

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
February 17, 2020**

PRESENT

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, Mike Rose, Barbara Servé

ALSO PRESENT

Mark Lenzi, Building Inspector

ABSENT

Phil Castleberry, David Rowe, Robert Koegel, Town Attorney; 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.

Mark Lenzi indicated that the application before the Board this evening is a Type II Action under 6-NYCRR §617.5 (c) (7) or (12) & (13) and, therefore, is not subject to Environmental Review under SEQRA. The applications are exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

PUBLIC HEARING FOR AN AREA VARIANCE – NEW

- 40 Landsdowne Lane, Tax # 151.11-1-16. Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of an addition extending beyond the building line for a corner lot. The addition is proposed to be constructed with a 45 foot +/- front setback from Landsdowne Lane where code requires 70 feet. Property is zoned RN – Residential Neighborhood District.

Dan Mossien was present to discuss the application with the Board as the representative of the homeowner. Mr. Mossien explained they selected the location for the addition based on the limited space behind the home. Currently there is a swimming pool to the backyard.

Debora Hammert (Homeowner) explained the use of the addition. The addition will include a garage bay, dog shower and an expansion of interior living area.

The Board asked about the time frame of construction. Dan Mossien stated they hoped to be completed by fall of 2020.

Mrs. Hammert informed the board that the neighbors were informed and have not expressed any concerns.

George Dounce (Zoning Board Chairman) asked for Public Comments. Kevin Hurluy of 15 Landsdowne Lane informed the Board there are similar 3 car garages in the neighborhood.

There were no further public comments.

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

All Ayes.

The Board briefly discussed the application.

DECISION FOR 40 LANDSDOWNE LANE – AREA VARIANCE

A written Resolution to grant the area variance for 40 Landsdowne Lane was moved by Mike Rose and seconded by Mary Ellen Spennacchio-Wagner.

Chairman George Dounce called for a roll call vote.

Michael Rose voted	Aye
Barbara Servé voted	Aye
David Rowe voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
George Dounce voted	Aye
Phil Castleberry voted	Absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans submitted and prepared by the Applicant dated February 6, 2020.
2. All construction is to be completed by December 31, 2021.
3. The application is subject to the approval of the Design Review and Historic Preservation Board.

POINT PERSONS FOR MARCH 16, 2020 MEETING

48 N. Country Club Drive - Mary Ellen Spennacchio-Wagner

900 Linden Avenue – Phil Castleberry

619 Mendon Road – George Dounce

OTHER

George Dounce announced the recent resignation of Jaime Waldman from the Board due to a job relocation.

REVIEW OF DECEMBER 16, 2019 MINUTES

George Dounce moved to approve the minutes of the December 16, 2019 meeting as written. Mike Rose seconded.

All Ayes.

MEETING ADJOURNMENT

George Dounce moved to adjourn the meeting at 7:21pm.

Respectfully submitted,

Mark Lenzi
Building Inspector