

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MARCH 17, 2025**

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, March 17, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

CONTINUED HEARING

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).

NEW HEARINGS

526 Pittsford Henrietta Townline Road – Tax ID 177.03-2-38

Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for the construction of an oversized and over-height pool house. This property is zoned Residential Neighborhood (RN).

597 Mendon Road – Tax ID 178.03-2-10

Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for an addition to the existing oversized and over-height detached garage/pool house. This property is zoned Residential Neighborhood (RN).

155 West Brook Road – Tax ID 150.20-2-2

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

148 West Jefferson Road – Tax ID 164.01-1-8.1

Applicant is requesting relief from Town Code Section 185-113 B. (3) for the installation of a hot tub and inground pool with associated pool equipment and hardscape forward of the rear wall of the home. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, April 24, 2025.

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

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 185-121 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 applicant is returning to present a revised plan for the partial fence replacement proposal. The revised plan does not include a relocation of the fence but additional plantings have been added. I have marked up the old and new plan and included a comparison of the two.

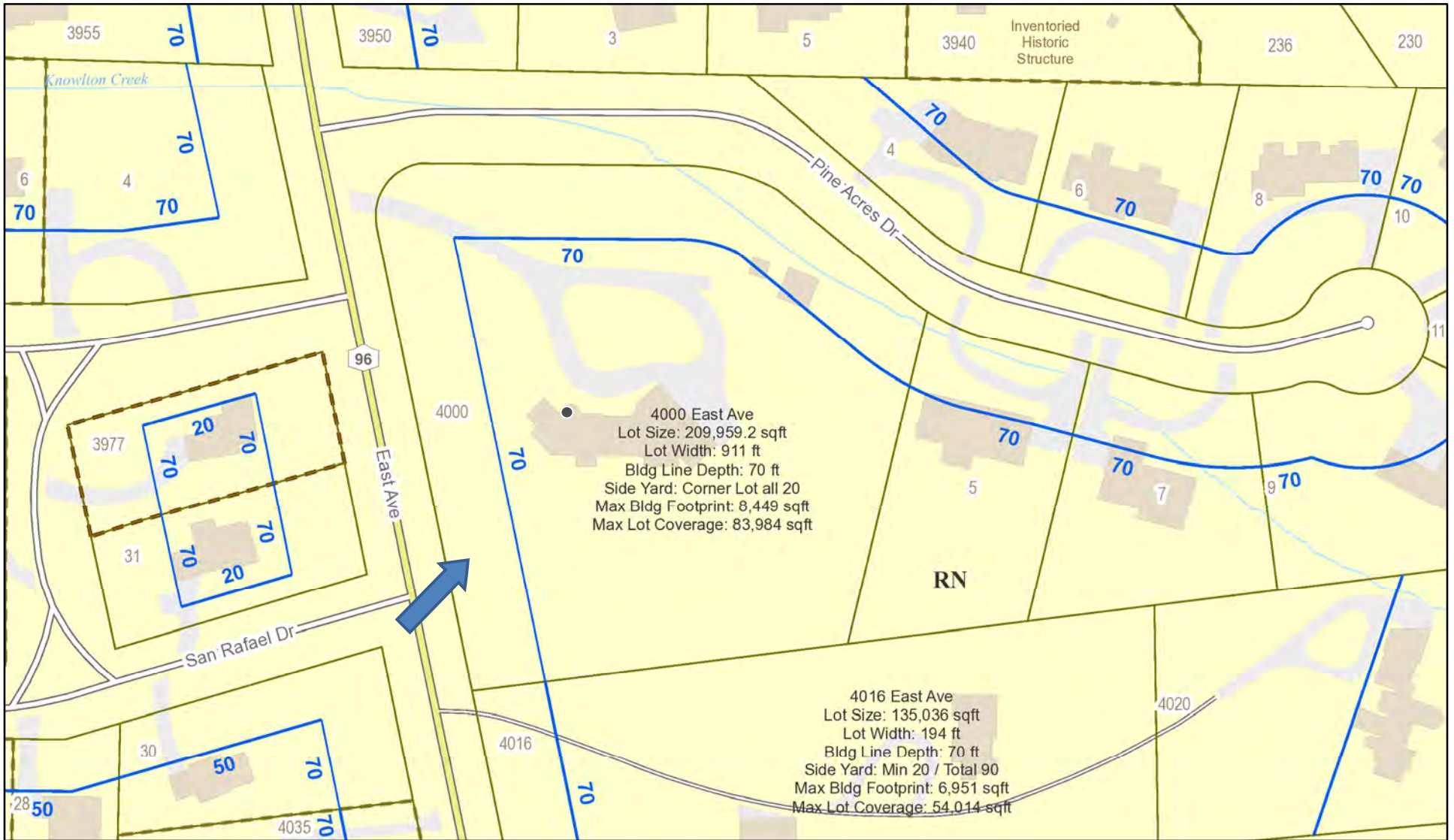
December 31, 2024

ARZ

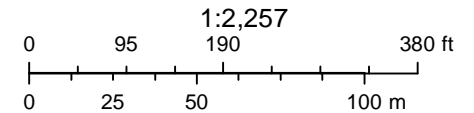
Date

April Zurowski -

4000 East Avenue



Printed November 18, 2024



Town of Pittsford GIS

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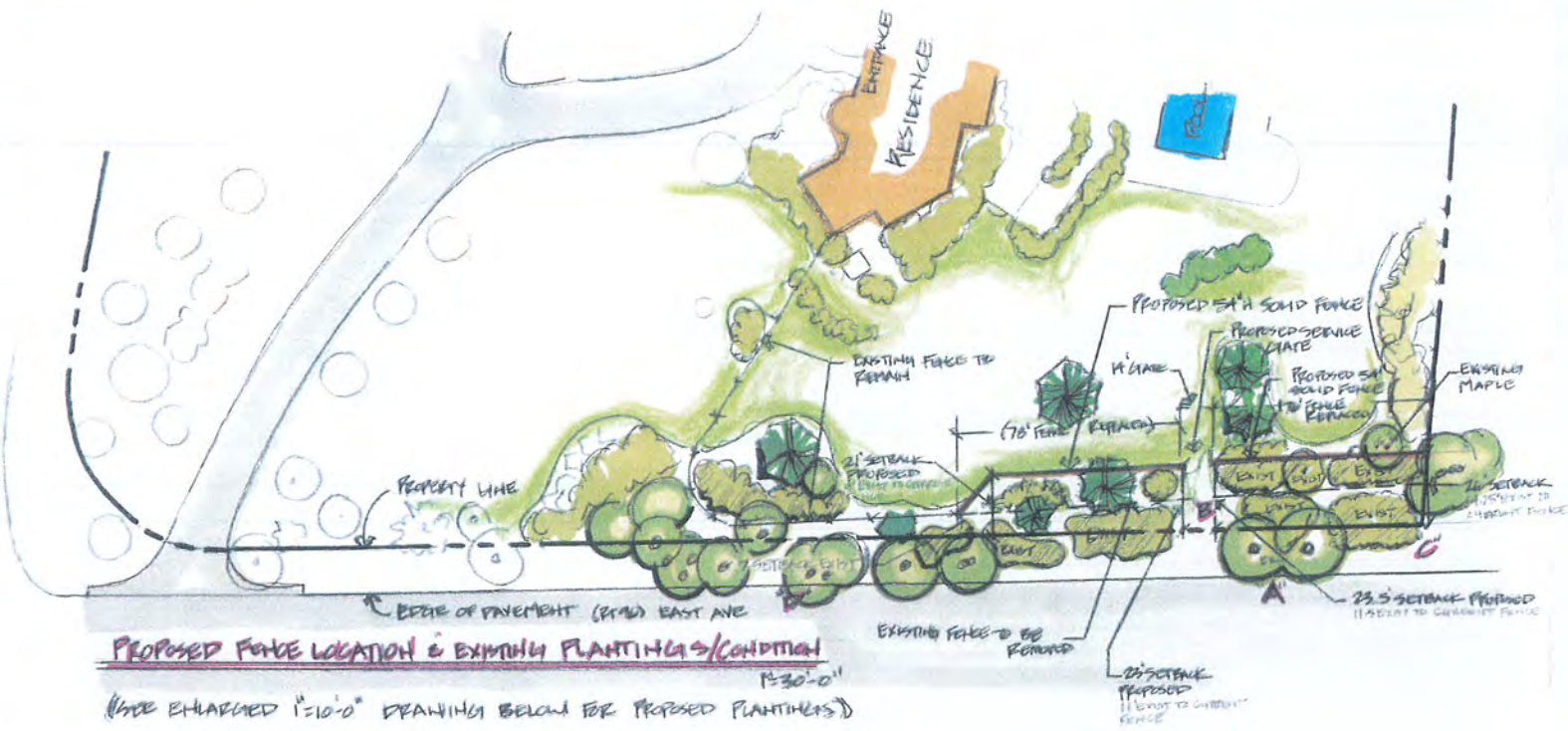


Thu Sep 5 2024

Imagery © 2024 Nearmap, HERE

50 ft

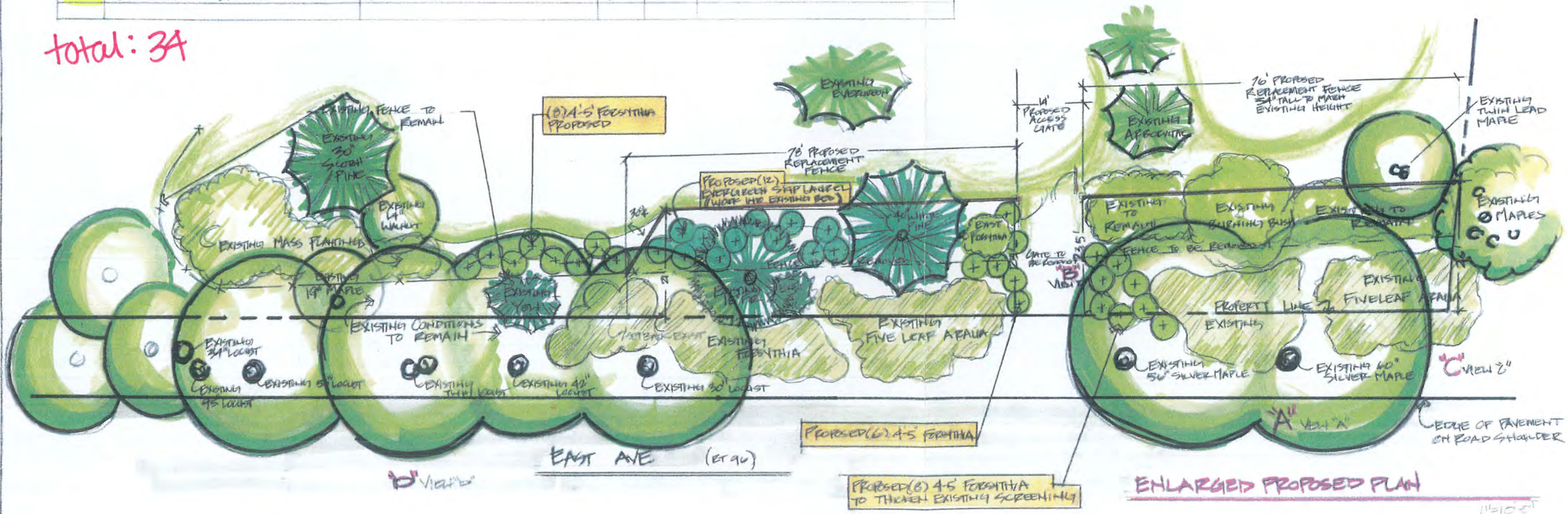
Nearmap



PROPOSED FENCE LOCATION & EXISTING PLANTINGS/CONDITION
 (SEE ENLARGED 1"=10'-0" DRAWING BELOW FOR PROPOSED PLANTINGS)

PLANTING SCHEDULE:					
QUANT	SCIENTIFIC NAME	COMMON NAME	SIZE	BALL	REMARKS
22	FOENICULIA 'X' INTERMEDIA 'LINWOOD GOLD'	LINWOOD GOLD FOENICULIA	4" B5	2" B5	HEAVY LEADER, FULL TWIGGY
12	PRUNUS LAUROCESTRIS 'SCHIPLAENSIS'	SKIP CHERRY LAUREL	3" B4	B2ED	FULL TO GROW, HEAVY

total: 34



ENLARGED PROPOSED PLAN



A PHOTO OF GATE AREA WITH FENCE PROPOSED TO BE MOVED BACK



C VIEW OF LEFT (SOUTH) SIDE OF GATE SHOWING PROPOSED FENCE INSTALLED TO BE MOVED BACK (SCREENING)



B PICTURE OF WORK SITE AREA AT GATE TO BE MOVED BACK



D PICTURE OF OPEN AREA TO NORTH PAST LOCATION OF WHERE PROPOSED FENCE IS TO BE INSTALLED

SHEET TITLE PLANTING & FENCE PLAN	
CLIENT KENNETH SURACE 400 EAST AVE ECONOMY, NY HW 5	
BY DAN HACKETT RA 7000 JEFF MAPLES NY 14132	
REVISIONS	
DESCRIPTION	DATE
1.	
2.	
3.	
4.	
5.	
6.	
JOB # 2177 SCALE VARIOUS DATE 10/28/17 DRAWN BY [Signature] CHECKED BY [Signature]	
SHEET L1-1	

OLD
10/28

QUANT	SCIENTIFIC NAME	COMMON NAME	SIZE	BALL	REMARKS
5	ABIES CONCOLOR	WHITE FIR	10'-12'	B+B	FULL
1	CORNUS FLORIDA	CHEEREE PRINCESS BAWOOD	7'-8'	P+B	ROUNDED CROWN
1	CERCIS CANADENSIS	EASTERN REDBUD	8'-10'	B+B	MULTI-STEM
3	ABIES KOREANA	KOREAN FIR	9'-10'	B+B	HON HYBRID STRAIGHT VARIETY
6	PICEA ABIES	NORWAY SPRUCE	10'-12'	B+B	NON-SHEDDING NATURAL
2	PINUS STROBUS	EASTERN WHITE PINE	10'-12'	B+B	SHEDDING/FULL
33	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBOVITAE	7'-8'	B+B	FULL/NATURAL

total: 51

NOTE:
 THIS REQUEST FOR VARIANCE NOW HAS (49) EVERGREEN PLANTINGS AND (2) DECIDUOUS TREES. ALL EXISTING PLANTINGS SHALL BE PRESERVED AND WORKED AROUND DURING THE PLANTING PROCESS TO MAINTAIN AND ENHANCE A HEAVILY SCREENED AREA THAT WILL HIDE THE REQUESTED FENCE.

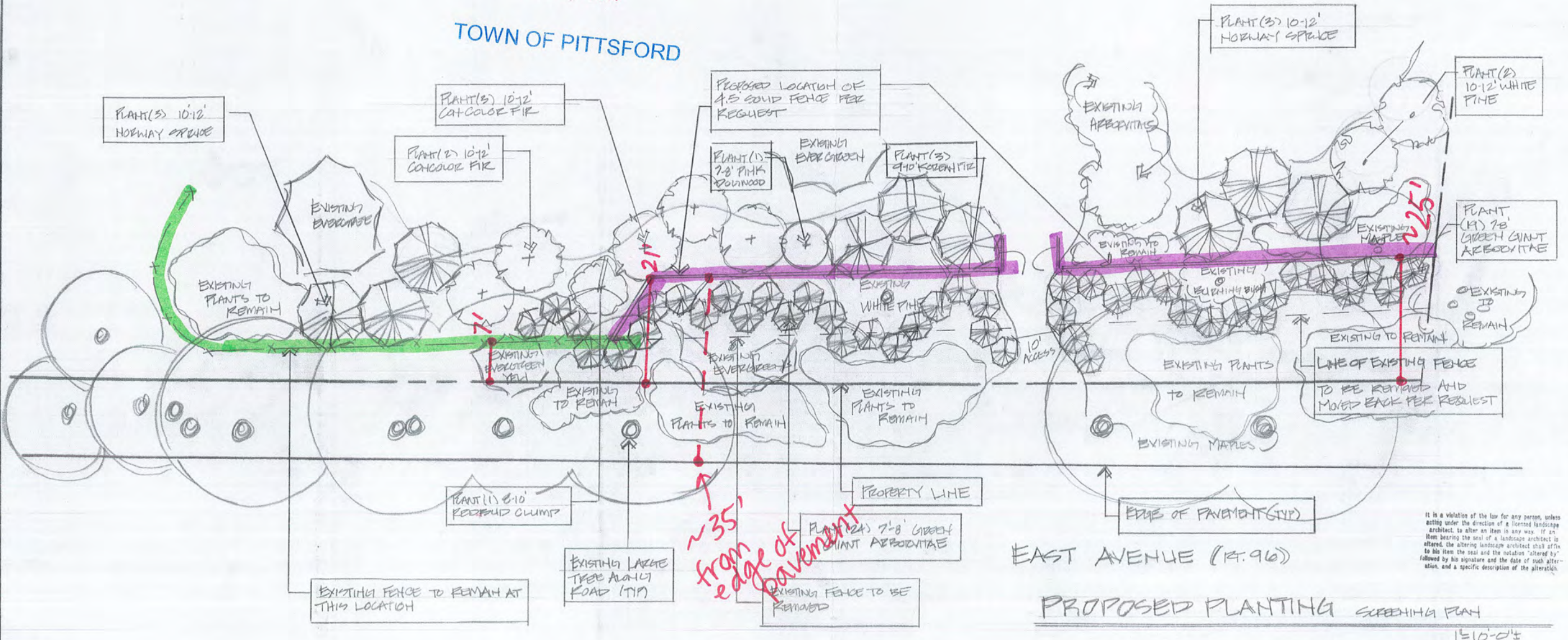
SHEET TITLE:
 PLANTING SCREENING PLAN
 CLIENT
 KEVIN SURACE
 100 EAST AVE
 ROCHESTER, NY
 14618
 BY
 DAN HACKETT PLA
 7003 CRIZ
 HARLES, NY
 14612

RECEIVED

DEC 27 2024

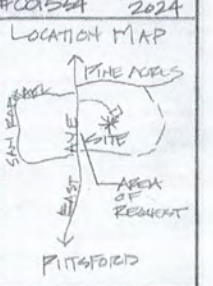
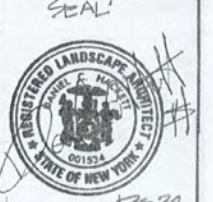
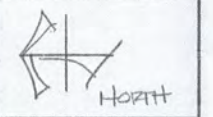
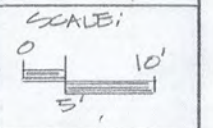
TOWN OF PITTSFORD

NEW
 10/20



REVISIONS:

DESCRIPTION	DATE
1. SHEET L2 OF 2 ADDED	10/20/24
2. PLANTING PLAN CHANGE	12/26/24
3.	
4.	
5.	
6.	



PROPOSED PLANTING SCREENING PLAN
 1"=10'-0"

NOTE:
 THIS PLAN SHEET L2 OF 2 SHALL ACT AS THE PLANTING PLAN FOR THE FENCE VARIANCE REQUEST. SHEET L1 OF 1 AS SUBMITTED SHALL ACT AS ONLY TO SHOW SITE LOCATIONS AND DIMENSIONS OF THE REQUEST THIS PLANTING PLAN PROPOSAL SHALL BE NULLIFIED UNDER ACCEPTANCE OF

Job# 217877
 SCALE: 1"=10'-0"
 DATE: DEC 20 24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET

Zoning Board of Appeals Referral Form Information

ZB25-000001

Property Address:

526 Pittsford Henrietta Town Line Road PITTSFORD, NY 14534

Property Owner:

Keenan, Matthew R
526 Pittsf Henr Town Line Rd
Pittsford, NY 14534

Applicant or Agent:

Paul Morabito, Morabito Architects

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:	12	Height:	14.5	Height:	2.5
Size:	180	Size:	511	Size:	331.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for the construction of an oversized and over-height pool house. This property is zoned Residential Neighborhood (RN).

Staff Notes: The proposed "pool house" will contain approximately 140 SF of enclosed space and approximately 370 SF of overhang unenclosed area.

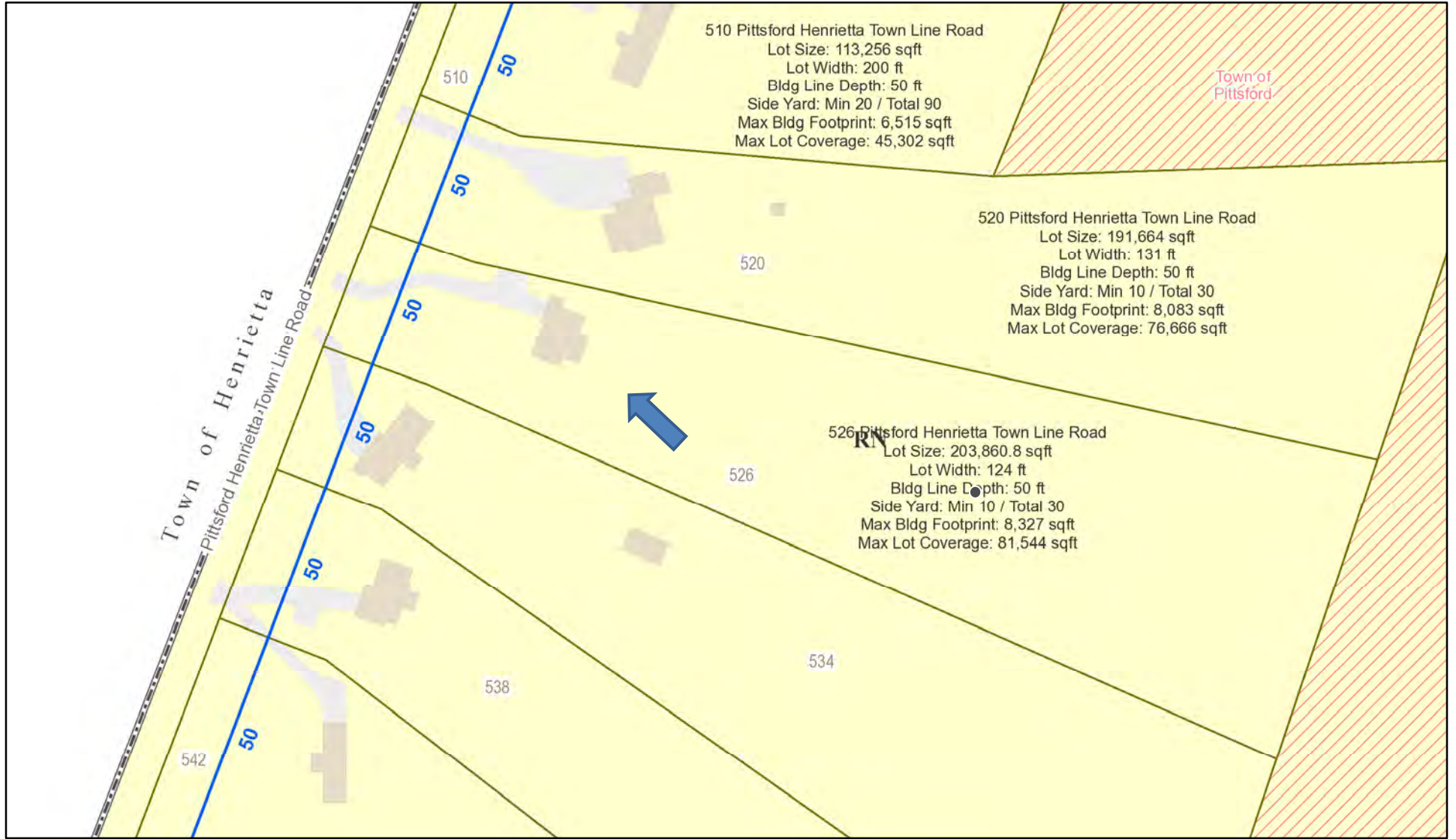
January 20, 2025

ARZ

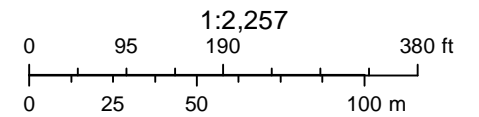
Date

April Zurowski -

526 Pittsford Henrietta TL Road



Printed January 20, 2025



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.



Pittsford Henrietta Town Line Rd

Pittsford Henrietta Town Line Rd

519

523

527

531

535

6

10

9

5

534

538

526

520

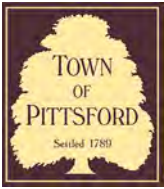
510

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

80 ft

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 16, 2025 Hearing Date: February 17, 2025

Applicant: Paul Morabito

Address: 121 Sully's trail suite 4 Pittsford 14534

Phone: (585) 264-1330 E-Mail: paul@morabitoarchitects.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Matthew Keenan and Jamie Adams
(if different than Applicant)

Address: 526 Pittsford Henrietta TLR

Phone: (585) 475-8432 E-Mail: mkeen@mapstoneveritas.com

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

Property Location: K2 Current Zoning: RN

Tax Map Number: 177.03-2-38

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Construction of a 511 sq ft gazebo/pool storage structure whereas 180 sq ft is max size permitted with a height of 14'-6" whereas 12' max height is permitted

Code sections 185.113 B. (1) & (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.

Paul Morabito
(Owner or Applicant Signature)

1-16-2025
(Date)



TOWN OF PITTSFORD

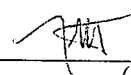
AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, MATTHEW KEENAN, the owner of the property located at:
526 Pittsford Henrietta Townline Rd. Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 177.03-2-38 do hereby authorize
Paul Morabito to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
Requesting a variance for an oversized accessory structure


(Signature of Owner)
1/16/2025
(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 property is almost 5 acres in size and the proposed gazebo/storage building will be set back 275 feet from the front property line and shrouded by 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 pool storage needed and covered area desired cannot be achieved in 180 sq ft.

The additional height requested is to keep the lowest roof pitch at a minimum of 4/12

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

It is substantial in regard to being more than double the maximum allowable size however minimal in that it is set back so far on such a large parcel.

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:

There will be no adverse effect or impact given the size of the property in question.

- **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?

It is self created whereas both the storage needed and covered area desired are far too small staying within 180 sq ft.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

526 Pittsford Henrietta Townline Rd gazebo/storage building

(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)

Paul Morabito

(Signature of Applicant)

January ¹⁶ 2025

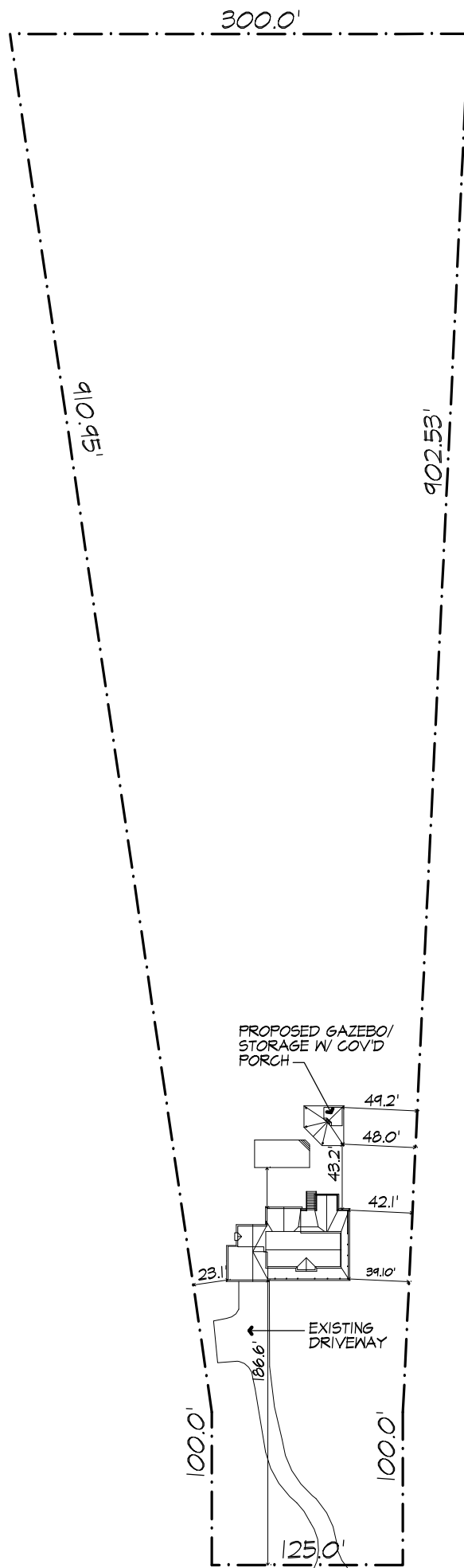
(Dated)

121 Sully's Trail suite 4

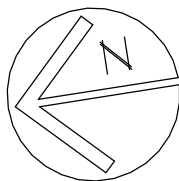
(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



PITTSFORD HENRIETTA TL ROAD



PLOT PLAN

SCALE: 1" = 100'-0"

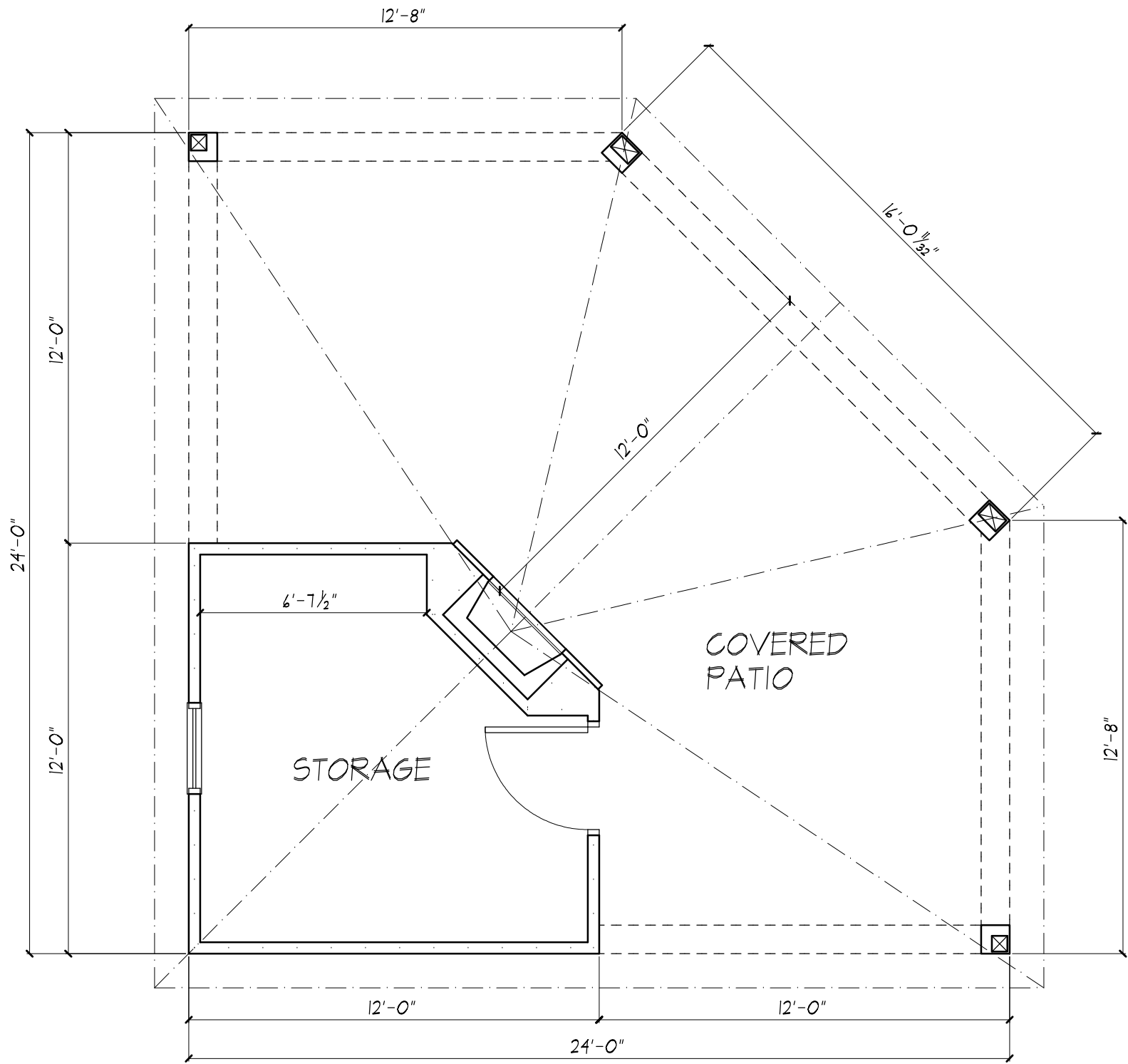
ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

PROPOSED GAZEBO/STORAGE w/ COVERED PORCH

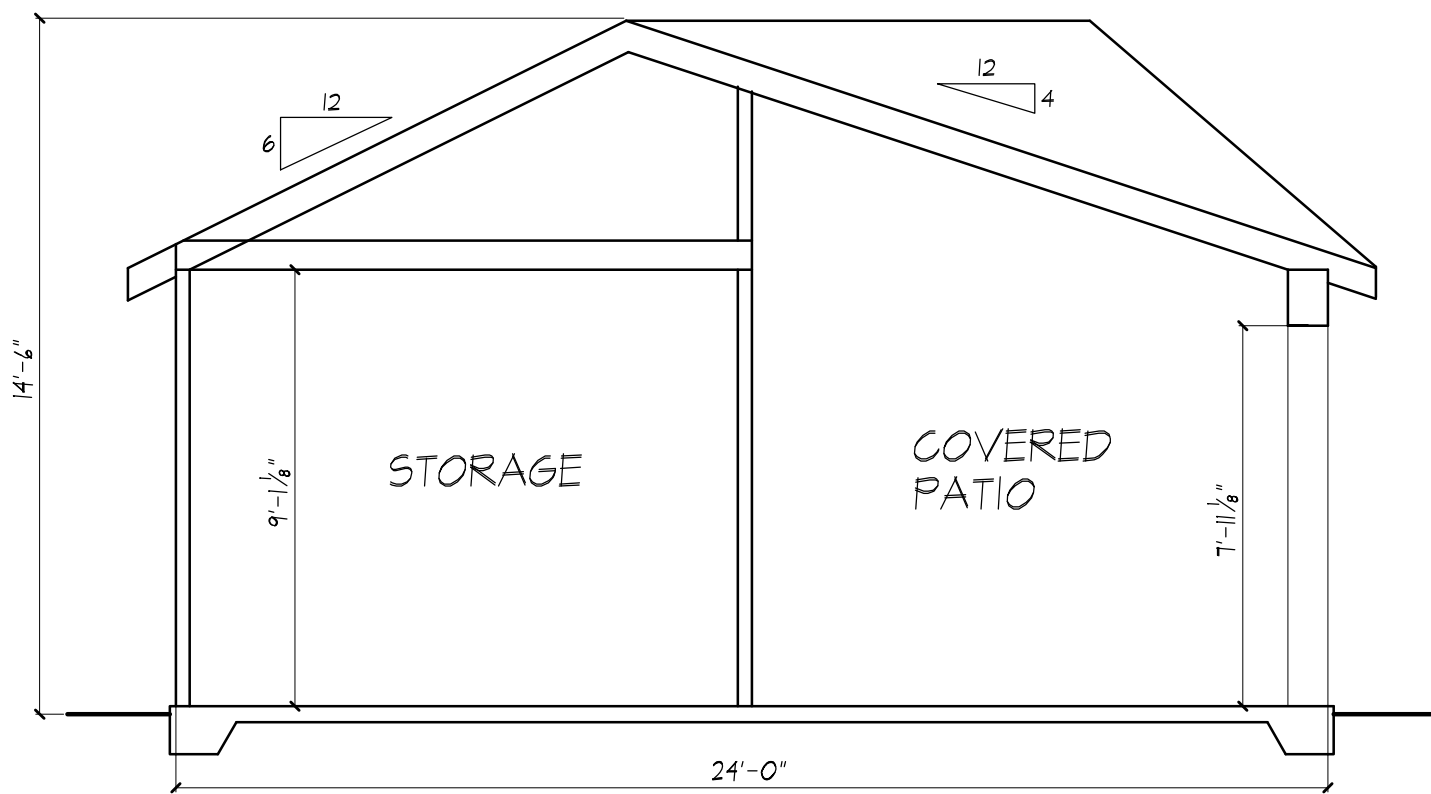
MATT & JAMIE KEENAN

526 PITTSFORD HENRIETTA TL ROAD

**MORABITO
ARCHITECTS**



FOOTPRINT: 511 SQ FT



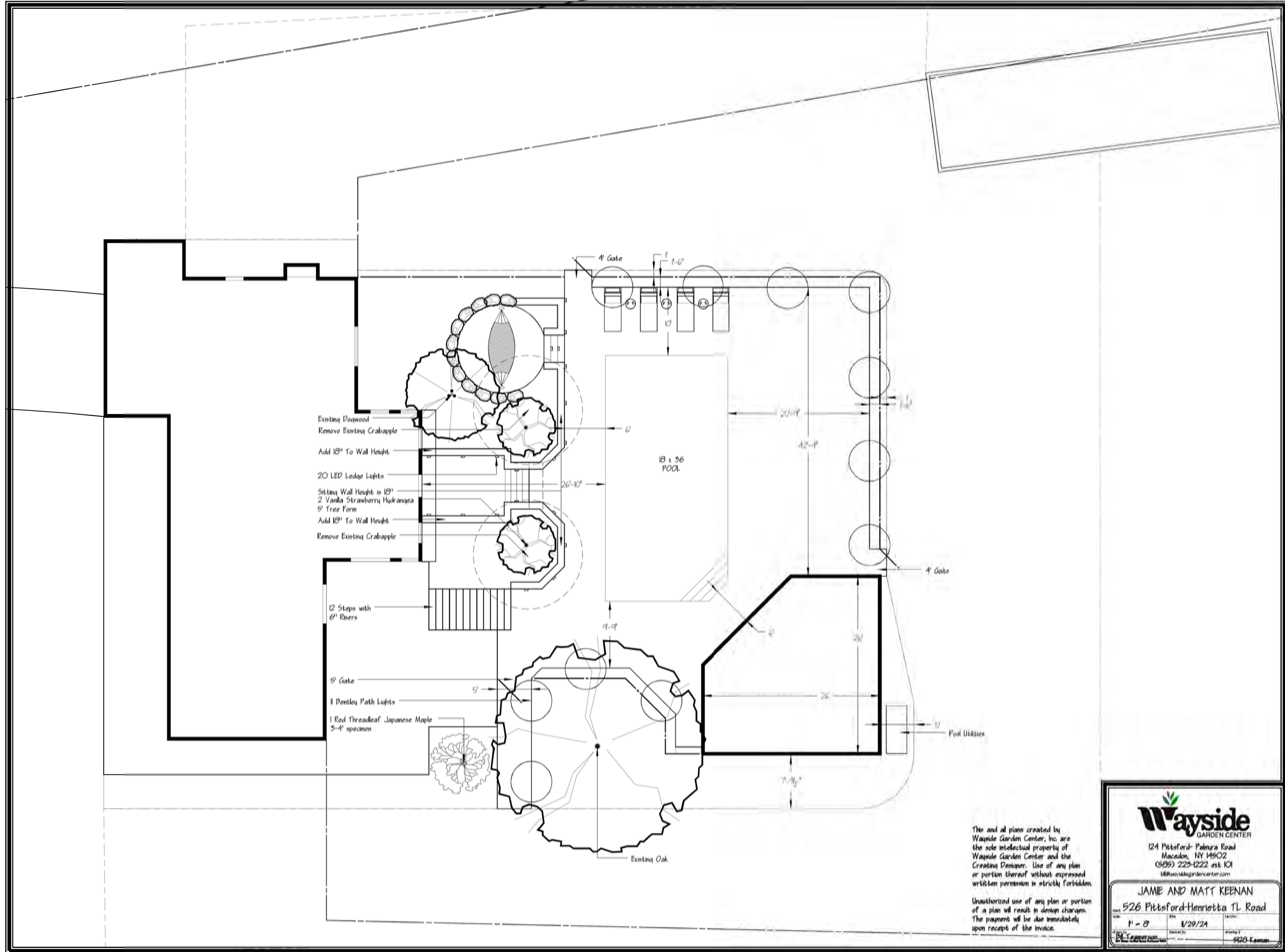
PROPOSED SECTION

PROPOSED GAZEBO/STORAGE w/ COVERED PORCH

MATT & JAMIE KEENAN


526 PITTSFORD HENRIETTA TL ROAD

**MORABITO
ARCHITECTS**



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 The payment will be due immediately
 upon receipt of the invoice.


 124 Pittsford- Palmura Road
 Macedon, NY 14502
 (585) 229-1222 ext 101
 info@waysidegardencenter.com

JAME AND MATT KEENAN
 526 Pittsford-Henrietta TL Road

DATE: 1-8	REV: 1/29/24	DESIGNER: J. Keenan
DRAWN BY: J. Keenan		SCALE: AS SHOWN

Zoning Board of Appeals Referral Form Information

ZB25-000002

Property Address:

597 Mendon Road PITTSFORD, NY 14534

Property Owner:

Rector, Paul T
10820 Broken Brook Cv
Austin, TX 78726

Applicant or Agent:

Gregg Bowering, Bowering Homes

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:	12	Height:	24.5	Height:	12.5
Size:	180	Size:	1349	Size:	1169

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for an addition to the existing oversized and over-height detached garage/pool house. This property is zoned Residential Neighborhood (RN).

Staff Notes: The existing detached garage recieved a variance in 2020 to rebuild a 676 SF detached garage from the 1970s. The existing detached garage was approved for 864 SF and 24.8 FT in height. The applicant is now requesting a 485 FT addition 18 FT in height to the existing detached garage.

January 20, 2025

ARZ

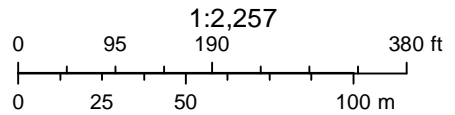
Date

April Zurowski -

597 Mendon Road



Printed January 20, 2025



Town of Pittsford GIS

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597

64

Mendon Rd

611

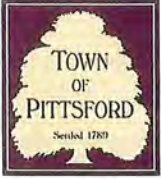
Bromsgrove Hl

Nearmap

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

50 ft



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 17, 2025 Hearing Date: February 17, 2025

Applicant: Paul and Katie Rector

Address: 597 Mendon Road

Phone: (512) 468-4774 E-Mail: prector785@gmail.com

Agent: Gregg Bowering - Bowering Homes, Inc
(if different than Applicant)

Address: 1303 Marsh Road

Phone: (585) 721-2005 E-Mail: info@boweringhomes.com

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: 597 Mendon Road Current Zoning: RN

Tax Map Number: 178.03-2-10

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Proposing to add a 485 sqft one floor area (with bath and game room) to our free standing garage to accomodate users for a (newer) in ground pool recently installed. This area will used as a shower/bath facility directly accessible to the pool and for a game room (ping pong, video games, etc..) for these pool users to relax in. In 2021 we demolished an old freestanding garage and built an attractive replacement garage at the same spot as the old garage. Subsequently, in 2023, we constructed an attractive in ground pool/patio adjacent to this garage and now realize we need a space that pool users can utilize to shower/wash off and relax at without having to trapse back and forth to our house, which is located some 200' feet away.

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.

Gregg Bowering - agent
(Owner or Applicant Signature)

1/13/25
(Date)

2B25-000002

April's Review Copy

RECEIVED

JAN 16 2025

TOWN OF PITTSFORD



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, Paul Berter, the owner of the property located at:
597 Main St (Street) Pittsford (Town) 14534 (Zip)

Tax Parcel # 178.63-2-10 do hereby authorize
Rysz Bawering to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of an area
variance

[Signature]
(Signature of Owner)

12-12-24
(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:

Our property is fairly large (over 1 acre) and is buffered by a substantial distance and trees/woods on all three sides from our adjacent neighbors. It is not in a subdivision setting. Further, this addition to our existing garage sets substantially off the road. It is well beyond the 70' front setback line. Lastly, this addition will blend in seamlessly to our newish existing garage area built in 2021.

Also, even though this structure will be one story, the total height will approximately 18 feet and will therefore also require a height variance be granted. It should be noted this will be shorter than the existing garage it will be attached to and is necessary so that roof pitches are consistent with the existing garage.

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

When we decided to construct the in ground pool/patio area we did not realize how much use and enjoyment we and our family would get using this. Since this new pool/patio is located a good distance from our house, we would like a structure near this area that would allow users to be able to both change/shower and have an entertainment room nearby rather than having to trapse back and forth to our house during pool use.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

I would think this variance would be considered minimal as it is only a 485 sqft add on to the existing 864 sqft garage structure.

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:

Since this structure will be constructed, finished, and blended into the garage we did in 2021, we believe this will have a positive effect both on our property and the surrounding neighborhood as well. We have received many compliments on how the 2021 garage structure looks (faux barn doors, cupola, etc...) and this addition to it will further this curb appeal.

- **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?

I guess the answer to this is yes. As explained in #2 above, we did not fully appreciate how much we have ended up using the in ground pool/patio installed subsequent to our garage being built and would like to now accomodate for this by constructing a convenient changing area/game room so this pool area use can be maximized and be made more convenient.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

597 Mendon Road, Pittsford, NY 14534

(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

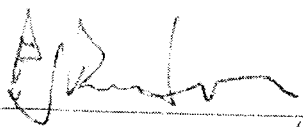
variance approval of a plat exemption from a plat or official map

...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)

12.12.24

(Dated)

597 Mendon Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



MORABITO ARCHITECTS

REGISTERED ARCHITECTS, ALL STATES, P.C.
LICENSED IN CO., VA., NC., NY., PA., NJ.

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

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preliminary 10/21/24
REVISED 10/22/24 PUNYA
REVISED 10/22/24 PUNYA

PROJECT:
PROPOSED ANAHEIM BUILDING
BY THORNDEN RD
TOWN OF PITTSFORD NY

CLIENT:
PAUL AND GABRIEL FORTIN
BY THORNDEN RD
TOWN OF PITTSFORD NY

DESIGNED:
PLOT PLAN

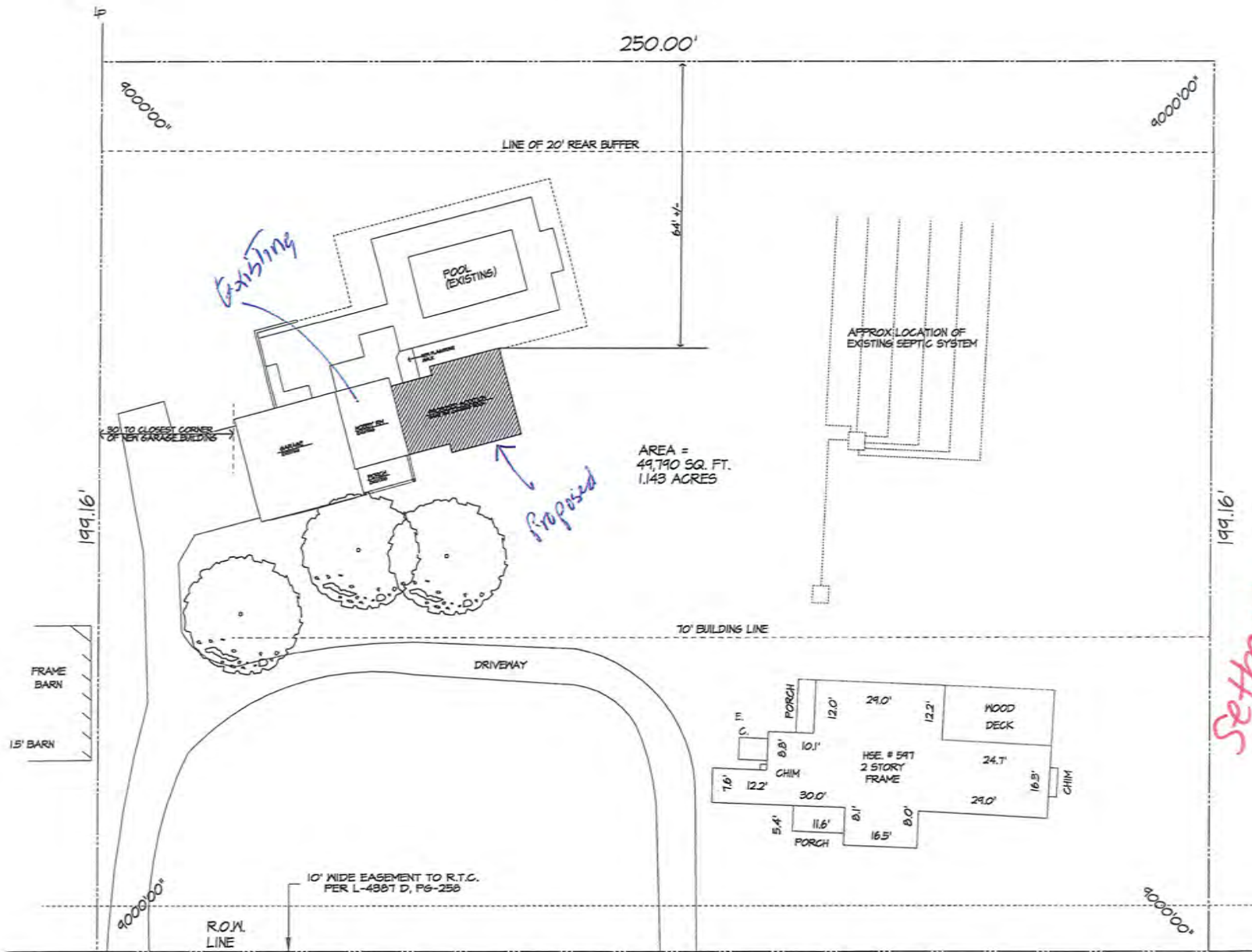
DATE: SEPTEMBER 2020
SCALE: 1/4"=1'-0"
JOB NO.: 200004
SHEET:
1
OF 3 SHEETS

DATE: SEPTEMBER 2020

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

JOB NO.: 200004

SHEET:
1
OF 3 SHEETS



Setbacks OK.

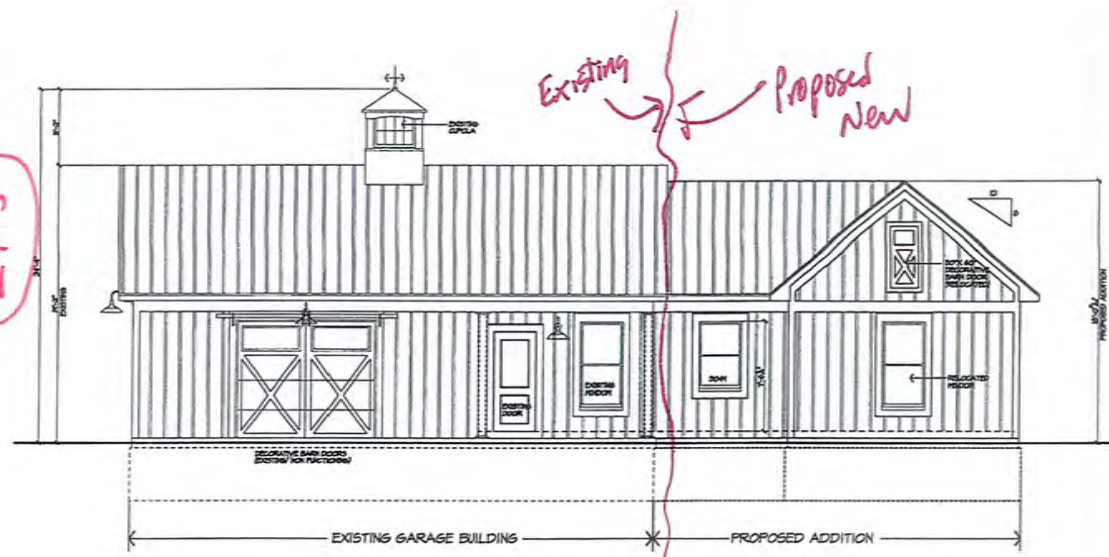
250.00'
(66' WIDE ROW)
(AKA NEW YORK STATE ROUTE NO. 64)
(AKA EAST MENDON ROAD)
MENDON ROAD



PLOT PLAN
SCALE: 1"= 10'-0"

UNLESS OTHERWISE NOTED	
ROOFING:	STANDARD BEAM METAL, ROOFY COLOR: BLACK
ROOF VENTING:	CONTAINER ROOF VENT
FASCIA:	IF ALREADY INSTALLED COLOR: WHITE
FRONTISIS:	1X10 HORIZONTAL COLOR: WHITE
CORNERBOARDS:	1X8 HORIZONTAL COLOR: WHITE
GARAGES:	1X8 HORIZONTAL COLOR: WHITE
SIDING:	CERTAINTEAD VINYL OF BEAM CEDAR LOOK BOARD AND BATTERY COLOR: WHITE
FLOORING:	1/2" VINYLS COLOR: WHITE PROVIDE SAFETY GLASSING PER PAR.304.0
SHUTTER DOORS AND HINGED SHUTTERS:	BLACK
GLAZING:	CLEAR COLOR: WHITE
LIGHT FIXTURES:	COLOR: BLACK
EXTERIOR DOORS:	TREX OR FIBER GLASS/STAINED OR PAINTED IN COLOR SELECTED
OVERHEAD DOORS:	OR GARAGEHAMA SERIES 2800 COLOR: WHITE
OVERHANGS:	1"
RAVINE OVERHANGS:	1"
MIN. FTS. DEPTH:	4'-0"
CLG. HTS.:	8'-0"
EST. PLUMB.:	1/4" ABOVE TOP OF FOUNDATION WALL
FLOORING:	1/2" VINYLS
1ST FLOOR:	7'-4 1/2"

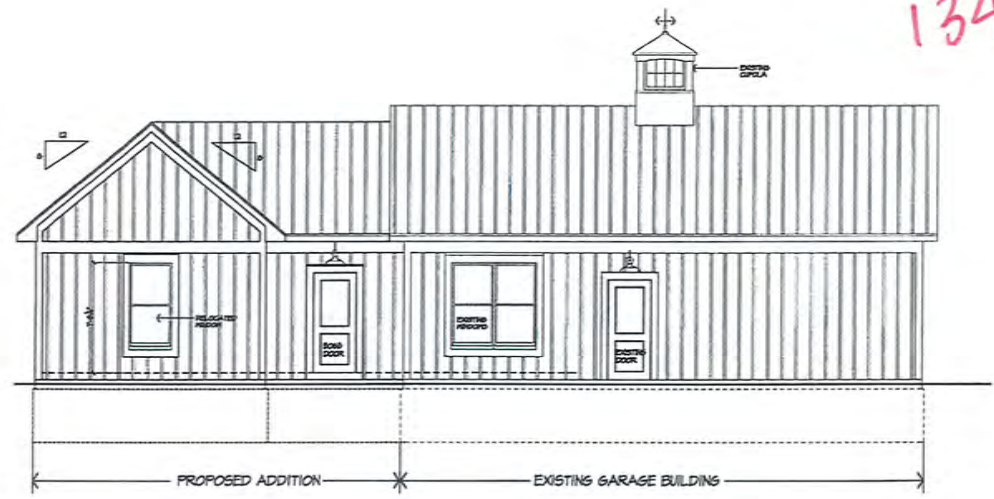
height
24.5'



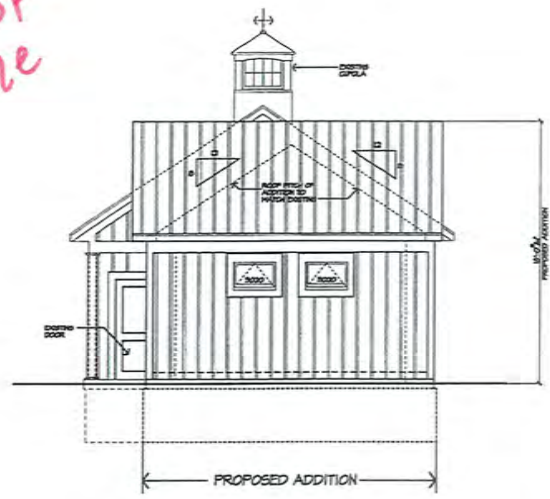
FRONT ELEVATION/ PROPOSED

AREA: 864 S.F. (EXISTING FOOTPRINT)
485 S.F. (PROPOSED ADDITION)
1349 S.F. (PROPOSED FOOTPRINT)

1349 SF
size



REAR ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED



MORABITO ARCHITECTS

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

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DATE: 10/21/24
REVISED: 10/22/24

PROJECT: PROPOSED GARAGE BUILDING
SHEET NO: 2
TITLE: FRONT ELEVATION

CLIENT: PAUL AND KATE MCKER
SHEET NO: 2
TITLE: FRONT ELEVATION

DRAWING: PROPOSED ELEVATIONS

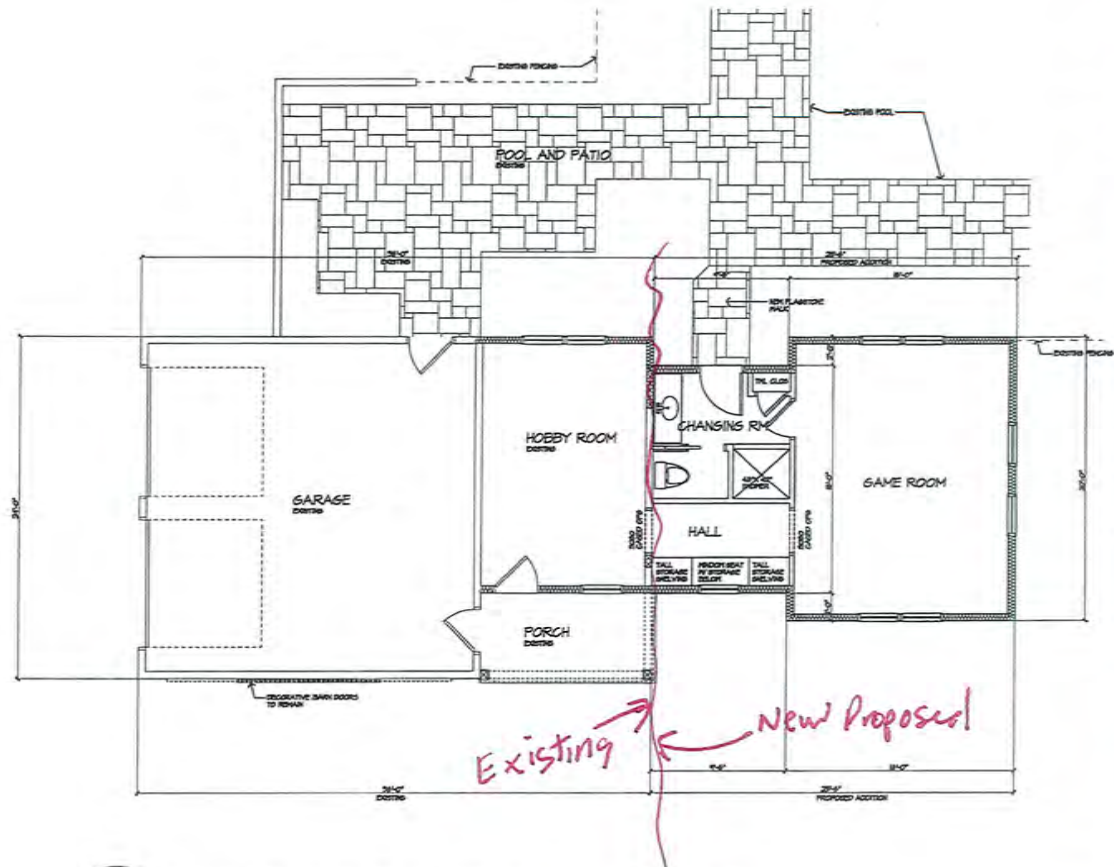
DESIGN: PUMMA	CHECKED: V
---------------	------------

DATE: SEPTEMBER 2024
SCALE: 1/4"=1'-0"
JOB NO.: 2024088
SHEET:

2

of 3 SHEETS





FIRST FLOOR PLAN/ PROPOSED ADDITION

AREA: 864 S.F. (EXISTING FOOTPRINT)
 485 S.F. (PROPOSED ADDITION)
 1349 S.F. (PROPOSED FOOTPRINT)

FIRE SEPARATION REQUIREMENTS
 UNLESS OTHERWISE NOTED
 WHERE PARTITIONS ARE USED TO SEPARATE AN ALLOWED GARAGE FROM A LIVING SPACE OR TO SECT, THE PARTITION AND/OR WALL SHALL HAVE A 30-MINUTE FIRE-RATED ASSEMBLY.
 IN CASE OF FIRE-RATED PARTITIONS THAT HAVE A FINISH OF PLYWOOD OR Gypsum BOARD, ONE LAYER OF 5/8-INCH THICK, TYPE-X GYPSUM BOARD MAY BE INSTALLED ON THE GARAGE SIDE. WHERE APPROPRIATE, CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR TO SECT. CONSTRUCTION SHALL BE FINISHED WITH ONE LAYER OF 5/8-INCH THICK TYPE-X GYPSUM BOARD. FINISHES SHALL BE THE EQUIVALENT OF SUCH FINISHES. GARAGES IN SECTIONS, AREAS OR ROOMS SHALL BE SEPARATED FROM THE RESIDENCE BY A PARTITION, FINISHED BY METAL SHEETING, METAL PANELING, METAL GLASS BLOCK OR METAL GLASS BLOCK WITH AN INTERIOR FINISH. THE PARTITION OR PARTITION WALL SHALL ALSO BE FINISHED ON ITS EXTERIOR WITH TYPE-X GYPSUM BOARD OR EQUIVALENT.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENING	2ND FLOOR	1ST FLOOR
UP TO 4'-0"	2X 200	2X 200
4'-0"	2X 200	2X 200
4'-0"	2X 200	2X 200
4'-0"	2X 200	2X 200
4'-0"	2X 200	2X 200
4'-0"	2X 200	2X 200

NOTE: PROVIDE 2X 12 PLY. W/ 6000 PSI G-90 WALL
 PROVIDE 2X 12 PLY. W/ 6000 PSI G-90 WALL
 (GLZ AND WALL ALL HANDS)

WALL LEGEND

	2X8 STUDS AT 16" OC W/ 5/8" FIRE-RATED DRYWALL
	2X8 STUDS AT 16" OC W/ 5/8" GARAGE WALL
	2X8 STUDS AT 16" OC W/ 5/8" GARAGE WALL WITH DOUBLE JACK STUDS AT OPENINGS LARGER THAN 4'-0"

SEE FINISHES ON EXIST. METAL HANDS AT ALL NEW CORNERS OF POOL PROVIDED

MORABITO ARCHITECTS
 PARTNER & SENIOR, AIA, ARCHITECT, P.C.
 LICENSED IN NY, VA, NC, SC, PA, DC

121 Sully's Trail
 Pittsford, NY 14534

(585) 264-1330
 (585) 264-1333 Fax

www.MorabitoArchitects.com

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preliminary 10/21/24
 REVISED 10/2023 PLANNA

PROJECT: PROPOSED GARAGE BUILDING
 CITY: PITTSFORD NY
 TOWN OF PITTSFORD NY

CLIENT: PAUL AND KATE RECTOR
 121 SULLY'S TRAIL
 TOWN OF PITTSFORD NY

DISCIPLINE: FLOOR AND ROOF PLAN

DESIGN: PLANNA
 CHECKED: Y

DATE: SEPTEMBER 2020

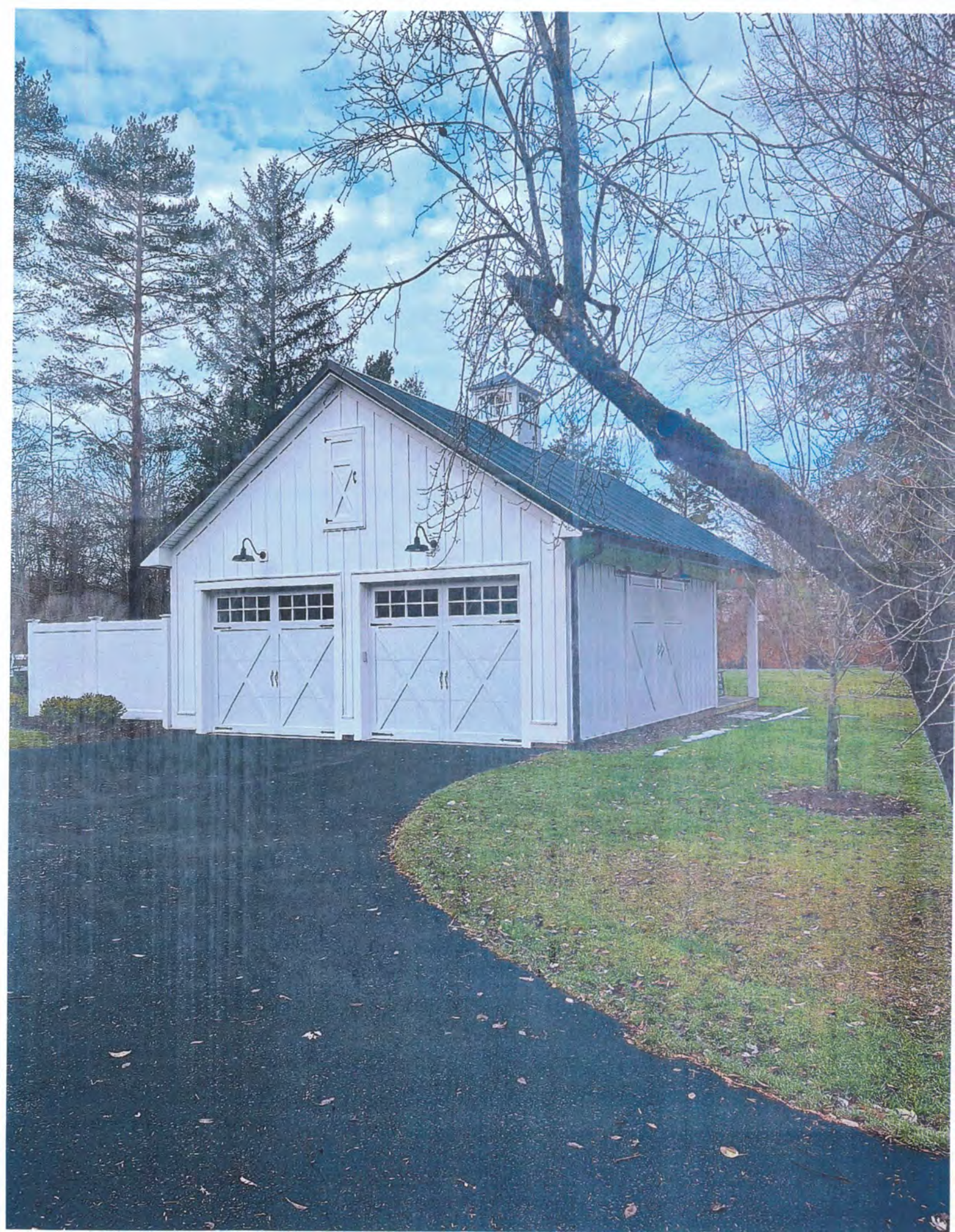
SCALE: 1/4"=1'-0"

JOB NO.: 200916

SHEET: 3
 of 3 SHEETS









Zoning Board of Appeals Referral Form Information

ZB25-000003

Property Address:

155 Brook Road PITTSFORD, NY 14534

Property Owner:

Finucane, Leo G
155 West Brook Rd
Pittsford, NY 14534

Applicant or Agent:

Kip Finley, Victory Hill Land Company

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:	10	Right Lot Line:	5	Right Lot Line:	5.0
Total Side Setback:	20	Total Side Setback:	16.3	Total Side Setback:	3.7
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 185-17 E. for the construction of a garage addition not meeting the minimum side setback and total side setback requirements. This property is zoned Residential Neighborhood (RN).

February 26, 2025

ARZ

Date

April Zurowski -



149



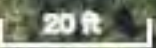
155

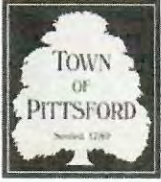
W Brook Rd

Nearmap

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: February 5, 2025 Hearing Date: March 17, 2025

Applicant: Leo and Carol Finucane

Address: 155 West Brook Road, Pittsford, NY 14534

Phone: (585) 281-6878 E-Mail: cfinucane5@gmail.com

Agent: Kip Finley, PE Victory Hill Land Company

(if different than Applicant)

Address: 868 Winslow Road, Churchville, NY 14428

Phone: (585) 451-6538 E-Mail: kip.finley@gmail.com

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: 155 West Brook Road Current Zoning: RN

Tax Map Number: 150.20-2-2

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Demolition of Existing 1-1/2 car attached garage and construction of a new 2-car attached garage closer than 10 feet from the northerly property line.

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.

X _____
(Owner or Applicant Signature)

X 2/3/25
(Date)

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

155 West Brook Replacement of 1-1/2 Car Attached Garage with 2-Car Attached Garage

(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)

None

X


(Signature of Applicant)

X

2/3/25
(Date)

155 West Brook Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



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 additional approximately four and one half feet (4.4') of construction to make the garage a full 2-car attached garage will not pose an undesirable change in the character of the neighborhood because the house is set back over 50 feet from the highway boundary and the attached garage is another 30 feet behind the front of the house, totaling 80 feet from the highway ROW. Therefore, the additional width of the garage will be barely perceivable from the street.

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 driveway and garage is located on the north side of the house and the lot, where the entrance is to the home. It doesn't make sense to move the garage to the south side of the house where there is less of a setback from the lot line, or much further back on the lot because there is no entrance to the house in that location.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The Area Variance being requested is the minimum amount that will allow for a 2-car garage at 21.6 feet wide. This allows for a concrete stoop to the left side of the overhead door for the entrance into the house.

With respect to the overall required setback of 10 feet in the RN zoning, the request is for one half of the setback, at 5 feet. This is the minimum setback from a property line that is allowed per the NYS Fire Code without fireproofing the wall. The current 1-1/2-car garage is 9.4 feet from the property line.

The neighbor to the north does not have any building near this location on their property.

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:

There will be no adverse impact on the environment because there will be a minimal increase in the impervious roof area. The driveway will not need to be widened. Only shrubs that the homeowner planted in the past will need to be removed to accommodate construction.

- **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, the difficulty is somewhat self-created in that there is currently an attached garage on the property. The homeowners can park one of their two cars in the garage. The garage was erected at the same time that the house was built in the 1950s when most families had only one car. They did not create that hardship.

However, one of the two cars is an electric vehicle that is currently less used and thus is parked outdoors. It is also charged outdoors in the rain and snow. They consider it a great improvement to their quality of life if both cars can be parked indoors, and the electric vehicle charged indoors.

STATE OF NEW YORK LANDS



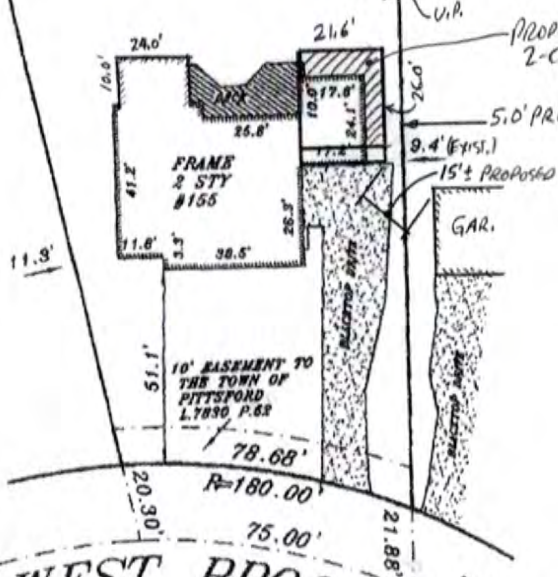
LOT 28A

SEE EASEMENT IN LIBER 892 OF DEEDS, PAGE 49

OVERHEAD WIRES

2/3/2025
 Kip Finley, PE
 Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
 (585) 451-6538

- REFERENCE**
- 1.) LIBER 10157 OF DEEDS, PAGE 545
 - 2.) LIBER 22 OF MAPS, PAGE 19
 - 3.) PUBLIC ABSTRACT #141265 DATED 5-17-2006
- CERTIFICATIONS**
- 1.) FINUCANE & HARTZELL
 - 2.) CREAMY & CREAMY, ATTORNEYS
 - 3.) ABN AMRO MORTGAGE GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS
 - 4.) LEO C. FINUCANE AND CAROL A. FINUCANE
 - 5.) THE TITLE COMPANY INSURING THE MORTGAGE



PROPOSED 21.6' x 26.0' 2-CAR GARAGE

5.0' PROPOSED (10' REQ'D. RW ZONING)

9.4' (EXIST.)

15'± PROPOSED

GAR.

10' EASEMENT TO THE TOWN OF PITTSFORD L.7890 P.62

NOTICE: THIS MAP WAS MADE BY MEASURING THE LAND SURVEYORS FIELD OR BY OTHER MEANS AND IS NOT A REPRODUCTION OF AN INSTRUMENT OF SURVEY. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE THE BASIS OF THIS MAP. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE THE BASIS OF THIS MAP. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE THE BASIS OF THIS MAP. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE THE BASIS OF THIS MAP.

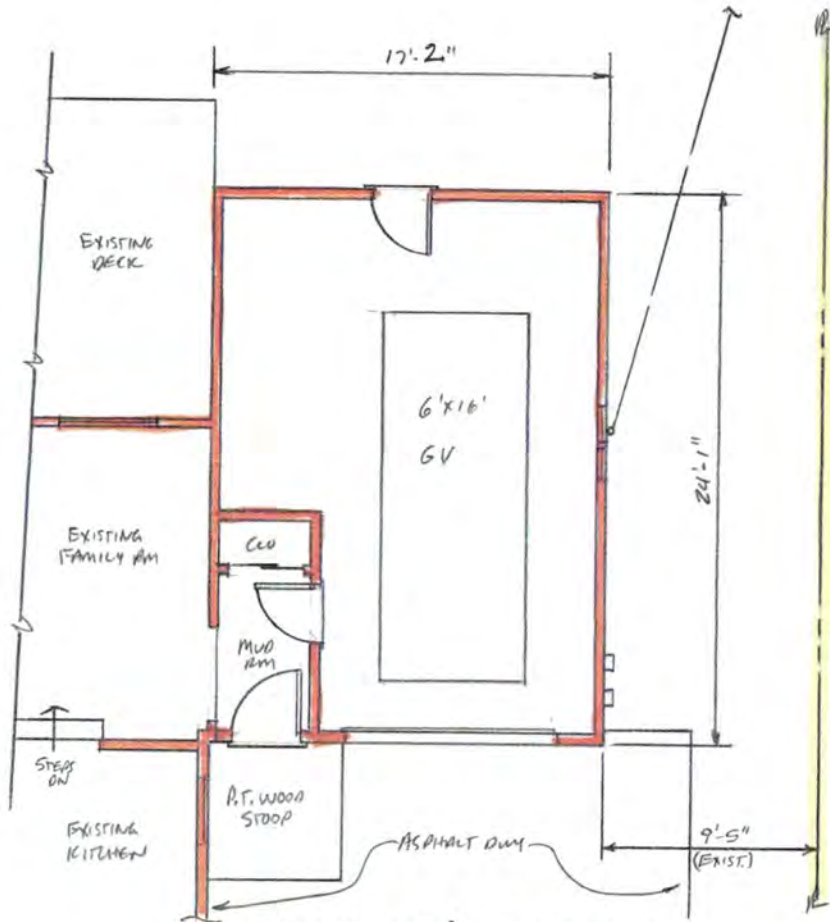
WEST BROOK ROAD (40' WIDE)
 75.00' TO P.C. CENTERLINE

I, WILLIAM A. SEYMOUR, LS#60465 CERTIFY
 THIS MAP WAS MADE JUNE 13, 2006
 FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED ON JUNE 12, 2006

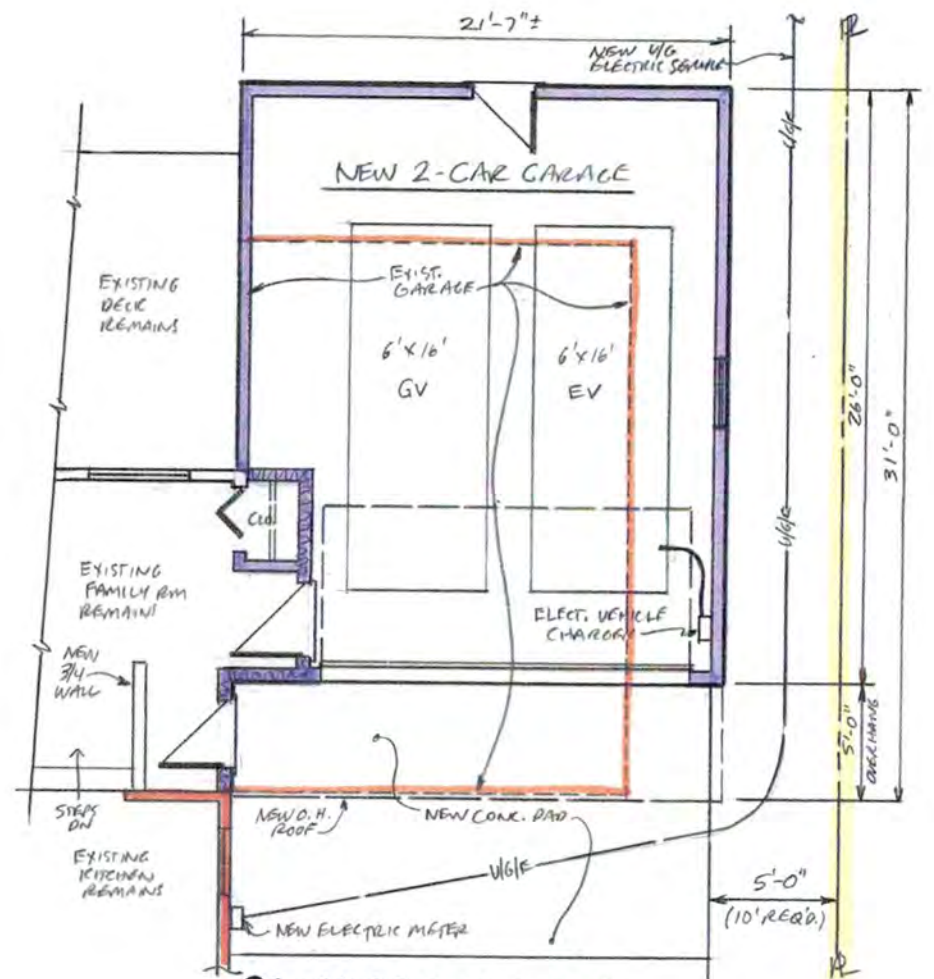
INSTRUMENT SURVEY MAP
 155 WEST BROOK ROAD
 BEING LOT 28A, LONG MEADOW SUBDIVISION
 TOWN OF PITTSFORD
 MONROE COUNTY, NEW YORK



FILE: 2006-1284
 SCALE: 1"=40'
 WILLIAM A. SEYMOUR LICENSED LAND SURVEYOR
 2055 KENYON ROAD, ONTARIO, NEW YORK 14519
 TEL: 1-315-524-9073 FAX: 1-315-524-8954



EXISTING 1 1/2-CAR GAR.
SCALE: 3/16" = 1'-0"



PROPOSED 2-CAR GAR.
SCALE: 3/16" = 1'-0"

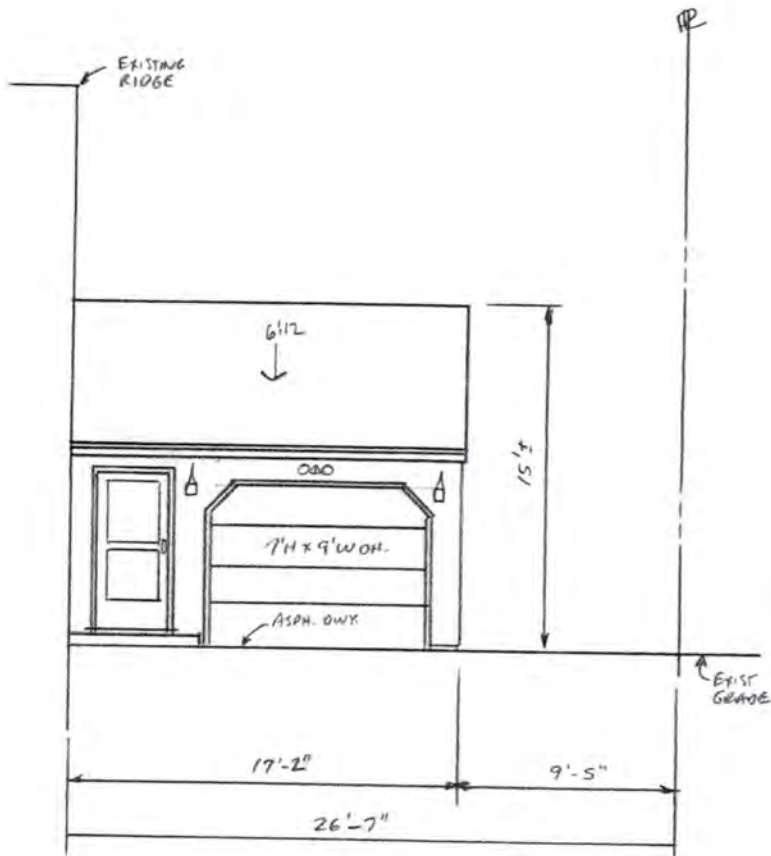
REVISIONS:

Kip Finley, PE
d.b.a Victory Hill Land Company
868 Winslow Road
Churchville, NY 14428
kip.finley@gmail.com
(585) 451-6538

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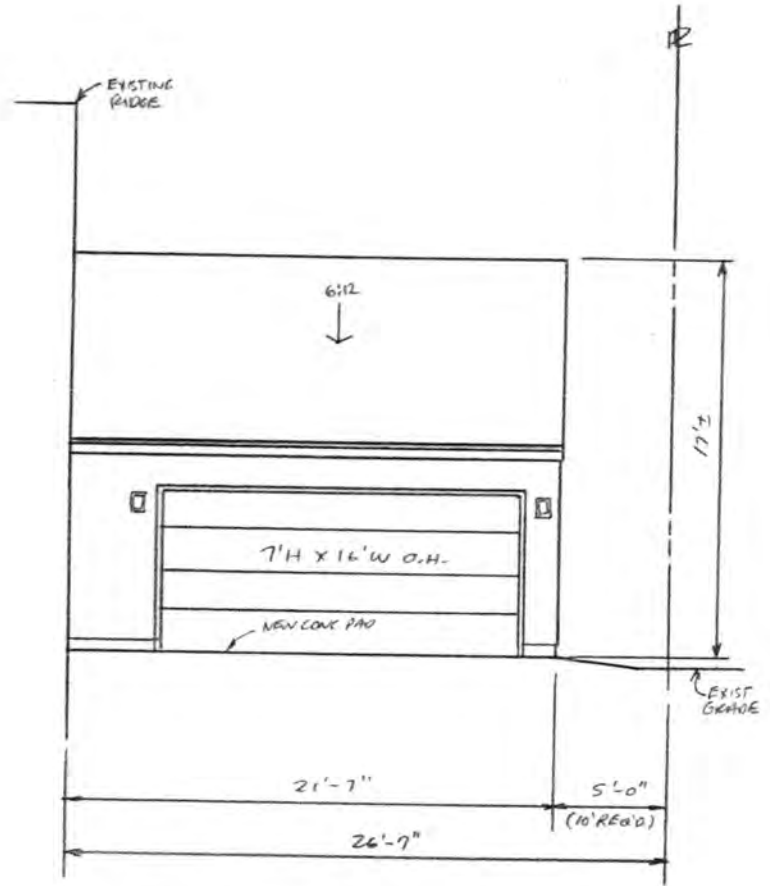


ATTACHED GARAGE REPLACEMENT
FINUCANE RESIDENCE
155 WEST BROOK ROAD
TOWN OF PITTSFORD, NEW YORK
SHEET A- 1



EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

Kip Finley, PE
 d.b.a Victory Hill Land Company
 868 Winslow Road
 Churchville, NY 14428
kip_finley@gmail.com
 (585) 451-6538

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ATTACHED GARAGE REPLACEMENT
 FINUCANE RESIDENCE
 155 WEST BROOK ROAD
 TOWN OF PITTSFORD, NEW YORK
 SHEET A - 2



ISS WEST BROOK RD.

