

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
September 19, 2016**

PRESENT

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

ALSO PRESENT

Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector; and Susan Donnelly, Secretary to the Board

ABSENT

David Rowe

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

PUBLIC HEARING FOR RV SPECIAL PERMIT

- 55 Callingham Road, Tax #151.12-2-33, Applicant is requesting a special permit pursuant to §148-9 C to allow the storage of a 21' long 9' 4" high recreational vehicle to be located on the driveway and forward of the garage wall. Property zoned RN – Residential Neighborhood District

The homeowner, Bill Young, spoke before the Board regarding the application. Two additional letters of support of the application from neighbors were submitted to the Board. Kristin Adler of 111 Kirklees Road appeared before the Board and spoke in support of the application.

There was no further public comment.

Barb Collins moved to close the Public Hearing. Mary Ellen Spennacchio-Wagner seconded.

Ayes – Dounce, Servé, Collins, Spennacchio-Wagner, Waldman, Rose

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

PUBLIC HEARING FOR AREA VARIANCE

- 179 W Brook Road, Tax # 150.20-2-6. Applicant is requesting relief from Town Code §185-121 A to locate a 5' tall fence forward of the building line. The fence is proposed to extend from the northeast corner of the garage to approximately 45' north. Property zoned RN – Residential Neighborhood District

The homeowner, Connie Craig, spoke before the Board regarding the application. The Board asked questions regarding the timeframe of the project and whether the application needed to go to Design Review Board.

The homeowner indicated that the timeline is for the project to be completed this fall and Mark Lenzi indicated that the project did not need to go to Design Review.

There was no public comment.

Jaime Waldman moved to close the Public Hearing. Mike Rose seconded.

Ayes – Dounce, Servé, Collins, Spennacchio-Wagner, Waldman, Rose

- 560 Clover Hills Drive, Tax # 150.11-2-27. Applicant is requesting relief from Town Code §185-17 B (1) to construct a front entry addition encroaching 20' forward of the 70' building line. Property zoned RN – Residential Neighborhood District.

Paul Zackman of Boardwalk Design was present to discuss the application with the Board.

The Board inquired on the timeline of the project and the homeowner indicated it would be built this fall.

There was no public comment.

Mary Ellen Spennacchio-Wagner moved to close the Public Hearing. Barb Servé seconded.

Ayes – Dounce, Servé, Collins, Spennacchio-Wagner, Waldman, Rose

- 12 Leeds Circle, Tax # 177.03-3-15. Applicant is requesting relief from Town Code §185-119 A (1) to construct an in-ground swimming pool encroaching into the rear setback. Property zoned RN – Residential Neighborhood District.

The homeowner, Douglas Brooks, was present to discuss the application with the Board.

The Board inquired about the rural conservation easement which backs to the property and Mark Lenzi indicated that the Town of Pittsford had no issues with the project. It was indicated that the timeline for completion of this project would be spring of 2017.

There was no Public Comment regarding this application.

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

Ayes – Dounce, Servé, Collins, Spennacchio-Wagner, Waldman, Rose

Mark Lenzi read a statement regarding the application. This application is an unlisted SEQRA action. The Planning Board acting as Lead Agency granted a negative declaration on September 12, 2016. This application is exempt from review by the Monroe County Planning Department.

CONTINUED PUBLIC HEARING FOR AREA VARIANCE

- 4245 East Avenue, Tax parcel #151.14-1-01.111, LaBella Associates DPC agent for, Nazareth College, is requesting relief from Town Code(s) §185-39 & §185-133, maximum height of structure(s) not to exceed 30' in height. The Applicant is proposing to construct a Music Performance Hall with a roof height of 56+/- feet measured from the main entrance door located at 4245 East Avenue. Property is zoned SRAA.

Mark Lenzi read a statement regarding the application. This application is an unlisted SEQRA action. The Planning Board acting as Lead Agency granted a negative declaration on September 12, 2016. This application is exempt from review by the Monroe County Planning Department.

Laura Smith of Harter, Secrest and Emery; Bob Seeler of LaBella Associates and Michael LaPointe of Nazareth College were present to address the application with the Board. Ms. Smith indicated that the project received final approval from the Planning Board on September 12, 2016 and is slated to appear before the Design Review and Historic Preservation Board on September 22, 2016.

The Board inquired about the timeline and it was indicated the project is slated to begin early March of 2017.

There was no Public Comment.

Mary Ellen Spennacchio-Wagner moved to close the Public Hearing. Barb Collins seconded.

Ayes – Dounce, Servé, Collins, Spennacchio-Wagner, Waldman, Rose

APPROVAL FOR 55 CALLINGHAM ROAD - RV SPECIAL PERMIT

A written Resolution to approve the area variance for 55 Callingham Road was moved by Mike Rose and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	Aye
Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye

The approved Resolution contains the following Specific Conditions:

1. The special permit is granted to allow the storage of the recreational vehicle measuring 21' long, 9' 4" tall or one equal to or smaller in size, located at 55 Callingham Road as described in the application dated August 12, 2016.

The approved Resolution is on file with the Town Clerk and archived at the Pittsford Town Hall.

APPROVAL FOR 179 WEST BROOK ROAD - AREA VARIANCE

A written Resolution to approve the area variance for 179 West Brook Road was moved by Barbara Servé and seconded by George Dounce.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	Aye
Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 12, 2016.
2. All construction is to be completed by December 31, 2017.

APPROVAL FOR 560 CLOVER HILLS DRIVE - AREA VARIANCE

A written Resolution to approve the area variance for 560 Clover Hills Drive was moved by George Dounce and seconded by Jaime Waldman.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	Aye
Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 12, 2016.
2. All construction is to be completed by December 31, 2017.
3. The proposed addition is subject to review and approval of Design Review & Historic Preservation Board.

The approved Resolution is on file with the Town Clerk and archived at the Pittsford Town Hall.

APPROVAL FOR 12 LEEDS CIRCLE - AREA VARIANCE

A written Resolution to approve the area variance for 12 Leeds Circle was moved by Mary Ellen Spennacchio-Wagner and seconded by Barbara Servé.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	Aye
Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated August 12, 2016.
2. All construction is to be completed by December 31, 2017.

The approved Resolution is on file with the Town Clerk and archived at the Pittsford Town Hall.

APPROVAL FOR 4245 EAST AVENUE - AREA VARIANCE

A written Resolution to approve the area variance for 4245 East Avenue was moved by Jaime Waldman and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	Aye
Michael Rose voted	Aye
Barbara Servé voted	Aye
Jaime Waldman voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant as revised and approved by the Planning Board on September 12, 2016.
2. All construction is to be completed by December 30, 2018.

The approved Resolution is on file with the Town Clerk and archived at the Pittsford Town Hall.

APPROVAL OF THE MEETING MINUTES OF AUGUST 15, 2016

Chairman George Dounce moved to accept the minutes as written.

VOICE VOTE:

Ayes – All

POINT PERSON ASSIGNMENTS FOR OCTOBER

2 Fairway Crossing – Barb Collins
834 Linden Avenue – David Rowe

MEETING ADJOURNMENT

The meeting was adjourned at 7:40 pm.

VOICE VOTE:

Ayes – All

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals