

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
December 18, 2017**

**PRESENT**

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

**ALSO PRESENT**

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

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

Staff member Mark Lenzi indicated that the applications before the Board this evening are exempt from Monroe County Planning Department review and are Type II actions 617.5 (c) and not subject to SEQR review with the exception of 340 Gleason Circle. The application for 340 Gleason Circle is an unlisted action. In this case, the Planning Board, acting as lead agency, granted a negative declaration on December 11, 2017. This application is exempt from review by the Monroe County Planning Department.

**PUBLIC HEARING FOR AN AREA VARIANCE - RETURNING APPLICATION**

- 340 Gleason Circle. Tax # 138.15-1-32. Applicant is requesting relief from Town Code(s) §185-113 B (1) & (2) to construct an oversized and over height accessory structure (utility building). Property is zoned B-Residential.

Paul Parrone of Parrone Engineering was present to discuss the application with the Board. He clarified that the front fence will be removed but the rear fence will not be removed.

There was no public comment.

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

All Ayes.

**PUBLIC HEARING FOR AN AREA VARIANCE - NEW APPLICATIONS**

- 648 Mendon Road, Tax #178.03-2-29.21. Applicant is requesting relief from Town Code(s) §185-113 B (1), (2) & (6) to construct an oversized and over height accessory structure (detached garage). Property is zoned RN-Residential Neighborhood.

Mark Lenzi clarified that the legal ad for this application has been changed from the original posting. Relief from Town Code section 185-17E was deemed unnecessary in this action. The Board determined that this change was not significant and agreed to go forward with the application review.

The homeowner, Stephen Smeulders, was present to discuss this application with the Board. Mr. Smeulders explained that this is a historical property located on 6 acres. The proposed structure will be built on the site of a former garden shed. The Board asked if there was any objection from the neighbor residing at 640 Mendon Road and he indicated there is none. Construction will be next year. The project will need to be reviewed by the Design Review and Historic Preservation Board. David Rowe suggested that a man door be installed.

There was no public comment.

Mike Rose moved to close the Public Hearing and David Rowe seconded.

All Ayes.

- 345 Kilbourn Road, Tax # 138.18-3-1. Applicant is requesting relief from Town Code(s) §185-17 E; H & M to construct an addition encroaching approximately 5 feet into the side setback and exceeding the side setback height requirement. Also, the size of a new garage addition, to the rear of the home, included with the size of the side addition will exceed the maximum lot coverage requirement for this property. Property is zoned RN-Residential Neighborhood.

The homeowner, Kim Bailey and project manager, Greg Conklin were present to discuss this application with the Board. The remodel of the home was reviewed which is necessitated by the narrow lot. The changes will make it easier and safer to get in and out of the driveway. The new garage will be closer to the structure. Neighbors are receptive to the new plan. David Rowe suggested that the garage be pushed towards the golf course to give additional room. The construction start date will depend on when approvals are received, possibly February if weather permits.

There was no public comment.

Jaime Waldman moved to close the Public Hearing and Barbara Servé seconded.

All Ayes.

**DECISION FOR 340 GLEASON CIRCLE - AREA VARIANCE**

A written Resolution to grant the area variance for 340 Gleason Circle was moved by David Rowe 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	aye
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 December 7, 2017.
2. All construction is to be completed by December 31, 2019.
3. The proposed accessory structure is subject to review and approval of the Design Review and Historic Preservation Board.

**DECISION FOR 648 MENDON CENTER ROAD - AREA VARIANCE**

A written Resolution to grant the area variance for 648 Mendon Road was moved by Barb Collins and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Barb Collins voted	aye
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Michael Rose voted	aye
Barbara Servé was	aye
Jaime Waldman voted	aye
David Rowe voted	aye
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 December 7, 2017.
2. All construction is to be completed by December 31, 2019.
3. The application is subject to review and approval of the Design Review and Historic Preservation Board.

### **DECISION FOR 345 KILBOURN ROAD - AREA VARIANCE**

A written Resolution to grant the area variance for was moved by 345 Kilbourn Road by Mary Ellen Spennacchio-Wagner and seconded by David Rowe.

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	aye
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 December 7, 2017.
2. All construction is to be completed by December 31, 2020.
3. The proposed athletic center is subject to review and approval of the Design Review and Historic Preservation Board.

### **WITHDRAWL OF APPLICATION FOR 777 ALLENS CREEK ROAD**

Mark Lenzi informed the Board that the Applicant for 777 Allens Creek Road has withdrawn the application originally heard on July 17, 2017. Chairman George Dounce determined that based on that information, the Public Hearing for this application should be closed.

All Ayes.

### **POINT PERSON ASSIGNMENTS FOR JANUARY 15, 2018**

**105 Ellingwood Drive** - Mary Ellen Spennacchio-Wagner

**29 Greythorne Hill** - Jaime Waldman

**2 Stoney Clover Lane** - Michael Rose

**22 Stoney Clover Lane** - David Rowe

**23 French Road - George Dounce**

**APPROVAL OF THE MEETING MINUTES OF NOVEMBER 20, 2017**

George Dounce moved to accept the minutes of November 20, 2017 with one change.

VOICE VOTE: Ayes – All

**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