Zoning Board of Appeals Referral Form Information

ZB25-000004

Property Address:

148 Jefferson Road PITTSFORD, NY 14534

Property Owner:

Squires, Matthew L
148 West Jefferson Rd
Pittsford, NY 14534

Applicant or Agent:

David Crowe, DJC Architecture PLLC

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 installation of a hot tub and inground pool with associated pool equipment and hardscape forward of the rear wall of the home. This property is zoned Residential Neighborhood (RN).

Staff Notes: This property appeared in January for an addition which resulted in a new rear wall of the main structure. Therefore, the proposed pool, hot tub, and pool equipment are forward of the rear wall of the home.

February 26, 2025

ARZ

Date

April Zurowski -

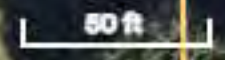


Jefferson Rd

W Jefferson Rd

Thu Sep 5 2024

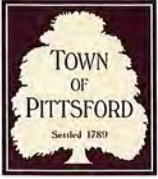
Imagery © 2024 Nearmap, HERE



150

Nearmap

Sun



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: February 14, 2025 Hearing Date: March 12, 2025

Applicant: David Crowe

Address: 99 Garnsey Rd. Suite 100 Pittsford, NY 14534

Phone: (585) 967-7780 E-Mail: dcrowe@djcornerstone.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: 148 West Jeff LLC
(if different than Applicant)

Address: 148 West Jefferson Rd. Pittsford, NY 14534

Phone: (585) 943-8267 E-Mail: matt@mshco.com

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

Property Location: 148 West Jefferson Rd. Current Zoning: Residential Neighborhood

Tax Map Number: 164.01-1-8.1

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

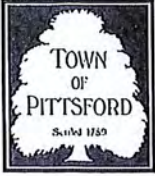
The property owners are proposing certain backyard site improvements (see site plan). The Town of Pittsford Zoning Board of Appeals has granted relief from Town Code Section 185-17 E. for the construction of a 5,275 sq. ft. addition not meeting the minimum and total side setback requirements, for the property located at 148 West Jefferson Road.

(Additional Information - See Attached)

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)

2.14.2025
(Date)




TOWN OF PITTSFORD AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, 148 West Jeff LLC, the owner of the property located at:
148 West Jefferson Rd. Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 164.01-1-8.1 do hereby authorize
David Crowe to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
area variances request


(Signature of Owner)
2/14/2025
(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:

Please See Attached.

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

Please See Attached.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Please See Attached.

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:

Please See Attached.

- **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?

Please See Attached.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

148 West Jeff LLC Addition to Residence

(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)

February 14, 2025

(Dated)

99 Garnsey Rd. Suite 100

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

PROJECT SUMMARY

The property owners are proposing certain backyard site improvements (see site plan). The Town of Pittsford Zoning Board of Appeals has granted relief from the Town Code Section 185-17 E. for the construction of a 5,275 sq. ft. addition not meeting the minimum and total side setback requirements, for the property located at 148 West Jefferson Road.

Previously Approved Variances for Project:

*The homeowners are proposing certain backyard site improvements (see site plan) and to add a 5,275 sq ft addition to their existing 3,550 sq ft home, resulting in a total built area of 8,825 sq ft. This location of the addition would be in the rear yard (north side of the property) connected to the existing home. This addition will be located along the east property line, extending north into the rear yard. This addition will serve as an attached “pool house” facility for the backyard site improvements including a changing and shower / toilet room, powder room, dining, kitchen, living and other support services such as laundry, a pantry, and exercise / fitness room. The addition will also contain an enclosed and conditioned high-bay gymnasium space, specifically configured for use as a pickleball court. And finally, at the north end of the addition will be an attached storage room accessible to the the high bay space, as well as at grade level for lawn and similar outdoor equipment storage. **Note that variances necessary for this work scope have been approved by the Town of Pittsford – Zoning Board of Appeals at their December 2024 meeting.***

PENDING REQUIRED VARIANCES

Setback – Pool

Per Town of Pittsford Building Department POOLS, Facts about Pools states:

1. Pools must be outside of the property’s setback. (Measured from edge of water)
 - a. *Will comply - Pool and Hot Tub will be located outside of the property setback – see below.*
2. **Pools cannot be placed forward of the rear wall of the main structure – variance requested.**
3. **Pool equipment cannot be placed forward of the rear wall of the main structure – variance requested.**
4. Pool equipment must be installed to the manufacturer’s specifications – *will comply.*
5. Portable pools capable of retaining water to a depth of 24” or more and exceed a pain surface area of 120 sq. ft. or more require a permit. – *will comply.*

Per code section §185-17 RN, Table 1, the side setback for this 200’ wide lot is a minimum of 20’ with a cumulative setback total dimension of 90’. The home is currently set back 49.1’ (minimum) on the west side, so the required east side set back would be 40.9’. The existing setback on the east side of the home is 52.9’. The requested variance would allow a setback on the east property line of:

1. *The Hot tub will be 57’-10” from east property line, so therefore outside of the property setback of 40.9’.*
 - a. *Therefore, no variance is required.*
2. *The Pool will be 84’-9” from the east property line, so therefore outside of the property setback of 40.9’.*
 - a. *Therefore, no variance is required.*

Please see Schematic Site Plan / Drawing SK001 for more information.

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

No undesirable change to the character of the neighborhood will be produced by granting the variance requested. The proposed location of the pool, hot tub and pool equipment is directly related to the design of the “pool house” addition. Because of the long and narrow shape of the site, placement of the pool, hot tub, and pool equipment to the rear of the main structure would create a disconnected, unscreened and illogical layout. and so would also result in the highly visible and exposed placement of the pools. The placement of the pool and hot tub in alignment with the proposed addition as proposed is logical, and essential to the success of the design. And as such, the proposed placement of the pool, hot tub and pool equipment tucked within the footprint of the proposed addition – located directly to the east, (and not to the rear) will significantly aid in the screening of the pool from the adjacent east and west properties.

Therefore, we believe that the granting of this variance will in no way result in an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties.

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

While the property is exceptionally large (over 1,090’ deep) it is only 200’ wide. Therefore, the proposed location for the pool, hot tub and pool equipment is planned to overlap and integrate with the proposed addition, therefore greatly increasing the ability to screen the overall development from adjacent properties, as well as to make the final design significantly more connected, useful, and logical.

Therefore, we believe that the proposed addition is in the most logical position, and that the resulting “L” configuration will complement the proposed site improvements, provide the best possible screening from adjacent properties, as well as complement the existing architectural character of the building.

In addition, placing the pool equipment on the east side of the home, tucked back into an alcove created by the proposed addition, will completely screen the equipment from the adjacent residential neighbor to the West, and greatly limit the exposure of this equipment to the eastern neighbor, the Sutherland High School.

On that basis we believe that the proposed locations for the pool, hot tub and pool equipment represent the best possible design option.

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

Given the secluded and heavily screened nature of the property to the west, and the public use of the school and its athletic fields to the east, the pool and hot tub placement will be entirely hidden from view from high school to the east, and heavily screened from the neighboring residential property to the west, and will be nearly indiscernible from any public way. Further, placing the pool equipment in the alcove created to the south of the proposed addition, will entirely eliminate visibility of the equipment from the adjacent residential neighbor to the West, and greatly limit the exposure of this equipment to the eastern neighbor, the Sutherland High School. And so based on these positive attributes, we consider this variance request to be minimal in

nature.

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

Placement of the pool and hot tub within the footprint of the rear addition will allow for the effective screening of those components. It is also the most logical and connected placement with respect to access and use of the features from the home.

Further, the site landscape design, including grading, patios, garden walls, and drainage techniques that will be incorporated, will further screen any visibility of the pool and hot tub, and will serve to enhance the character of the property and improve stormwater management systems. The project is designed in a manner that is environmentally responsible and will not result in adverse impacts to the surrounding environment, neighborhood, or zoning district.

5. *Is the alleged difficulty self-created?*

While the owner has proposed these addition to the existing home which has resulted in the need for this area variance request, the alleged difficulty is not self-created, but rather has been born out of the unique complications created by this very large lot, which is over 1,090' in depth, but only having 200' in width. The building form required naturally results based on logical and reasonable outdoor backyard outdoor space planning – patio / pool / hot tub and similar amenities need to be near to and accessible from the home and the addition. And further, given its size and scope, the addition must be physically connected to the existing home - and so these restrictions and complications have resulted in a somewhat restrictive buildable area configuration. Therefore we believe that the granting of this variance request is very reasonable and will have no negative impacts on the environment or the character of the neighborhood or district.

Respectfully Submitted By:
David Crowe, AIA
(Agent for 148 West Jeff LLC, Owners)



REFERENCES

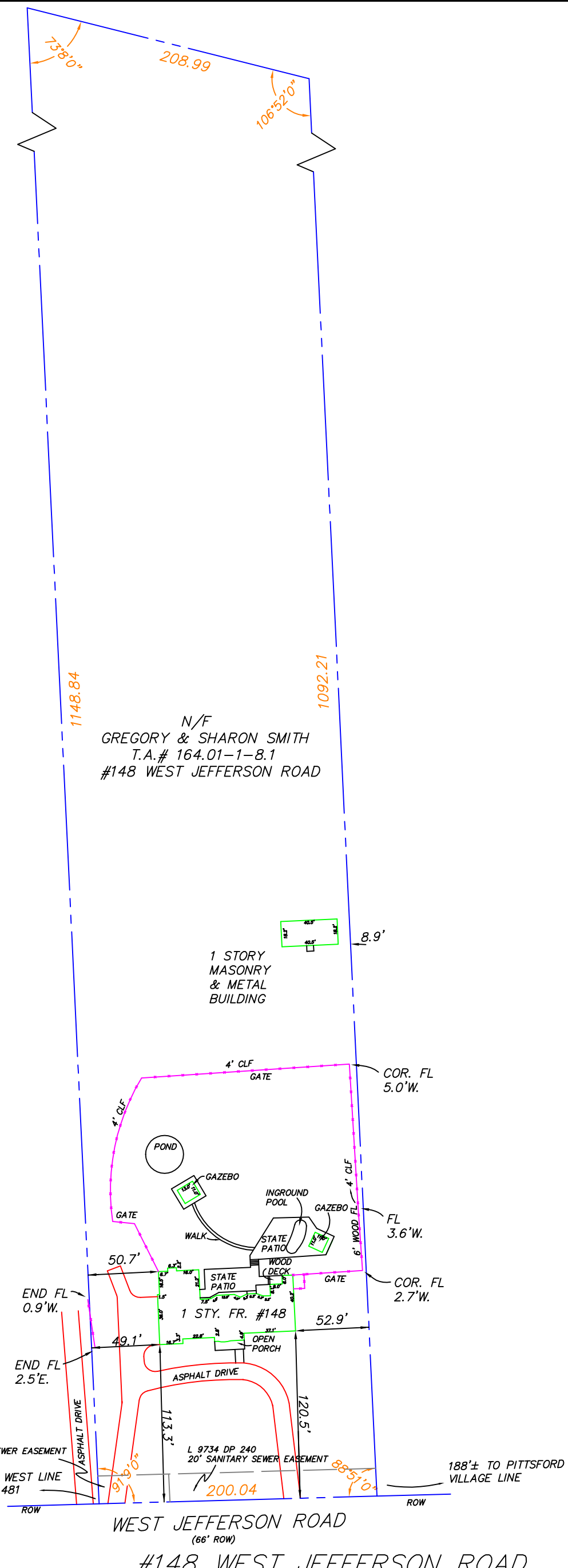
- 1) LIBER 10772 DEEDS, PAGE 699
- 2) STEWART TITLE ABSTRACT NO. 201353, AUGUST 3, 2022

CERTIFY TO:

- 1) MATTHEW L. SQUIRES
- 2) MORGENSTERN, DEVOESICK, PLLC
- 3) FIVE STAR BANK, ITS SUCCESSORS AND/OR ASSIGNS
- 4) GALLO & IACOVANGELO, LLP
- 5) FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY CERTIFICATION

WE, JAMES H. MISSELL AND ASSOCIATES CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS JOINTLY ADOPTED BY GENESEE VALLEY LAND SURVEYORS ASSOCIATION AND THE MONROE COUNTY BAR ASSOCIATION AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 2, 2022.

