

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
MINUTES
June 18, 2018**

PRESENT

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

ALSO PRESENT

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

ABSENT

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 Type II Actions under 6-NYCRR §617.5(c) (12) & (13) and, therefore, are not subject to Environmental Review under SEQRA. These 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 APPLICATION

- 25 Cricket Hill Rd, Tax # 164.13-2-1, Applicant is requesting relief from Town Code §185 – 121 A to construct a 4-foot tall fence forward of the front wall of the home. This property is located on the corner of two streets and is zoned RN – Residential Neighborhood.

The homeowner, Petro Stawnychy, was present to discuss the application with the Board. The fence is being proposed to replace a line of tree plantings that have been removed and will serve to provide a physical separator between the applicant and the abutting neighbor at 36 Sandpiper Lane.

The proposed fence will be a 4' rail design white fencing. Of the approximately 80 linear feet of the proposed fence, only half of it is proposed in the area where 3' is allowed. He indicated the fence will be located as close to the property line as possible.

There was no public comment.

Mike Rose moved to close the public hearing and Jaime Waldman seconded.

The hearing was closed.

PUBLIC HEARING FOR AN AREA VARIANCE – RETURNING APPLICATION

- 330 Kilbourn Road, Tax # 138.17-1-14, Applicant is requesting relief from Town Code §185 – 121 A to construct a 4 foot tall fence forward of the front wall of the home. This property is located on the corner of two streets and is zoned RN – Residential Neighborhood.

The homeowners, Paul and Kelly Cerquone, returned to discuss their application with Board. They reiterated their need for the fence to maintain security and privacy of their property. Ms. Cerquone

set up a display with a section of the proposed fencing and plantings. A video presentation was shown to the Board of interviews of several neighbors who expressed their support for the project.

Drawings of the altered landscaping plan were reviewed with the new privet plantings that the homeowners have recently installed in replacement of a portion of the proposed fencing. The applicant has reduced the amount of originally proposed fencing for approximately ¾ of the side yard distance. Grass like plantings will be installed at each section of the fence.

There was no further public comment.

Barb Servé moved to close the public hearing. Mary Ellen Spennachio-Wagner seconded.

The hearing was closed.

DECISION FOR 25 CRICKET HILL DRIVE - AREA VARIANCE

A written Resolution to grant the area variance for 25 Cricket Hill Drive was moved by Jaime Waldman and seconded by Barbara Servé.

Chairman George Dounce called for a roll call vote.

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 June 7, 2018
2. All construction is to be completed by 12/31/2020.

DECISION FOR 330 KILBOURN ROAD - AREA VARIANCE

A written Resolution to grant the area variance for 330 Kilbourn Road was moved by Barbara Servé and seconded by David Rowe.

Chairman George Dounce called for a roll call vote.

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 May 8, 2018 and revised June 7, 2018.
2. All construction is to be completed by December 31, 2019.

3. This variance is approved for the style of 4' fence as shown in the application.
4. Vegetation will be added similar to what was in the landscape design submittal documents and the exhibit displayed at the public hearing held on June 18, 2018.

POINT PERSON ASSIGNMENTS FOR JULY 16, 2018

3 South Pittsford Hill Circle – David Rowe
33 Sutton Point – Mary Ellen Spennacchio-Wagner
355 East Street – George Dounce
6 Tuxford Road – RV Special Permit – Mike Rose

APPROVAL OF THE MEETING MINUTES OF MAY 21, 2018

George Dounce moved to accept the minutes of May 21, 2018

VOICE VOTE: Ayes – All

OTHER

Barb Servé indicated that she may not attend at the July meeting and David Rowe indicated he will not be at the August meeting.

The Board inquired when the vacancy on the Board would be filled. It was indicated that the Supervisor is reviewing resumes.

MEETING ADJOURNMENT

The meeting adjourned at 8:07 pm.

VOICE VOTE: Ayes – All

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals