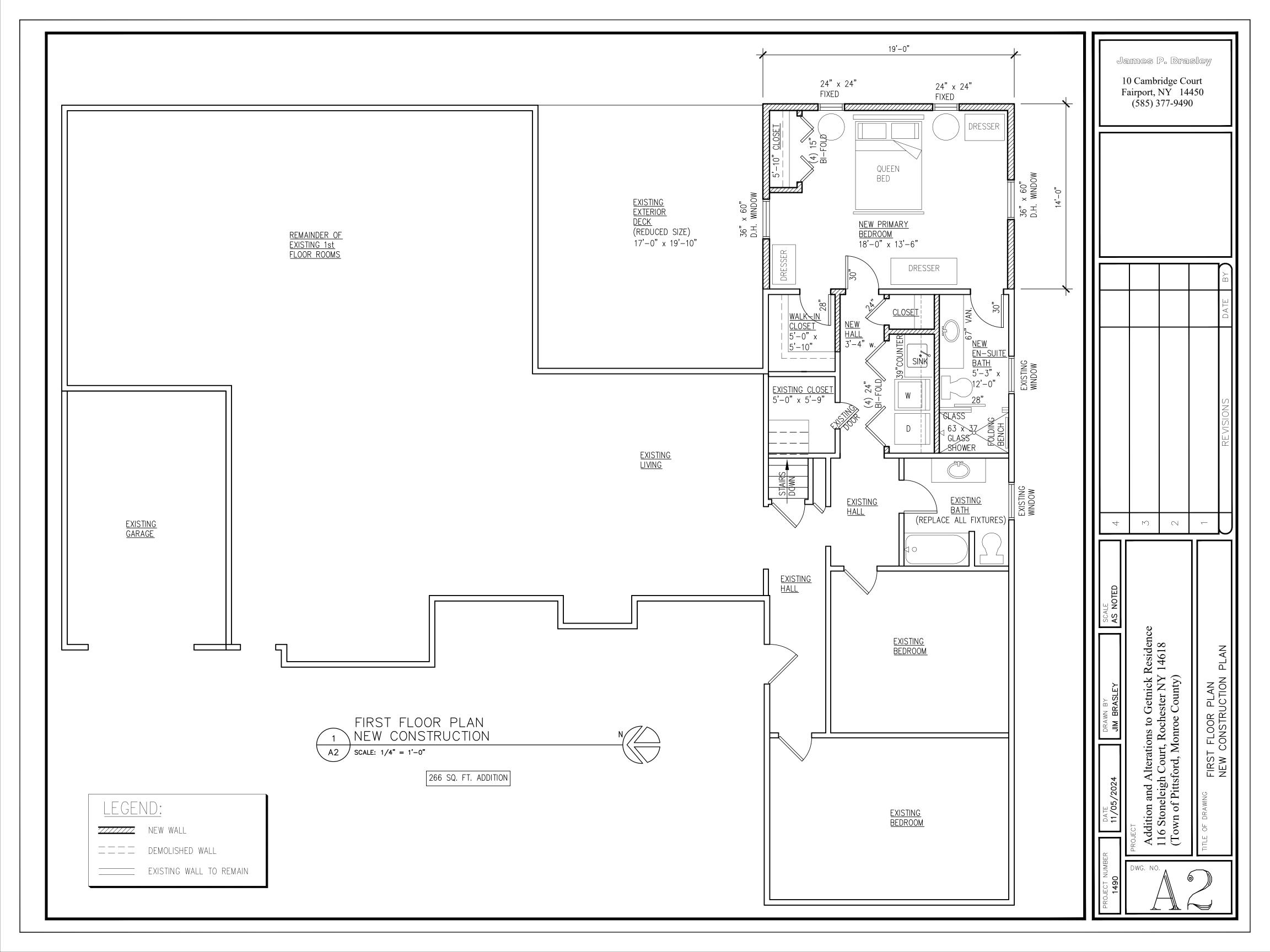


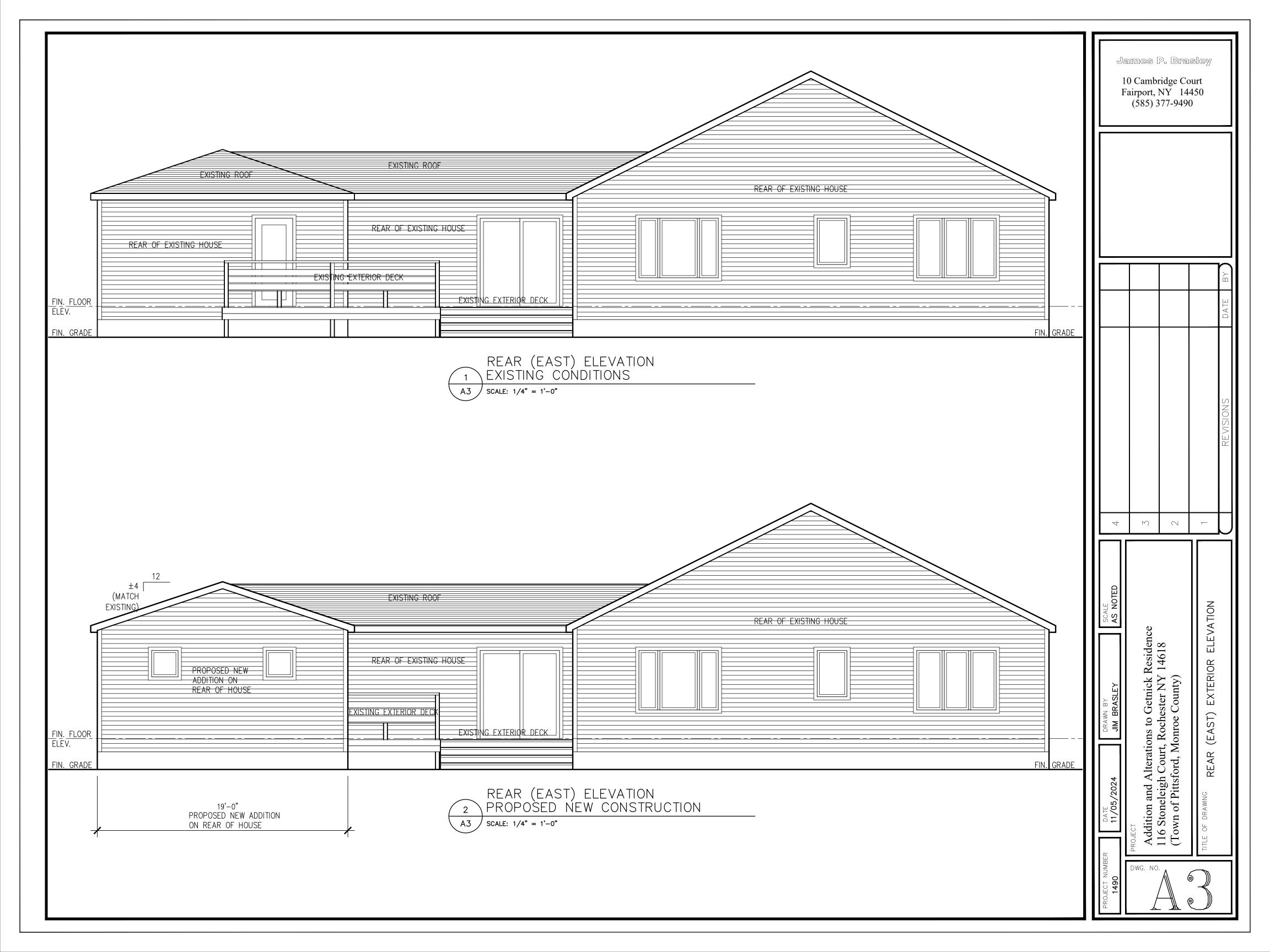
116 Stoneleigh Court

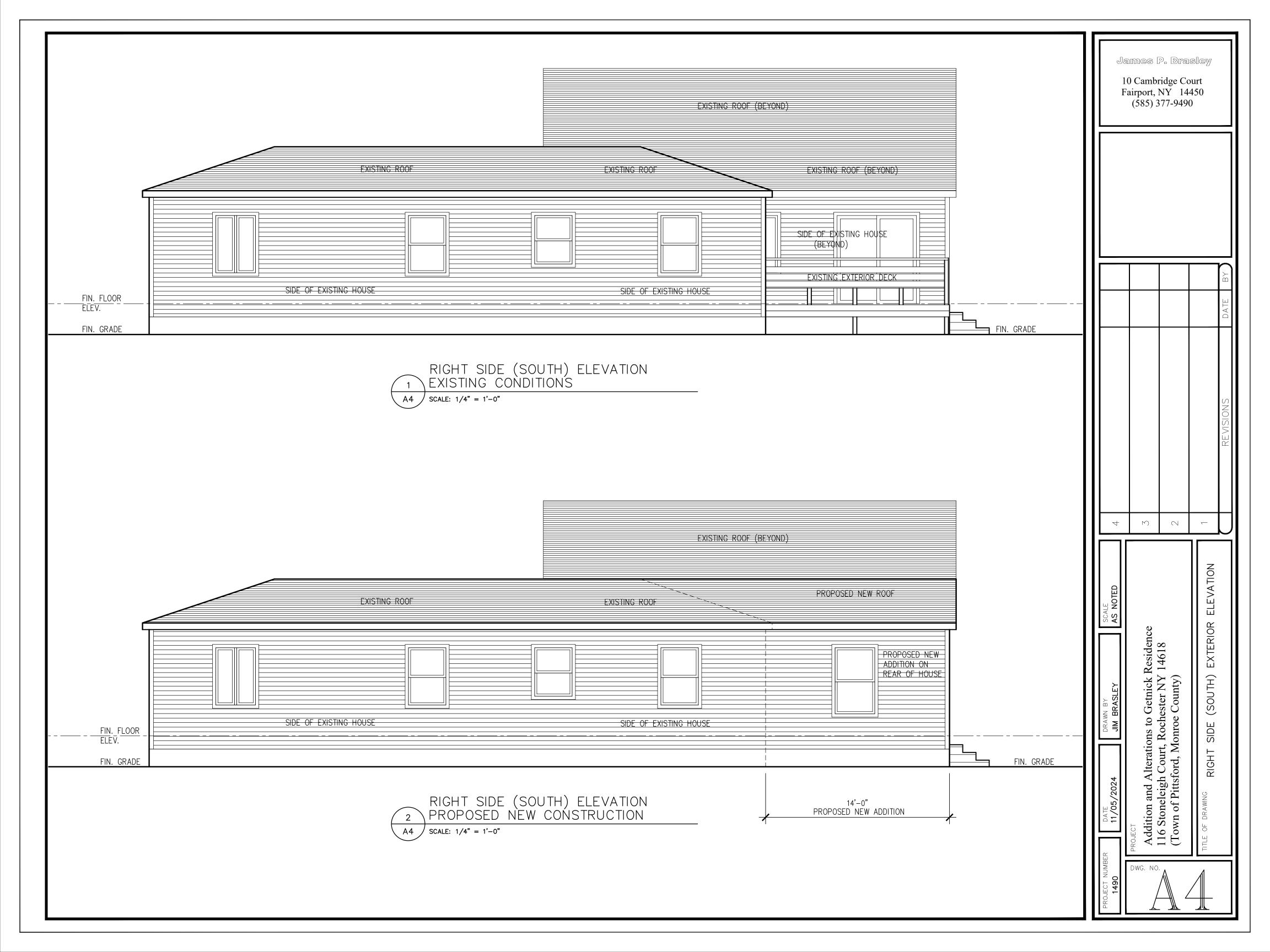
Right (South) Side of Existing House

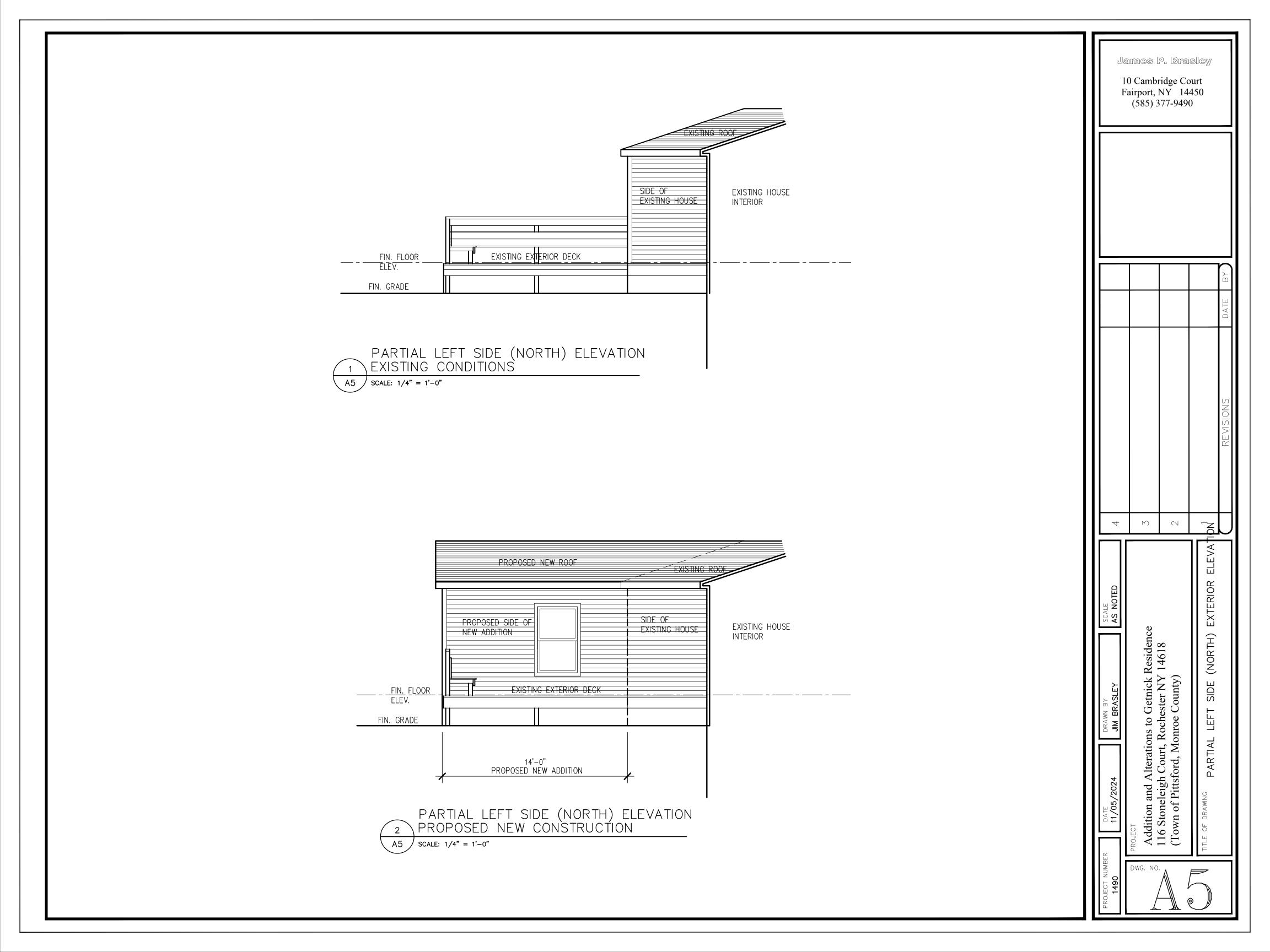












Zoning Board of Appeals Referral Form Information

ZB24-000039

Property Address:

4000 East Avenue ROCHESTER, NY 14618

Property Owner:

Genroc LLC 4000 East Ave Rochester, NY 14618

Applicant or Agent: Dan Hackett, RLA

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

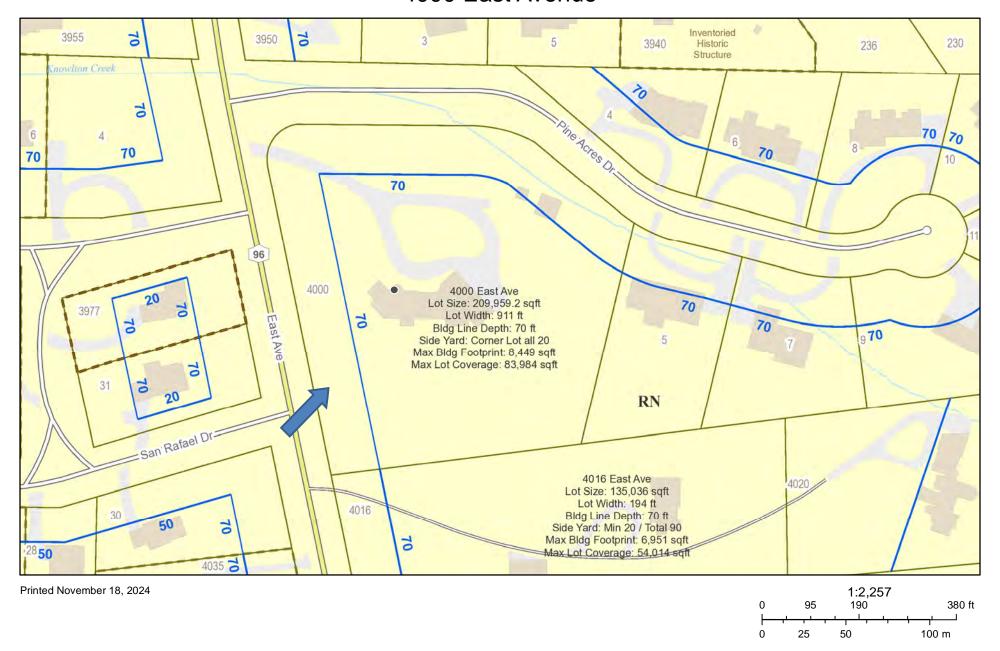
Town Code Requirement is:	Proposed Conditio	ns:	Resulting in the Following Variance:			
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0	
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0	
Front Setback:	0	Front Setback:	0	Front Setback:	0.0	
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0	
Height:	3	Height:	4.5	Height:	1.5	
Size:	0	Size:	0	Size:	0.0	

Code Section: Applicant is requesting relief from Town Code Section 185-121 A. for the substitution and relocation a 4.5-foot fence in front of the front setback off of East Avenue. This property is zoned Residential Neighborhood (RN).

Staff Notes: The existing wrought-iron fence was granted a variance to be 4.5 feet in front of the front setback off of East Avenue. The applicant is requesting to replace a part of the wrought-iron fence with board-on-board fence and move that section back off of the road further than it exists now. The Board should consider impacts to motorists and neighbors for the change of wrought-iron fencing to board-on-board fencing along East Avenue.

November 19, 2024	ARZ				
Date	April Zurowski -				

4000 East Avenue



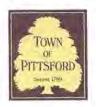
Town of Pittsford GIS

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.







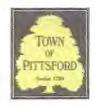


TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 11/12/24	Hea	ring Date: 12/16/24
Applicant: Daniel C. Hackett, R	LA	
Address: 7003 CR 12 Naples, N		
Phone: (585) 314-8414	E-N	dhackett2@rochester.rr.com
Agent:	CV FIT AND AND AND	
Address	(if different than Appli	canty
Address:		4.90
Phone:		/ail:
Property Owner: Kevin Surace,	(if different than Appl	canti
Address: 818 Gary Avenue Sur		
1200cm		/ail:
		he Authorization to Make Application Form.)
Property Location: 4000 East Ave	and the first transfer of the contract of the	rrent Zoning: Residential RN
Tax Map Number: 151.06-2-45		
Tax Map Number:		
Application For:	esidential	nercial
Please describe, in detail, the propos	sed project:	
deeper into the property. The for	encing will be 54" tall as in relief from this busy secti	gates along East Avenue and move back n-kind replacement for height and will be solid on of road. Additional screen plantings will be
SWORN STATEMENT: As applican statements, descriptions, and signat the best of my knowledge.	t or legal agent for the above dures appearing on this form an	escribed property, I do hereby swear that all d all accompanying materials are true and accurate to

Print Form

Reset Form



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.

Kevin Surace	, the owner of the property located at:		
4000 East Ave	Pittsford	14618	
(Street)	(Town)	(Zip)	
Tax Parcel # X 151,06	-2-45	do hereby authorize	
Daniel C. Hackett, RLA	to make application to the		
variance to restore existing for		. 1	
	161	11/	
	X	(Signature of Owner)	
		11-12-24	
		(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)

 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:

This proposal will not produce an undesirable change in character of the neighborhood or be a detriment to the nearby properties. This proposal is to remove existing fencing along East Avenue and move it back further into the property than what exists. Currently at the northern point of this proposed action, the esisting fence is 7 feet from the property line. This proposal would triple that distance to 21 feet. At the gate locations, the fence would be moved back to 23 feet. The current fence at the gate location is 11 feet making the proposed location a 200% increase in distance. At the southern most corner, the fence will be 26 feet from the property line versus the existing 14.75 feet for a 77% increase in distance. Additional screening would be added to mitigate any visual impacts and supplement the existing plantings that currently screen the fence.

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

The benefit sought cannot be reasonably achieved by other methods. The property has an existing pool which mandates 4 foot tall safety fencing. The owner has a current fence that provides that mandate but does not provide acoustic and strong visual screening. The proposal is to move the fence further back, add additional screeing, and keep the proposed fence within exising planting bed areas. This action allows the owner to achieve the benefit without pushing a fence into open usable lawn areas where it would appear as a visual scar to the aesthetic. The proposal allows for the fence to achieve objective requirements and be better screened from East Avenue while working within the existing site and planting infrastructure.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This request is minimal. The proposal is to keep the fence at the current 54 inch height but make it solid. It is also to increase distance to the property line from what currently exists by an average of 192% (approx. 2X's). With this increase and by embedding the fence within existing planting beds, a better situation from a zoning perspective is achieved making the request 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:

This variance will not have an adverse effect because the request is to move the fence away from the road, thus lessening the impact that currently exists. This proposal therefore strengthens the zoning code creating benefit by lessening the relief of what zoning calls for. Existing fence received a variance for 63 feet equaling 90% of relief. The proposed fence needs a variance for 49 feet within the setback equaling 70% relief. The net effect is a 20% increase making this request beneficial to the current conditions.

- 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?

This alleged difficulty was not self-created. The original fence was installed in 2005 during the construction of the pool and pool house meaning that the existing fence was installed during that time of those open permits. In 2021, it was deemed that the fence was not compliant and done in violation of zoning. The current owner did not own the property in 2005 nor did he install the fence. He purchased the property with the assumption the current conditions were valid so it can be viewed the current owner did not self-create the issue/question at hand. What the current owner has self-created is a desire to make the existing fence a solid visual and acoustic buffer and, as evidenced in his overall variance request, work within responsible parameters to achieve his goal without detriment to his open yard envelope. By decreasing the amount of relief necessary within this request this owner desires to make an undesirable situation (the difficulty) better for both himself and the town.

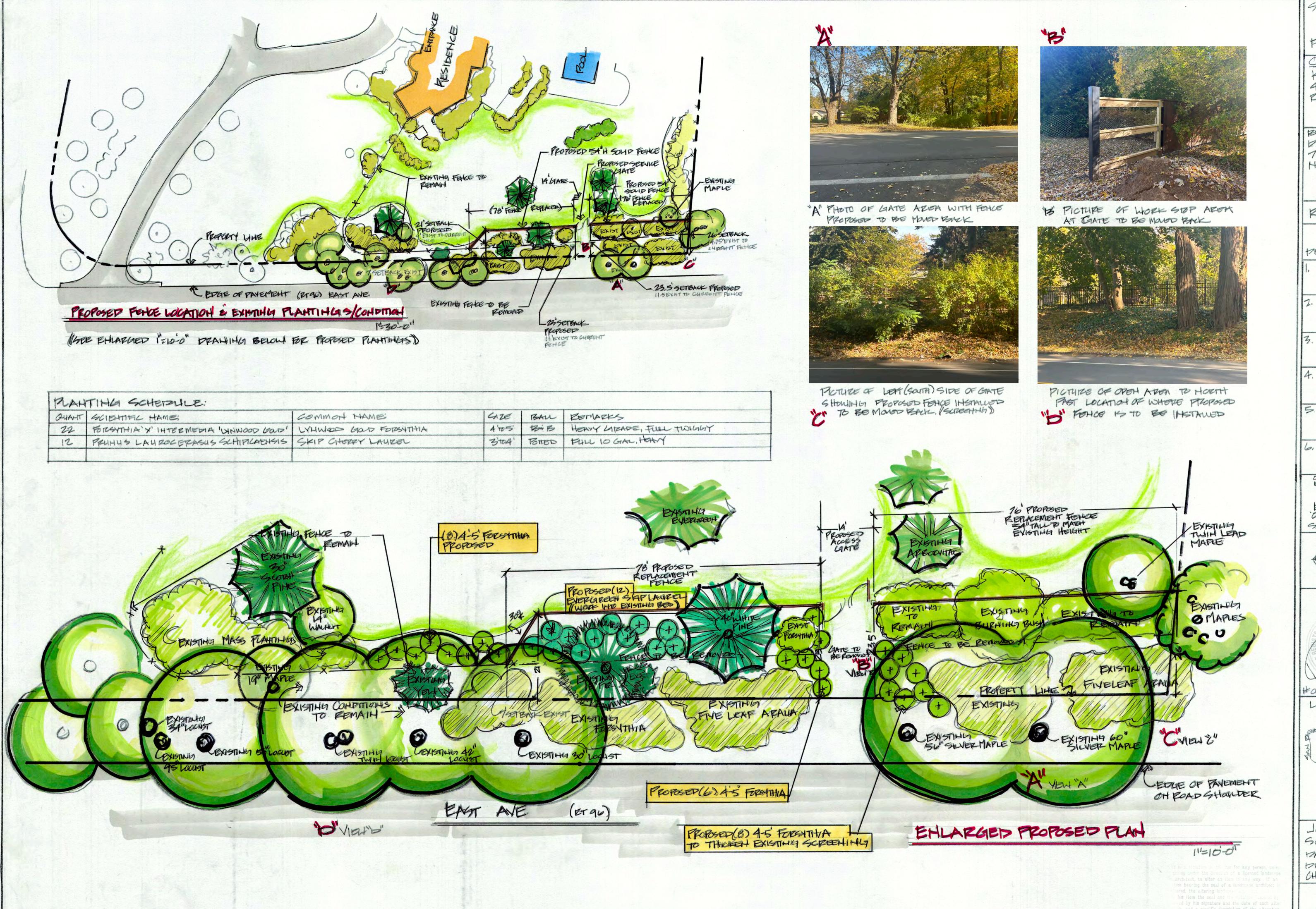
Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

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	22 E 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1												
4000 East Ave (Project Name)													
The	undersigned, b	eing th	e app	licant(s) to t	he								
	Town Board	X	Zon	ing Board	of Appe	als		Planni	ng Boa	rd [] Ar	chitectura	I Review Board
0	f the Town of Pit	ttsford,	for a.										
	change of zon	ning		special p	ermit		bui	lding po	ermit		permi	t 🗆	amendment
X	variance		арр	roval of a p	olat		exe	mption	from a	plat o	r officia	l map	
Ger I do any	sued under the nances regulation and the nances regulation and the nance of the nan	ons of the aw of w	the To the St e is no hich t	wn of Pittsfo ate of New ` o officer of the he Town of	ord, do h York atta he State Pittsford	ereby ched to of New is a pa	certify to this w York art wh	that I h certifica	ave rea	d the p	rovision e or of t	s of Section	on §809 of the
	<u>Na</u>	me(s)							Address(es)				
/	Man 2	1	Signat	ure of Applican		+	_			No	2V 1	2, 20 (Dated)	24
	NAPU	ES (0)	N	eet Address) On, State, Zip Co	ph ode)	14	512	7					



SHEET TITLE: RAHMHG

FENCE FLAH

CLIENT FEVIN SURACE 4000 EAST AVE ROCHESTER, MY

PAH HACKET RIA 7003 CRIZ HAPLES, HY 14152

REVISIONS:

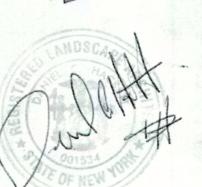
DESCRIPTION TAME

3. A

5' 20' 15'

SCALES YARY

HOETH



#001534 CCT 28

LOCATION MAP

PINE ACRES

SITE

THE ACRES

PITISTORD

JOST 217877

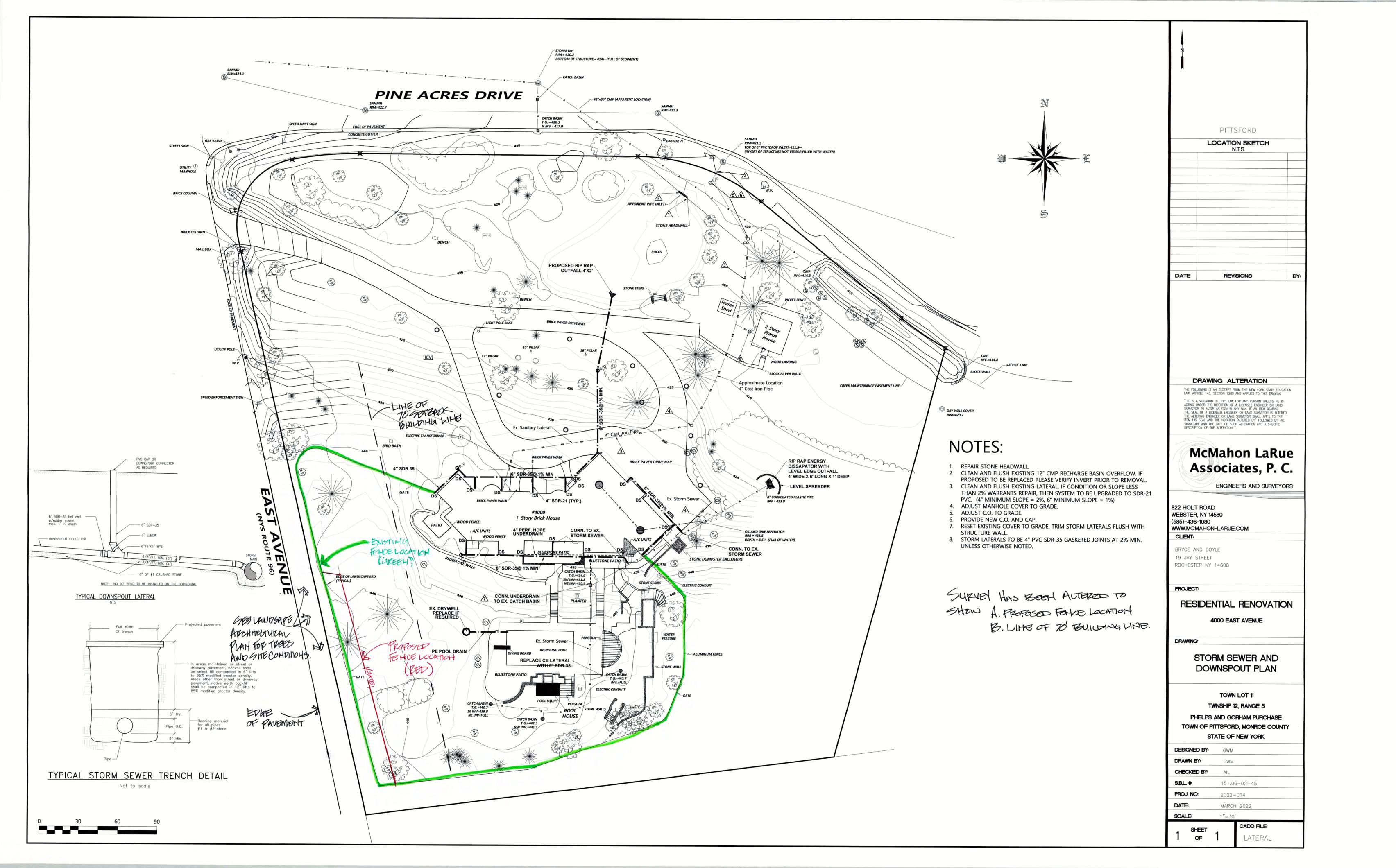
SCALE: VARIES

FRATE OCT 28 24

FRANH BY: HT

SHEET

L147



DRAFT MINUTES 102124

TOWN OF PITTSFORD ZONING BOARD OF APPEALS OCTOBER 21, 2024

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on October 21, 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: Phil Castleberry, Jennifer Iacobucci, Mary Ellen Spennacchio-Wagner, Jim Pergolizzi, George Dounce, Barbara Servé, Tom Kidera

ABSENT:

ALSO PRESENT: April Zurowski, Planning Assistant; Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Naveen Havannavar, Town Board Liaison

ATTENDANCE: There were 26 members of the public present.

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

NEW PUBLIC HEARINGS:

700 Allens Creek Road - Tax ID 138.69-1-1

Applicant is requesting relief from Town Code Section 185-113 B. (2) for the re-construction of a detached garage exceeding 12 feet in height. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

David Swinford, of 700 Allens Creek Road, introduced the application. Serge Tsvasman, of Design Works Architecture, was also in attendance on behalf of the application. Mr. Swinford explained that the existing garage is deteriorating, and he would like to reconstruct it. The height variance is requested to provide additional storage space and allow a sloped roof, where the existing garage has a flat roof. The home is approximately 40-feet-tall, so the garage height will not be out of character with the property.

Chairman Dounce asked the applicant when he plans to begin construction. Mr. Swinford stated that he hoped for approval of the new garage at the next Design Review & Historic Preservation Board (DRHPB) meeting. He will then demolish the garage in November and begin reconstruction in the Spring.

Board Member Servé asked if the garage has specifications to be met from the DRHPB. Mr. Swinford stated that the Board had no opposition to demolition and liked the new proposal. Board Member Iacobucci asked if these comments are provided in the DRHPB minutes. Ms. Zurowski confirmed.

Chairman Dounce asked for public comment. Hearing none, Board Member Iacobucci motioned to close the public hearing, seconded by Board Member Castleberry; all ayes, none opposed.

A written resolution to grant the area variance for 700 Allens Creek Road was approved. The Board voted as follows:

Phil Castleberry voted Aye
James Pergolizzi voted Aye
Barbara Servé voted Aye
Thomas Kidera voted Aye
Mary Ellen Spennacchio-Wagner voted Abstain
Jennifer Iacobucci voted Aye
George Dounce voted Aye

DRAFT MINUTES 102124

129 Sylvania Road - Tax ID 151.06-1-8

Applicant is requesting relief from Town Code Section 185-17 E. to install a generator within the side setback and not meeting the total side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Terry Smith, of Generator Supercenter, introduced the application. Mr. Smith stated that the property is undergoing major redevelopment. He stated that additional plantings will be installed around the generator to help with possible noise and visual impacts.

Board Member Spennacchio-Wagner asked if the generator could be located closer to the garage. Mr. Smith explained that per NYS Building Code, the generator must be placed at least 5 feet away from all windows, doors, and vents. In this case, the garage will have windows and a door.

Chairman Dounce asked the applicant when he plans to begin construction. Mr. Smith stated that the generator will be installed by the end of November. Chairman Dounce asked if the property owner has spoken with her neighbors about the proposal. Mr. Smith stated that the property owner has received support for the ongoing redevelopment.

Chairman Dounce asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

A written resolution to grant the area variance for 129 Sylvania Road was unanimously approved.

11 Black Wood Circle - Tax ID 178.03-5-38

Applicant is requesting relief from the Wilshire Hill Incentive Zoning approval and Town Code Sections 185-17 H. and 185-113 B. (3) for the construction of a pool within the rear setback, a hot tub and gazebo within the side setback, and installation of pool equipment forward of the rear wall of the main structure, also resulting in lot coverage exceeding 40%. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

Tom Russo, of 11 Black Wood Circle, introduced the application. He has been working closely with Rob Fromberger, the Town Engineer, and with Pride Mark Homes, the Developer, to enlarge the stormwater detention pond and regrading in his backyard to provide mitigation for his requests. He has spoken with immediate neighbors and others in the subdivision and received support for his project.

Board Member Servé stated that she noticed a section of the fence had been removed and that when the regrading and installation of the pool are complete, the fenced-in yard area will be very minimal. Mr. Russo stated he understood, and that the minimal yard space will not be a problem. Board Member Servé stated that this type of lot is called a "patio lot" and is not meant for pools.

Board Member Spennacchio-Wagner asked the applicant to consider pervious pavement around the pool to help decrease the impervious coverage. Mr. Russo agreed. Ms. Zurowski stated that pervious pavement could be supported by the Board, but the calculation provided in the application does not consider this. A new drawing and calculation would need to be submitted with the pervious pavement taken into consideration.

Board Member Pergolizzi asked if the amount of surrounding open space mitigates the impervious coverage on this small of a lot. Ms. Zurowski stated that when writing the Wilshire Hill Incentive Zoning Approval, the Town did not include specific relief for impervious coverage. Therefore, the Town falls back on the Town Zoning Code that limits impervious coverage to 40%.

Board Member Spennacchio-Wagner asked if the applicant spent personal funds on expansion of the pond and regrading of the Town-owned land behind his house. Mr. Russo stated that he will spend approximately \$1,500 on the pond and \$3,600 to improve his yard drainage and fence issues.

DRAFT MINUTES 102124

Ms. Zurowski stated that similar variances were submitted for a pool at 17 Black Wood Circle. These variances were approved in 2021. She stated that this application also includes zoning violations for a hot tub and gazebo that are already installed.

Mr. Russo stated that he was unaware that the gazebo required a permit and therefore the placement was not reviewed by the Town. Board Member Spennacchio-Wagner asked if the gazebo was moveable. Mr. Russo stated that the gazebo is bolted to the concrete patio.

Chairman Dounce asked the applicant when he plans to begin construction. Mr. Russo expects to complete construction in the Spring.

Chairman Dounce asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

A written resolution to grant the area variance for 11 Black Wood Circle was approved. The Board voted as follows:

Phil Castleberry voted	Aye
James Pergolizzi voted	Aye
Barbara Servé voted	Aye
Thomas Kidera voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
Jennifer lacobucci voted	No
George Dounce voted	Aye

OTHER DISCUSSION:

Chairman Dounce motioned to approve the minutes of September 16, 2024. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dounce announced that he will be resigning from the Zoning Board of Appeals at the end of the year. He thanked the Board for their dedication and support over the years. Chairman Dounce has volunteered for 33 years, serving as Chairman for both the Historic Preservation Commission and the Zoning Board of Appeals.

Chairman Dounce asked Town Board Member Havannavar for an update on the ongoing revisions to the chicken regulations. Town Board Member Havannavar stated that the discussion is still underway, but the Board is considering a 1 acre minimum to permit chickens. Chairman Dounce voiced his support for 1 acre or

more.

Chairman Dounce closed the	meeting at 7:34PN
Respectfully submitted,	
April Zurowski Planning Assistant	

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