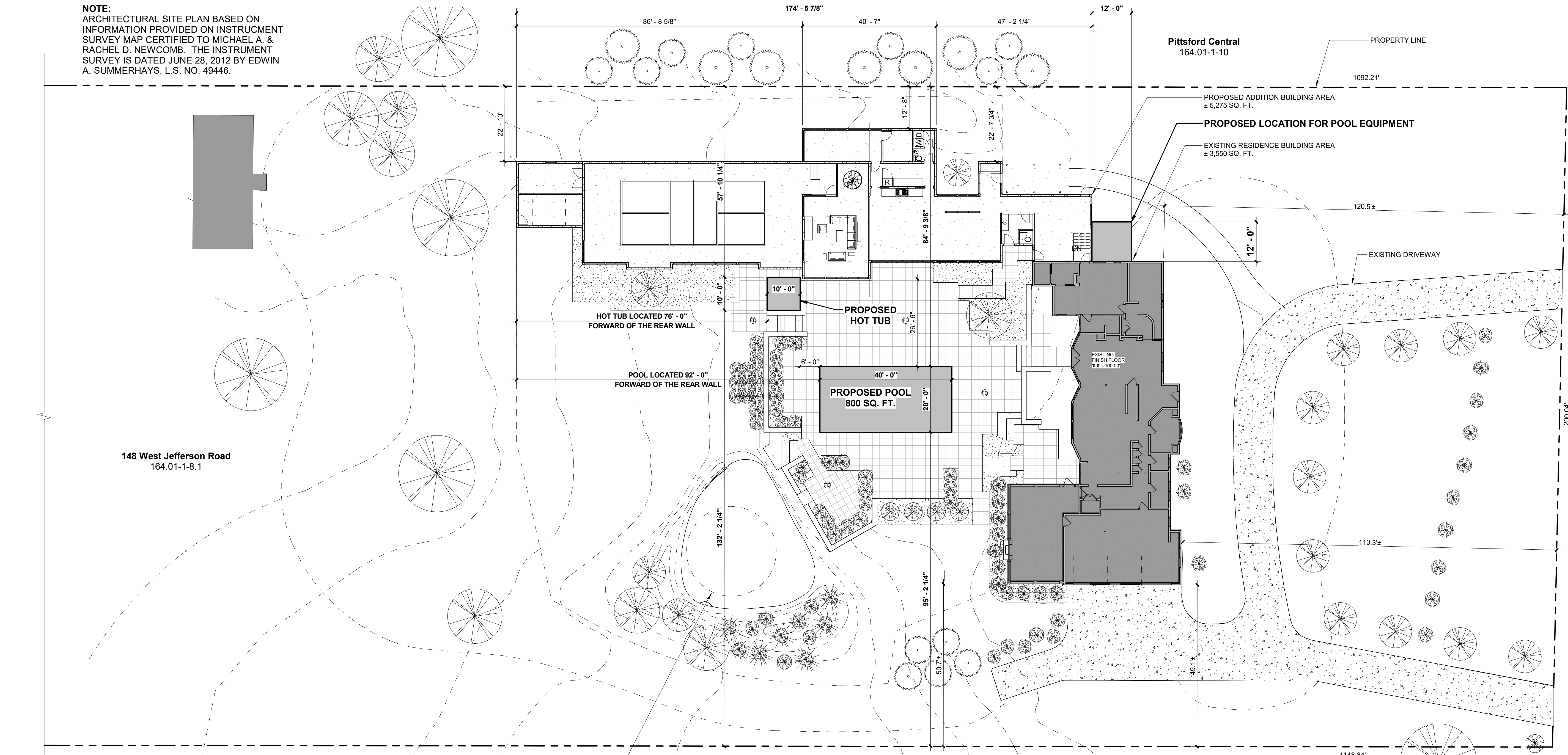


WEST JEFFERSON ROAD
(66' ROW)
#148 WEST JEFFERSON ROAD

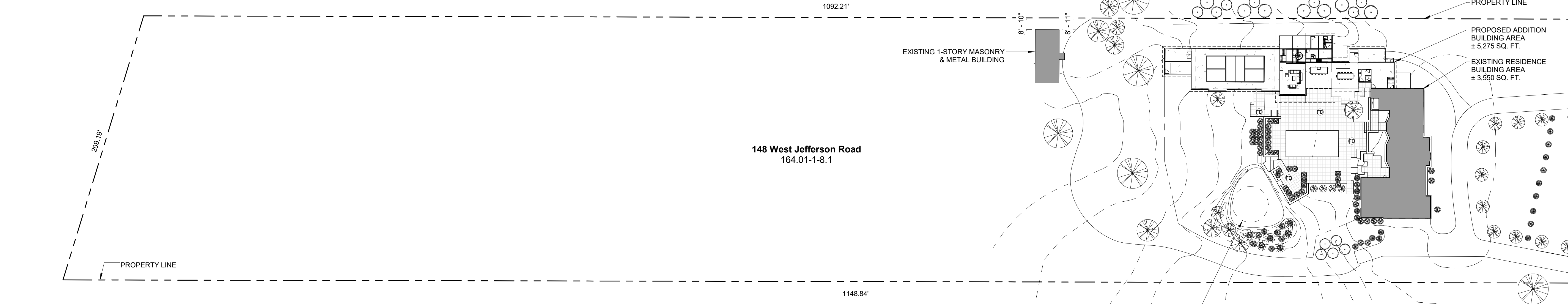
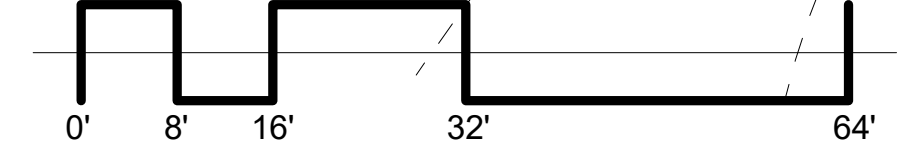


REVISIONS			INSTRUMENT LOCATION SURVEY MAP							
DATE:	BY:	REVISION:	SHOWING A PARCEL OF LAND BEING PART OF GREAT TOWN LOT 22 TOWNSHIP 12, RANGE 5, SITUATE IN THE TOWN OF PITTSFORD COUNTY OF MONROE, STATE OF NEW YORK							
			JAMES H. MISSELL AND ASSOCIATES 900 JEFFERSON ROAD, ADMINISTRATION BUILDING ROCHESTER, NEW YORK 14623 TEL. 585-340-2315							
							CLIENT: WOOD, OVIATT, GILMAN 1900 BAUSCH & LOMB PLACE ROCHESTER, NEW YORK 14604			
							TAX ACCOUNT NUMBER 164.01-1-8.1			
							DATE: SEPT. 7, 2022	DRAWN BY: D.E.H.	SURVEYOR: J.H.M.	SCALE: 1" = 90'
							SHEET NO.: 1 OF 1	DRAWING NO.: 148JEFF		

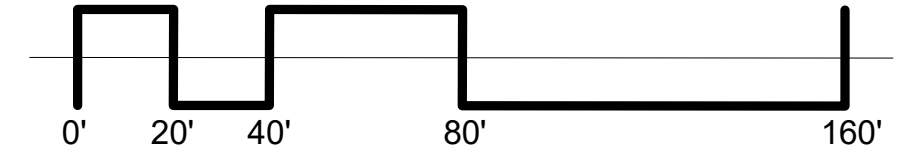
NOTE:
 ARCHITECTURAL SITE PLAN BASED ON
 INFORMATION PROVIDED ON INSTRUMENT
 SURVEY MAP CERTIFIED TO MICHAEL A. &
 RACHEL D. NEWCOMB. THE INSTRUMENT
 SURVEY IS DATED JUNE 28, 2012 BY EDWIN
 A. SUMMERHAYS, L.S. NO. 49446.



1 Enlarged Schematic Site Plan
 SK001 1/16" = 1'-0"



2 Overall Site Plan
 SK001 1" = 40'-0"



DJCA
 DJC ARCHITECTURE PLLC
 99 Garmsay Road, Suite 100, Pittsford, NY 14534
 Phone: 585.514.0234

Cornerstone
 99 Garmsay Road, Suite 100, Pittsford, NY 14534
 Phone: 585.514.0223

Project Information:
148 West Jeff LLC
Addition to Residence
 148 W Jefferson Road
 Pittsford, NY 14534

Revision Schedule		
No.	Revision/Submission	Date
	Variance Application	02/14/25

Progress Print
NOT FOR CONSTRUCTION
 PRINT DATE: 2/14/2025 10:37:16 AM

Project No:
 Scale: As indicated
 Date: 12.13.2024 Drawn By: KCC
 Drawing Title:
Schematic Site Plan
 Drawing No:
SK001

PRINT DATE: 2/14/2025 10:37:16 AM
 FILE NAME: Autodesk Docs://Squire - 148 W. Jefferson Road/148 West Jefferson Road.rvt

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
JANUARY 20, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on January 20, 2025 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, 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 23 members of the public present.

Board Member Pergolizzi called the meeting to order at 6:30PM.

RETURNING PUBLIC HEARING:

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 of a 4.5-foot fence in front of the front setback off of East Avenue. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi stated that there is an open public hearing on this matter.

Board Member Phil Castleberry abstained.

Peter Ragusa, Property Manager for 4000 East Avenue, reintroduced the application. He stated that the plans have been revised to include additional landscaping along East Avenue to shield the fence. Board Member Pergolizzi asked if the fence was moved from the previous plan. Mr. Ragusa stated that the fence was not moved. Vice Chairperson Servé stated that a 4.5-foot-tall board-on-board fence is out of character with the East Avenue corridor. Board Member Pergolizzi stated that the Board had previously granted a variance for a sound wall that was not built. He emphasized that the new request is for a problem that could have been solved with the old approval. Mr. Ragusa stated that the owners were not as involved with the rehabilitation of the property in 2021, and that after all of the wood was purchased for the sound wall, the owner did not want to construct the wall, as he felt it segmented the yard.

Mr. Ragusa stated that the plan has been revised to include 43 mature 8-foot-tall arborvitae. This will shield the fence throughout the year. Mr. Ragusa presented a to-scale model of the proposed plantings and fence. He explained that in order for vegetation to be a sufficient sound barrier, 100 feet of dense forest would be needed. Therefore, the fence and vegetation combination will provide enough sound deterrence.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Pergolizzi motioned to hold over the public hearing, seconded by Board Member Servé; all ayes, none opposed.

NEW PUBLIC HEARINGS:

192 Knickerbocker Road – Tax ID 164.15-2-39.2

Applicant is requesting relief from Town Code Sections 185-17 L. (1) for a garage addition extending past the building line and not meeting the minimum side setback; 185-17 L. (1) and 185-113 B. (3) for a kitchen terrace extending past the building line and forward of the rear wall of the home; 185-17 L. (1) for a screen room

DRAFT MINUTES 012025

addition not meeting the minimum side setback; 185-17 L. (1) and 185-113 B. (3) for a spa not meeting the minimum side setback and forward of the rear wall of the home; and 185-17 G. for surpassing maximum building footprint. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi opened the public hearing.

Mark Bayer, of Bayer Landscape Architecture, introduced the application. David Bayer, of Bayer Landscape Architecture; Dave Crowe, of DJC Architecture; Meghan Larrabee, of 192 Knickerbocker Road; and Brendan Larrabee, of 192 Knickerbocker Road; were also in attendance.

Mr. M. Bayer stated that this property is secluded, as it is more than 200 feet off of Knickerbocker Road and backs up to neighbors fronting Carters Grove. The property is considered a flag lot, so the setbacks, building line, and home orientation create a limited area for improvements that meet zoning regulations. Therefore, the applicant has requested a total of nine variances for four different improvements. The applicant is planning to construct a garage addition, a screen room, an outdoor kitchen terrace, and a spa. Additional variance requests will be submitted as part of "Phase 2" of the total rehabilitation project.

Board Member Pergolizzi asked if neighbors were contacted. Ms. Larrabee stated that four of seven neighbors on Carters Grove were reached, and no concerns were heard. 190 Knickerbocker Road submitted a letter of support.

Board Member Pergolizzi shared concern for the variance request for surpassing the maximum building footprint. Mr. M. Bayer stated that although the maximum building footprint was surpassed, the lot coverage is well under the 40% maximum. Ms. Zurowski stated that the maximum building footprint is set for the primary structure and includes all continuous roofs, so the accessory structures seen on the future plan will not require an additional maximum footprint variance. Mr. D. Bayer stated that the impervious coverage calculation includes future impervious areas, so a variance for lot coverage will not be requested.

Board Member Iacobucci stated that the significant grade change will shield the residents on Carters Grove from the proposed improvements. Mr. M. Bayer stated that additional screening is also proposed.

Board Member Pergolizzi 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 variances for 192 Knickerbocker Road was unanimously approved.

83 Kilbourn Road – Tax ID 138.14-1-24

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).

Board Member Pergolizzi opened the public hearing.

Chuck Smith, of Design Works Architecture, introduced the application. He stated that the garage was expanded previously, which was granted a variance in the past. The home is not parallel to the property lines, so any expansion creates difficulty to meet setbacks. Mr. Smith stated that the most affected neighbor was contacted, but it is a rental, so no feedback was heard.

Board Member Pergolizzi 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 83 Kilbourn Road was unanimously approved.

39 N Country Club Drive – Tax ID 151.06-1-45

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).

Board Member Pergolizzi opened the public hearing.

Justin White, of 39 N Country Club Drive, introduced the application. He is requesting the garage addition to accommodate his son's disability. The garage will allow for an indoor wheelchair ramp and space for the accessible van to fit into the garage. The neighbor at 35 N Country Club Drive submitted a letter in favor of the project.

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

A written resolution to grant the area variance for 39 N Country Club Drive was unanimously approved.

148 W Jefferson Road – Tax ID 164.01-1-8.1

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

Board Member Pergolizzi opened the public hearing.

Dave Crower, of DJC Architecture, introduced the application. The addition will serve as an attached "pool house" to include a gym, kitchen and dining area, and indoor pickleball facilities. The addition is located on the east side of the lot, closest to Sutherland High School, and furthest from the closest neighbor. Mr. Crowe stated that this addition will come with a complete pool and backyard renovation.

Ms. Zurowski stated that relocation of the pool may require a variance, as the addition will create a new rear wall of the home.

Board Member Iacobucci asked if the applicant is nearing the maximum lot coverage. Ms. Zurowski stated that the improvements will not result in a lot coverage overage.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennachio-Wagner second.

A written resolution to grant the area variance for 148 W Jefferson Roads was unanimously approved.

OTHER DISCUSSION:

Board Member Pergolizzi motioned to approve the minutes of December 16, 2024. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Pergolizzi closed the meeting at 7:56PM.

Respectfully submitted,

April Zurowski
Planning Assistant