

**VILLAGE OF PITTSFORD
PLANNING & ZONING BOARD OF APPEALS**



Members:

Justin Vliestra, **Chair**
Joanne Shannon
Susan Lhota
Justin Leitgeb
David Marshall

Attorney: Mindy Zoghlin
Liaison: Dan Keating
Recording Sec: Marina Pacheco

**PLANNING & ZONING BOARD OF APPEALS REGULAR MEETING
Monday, March 15, 2021 at 6:30 PM**

Workshop Meeting to be held at 6:00 PM

Tentative Agenda

This agenda is subject to change both in number of applications, order of applications, and/or at the discretion of the Chairperson

1. CONFLICTS OF INTEREST DISCLOSURE

ZONING BOARD

1. 36 Monroe Avenue – Porch
2. 1 S. Main – Chandelier’s – Sign
3. 1/11/21, 1/20/21, and 2/22/21 Minutes/Resolutions
4. PZBA – Procedural Standards
 - Application processing & checklists
 - Deadlines
 - Meetings: Flow, Findings, OML requirements

Member Items:

MEETING NOTICE

The Village of Planning & Zoning Board of Appeals will hold a Regular Meeting on Monday, March 15, 2021 at 6:30 PM. Due to public health and safety concerns related to COVID-19, the Village of Pittsford PZBA will not be meeting in-person. In accordance with the Governor's Executive Orders 202.1, 202.3, 202.4, 202.6, 202.7, 202.8, 202.10, 202.13, 202.14, 202.15, 202.18, the March 15 PZBA meeting will be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live and provide comments.

The public can watch the live meeting online from the videoconferencing link made available on the Village of Pittsford's website or Facebook page.

<https://www.villageofpittsford.com>.

PZBA Meeting

Planning & Zoning Board - 3/15/2021 Regular Meeting

Mon, Mar 15, 2021 6:30 PM - 9:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/954141037>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 954-141-037

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/954141037>

1 South Main:

Chandelier's - Sign

APPLICATION TO THE ZONING BOARD OF APPEALS
VILLAGE OF PITTSFORD
21 NORTH MAIN ST.
PITTSFORD, N.Y. 14534

Date 2/22/21 Fee \$ _____

Property address 1 South Main St Tax account # _____

Zoning District _____ Property also known as: Chandeliers Boutique

Property owner(s) Peter Kirchhausen

Owner's address _____ Telephone _____ (day)
_____ (evening)

Applicant Darlene Trax

Applicant's address 60 Woodcliff Terrace Telephone 585-694-7723 (day)
Fairport NY 14450 _____ (evening)

Applicant is: owner lessee/tenant agent other: _____

Application for: Area Variance Special Exception Use
 Use Variance Temporary Zoning Permit
 other (describe): _____

Application Information:

1) This application is for relief from or pursuant to Chapter(s) 168-7A1
_____ of the Code of the Village of Pittsford.
Building Inspector's denial dated _____ is attached.

2) Description of variance or other relief sought: adding approx
24 sq. ft sign to the Monroe Ave side of
Chandeliers Boutique directly above side
windows - Code Allows for

3) All facts showing the necessity for relief: _____

4) Difficulties or hardship that would result if this application is denied: _____

we do not have any type of signage on that side of building. potential customers driving by do not know what the business is. Also, we would like to use the existing sign taken from our now closed webster location

5) The following items are attached and are part of this application: _____

pictures were sent via email

Owner's Statement

I am the owner of the above property, and have read and approve this application. If the applicant is other than the owner, I authorize the applicant to proceed as agent.

Signature _____ Date _____

Applicant's Statement

I hereby certify that the information submitted is, to the best of my knowledge, true and correct.

Signature *Dorlene Trax* _____ Date *2/22/21*

NOTE: If any additional information is required by the Board, during the meeting, it is the responsibility of the applicant to provide such information, prior to the deadline of the subsequent meeting, or it will not be heard.

FOR OFFICE USE ONLY

Public Hearing sign(s) given to applicant _____

Notice of Public Hearing published _____

Neighborhood notification mailed _____

Referral to Monroe Co. Planning: yes (date) _____ no

Hearing date(s) _____

Date of ZBA action _____

Approved _____ Approved w/conditions _____ Denied _____

Date of filing of decision _____

Building Inspector

From: Peter Kirchhausen <chillypetebk@gmail.com>
Sent: Monday, February 22, 2021 2:54 PM
To: Darlyne Truax; buildinginspector@villageofpittsford.com
Subject: 5 South Building signage

To Whom it may concern, I'm the landlord at 5 South Main Street and I am happy to consent to my tenant Chandeliers Bouquet installing a sign on the Monroe Ave side of the building.

I can be reached at 518-526-1814

Peter Kirchhausen

On Mon, Feb 22, 2021, 12:21 PM Darlyne Truax <chandeliersbtg@gmail.com> wrote:

Hi Peter, we are looking to add a Chandeliers Boutique sign on the Monroe Ave side of the building. You would need to sign the application but since the deadline for the next town meeting is today they said a written e-mail statement authorizing this action, that would be acceptable. Are you able to do that today for us? You can e-mail Steve at buildinginspector@villageofpittsford.com. Can you please confirm that you can do this?

I do have pictures of what it would look like if you'd like to see them. It is the same sign as the front of the building for your reference.

Thank you,

Lisa Hogan
585-750-1156

APPLICATION TO THE ZONING BOARD OF APPEALS
VILLAGE OF PITTSFORD
21 NORTH MAIN ST.
PITTSFORD, N.Y. 14534

Date 2/20/21 Fee \$ _____

Property address 1 South Main St Tax account # _____

Zoning District _____ Property also known as: Chandeliers Boutique

Property owner(s) Peter Kirchhausen

Owner's address _____ Telephone _____ (day)
_____ (evening)

Applicant Darlene Trax

Applicant's address 60 Woodcliff Terrace Telephone 585-694-7723 (day)
Fairport NY 14450 _____ (evening)

Applicant is: owner lessee/tenant agent other: _____

Application for: Area Variance Special Exception Use
 Use Variance Temporary Zoning Permit
 other (describe): _____

Application Information:

1) This application is for relief from or pursuant to Chapter(s) 168-7A1
_____ of the Code of the Village of Pittsford.
Building Inspector's denial dated _____ is attached.

2) Description of variance or other relief sought: adding approx
24 sq. ft sign to the Monroe Ave side of
Chandeliers Boutique directly above side
windows

3) All facts showing the necessity for relief: _____

4) Difficulties or hardship that would result if this application is denied: _____

We do not have any type of signage on that side of building. Potential customers driving by do not know what the business is. Also, we would like to use the existing sign taken from our now closed Webster location

5) The following items are attached and are part of this application: _____

pictures were sent via email

Owner's Statement

I am the owner of the above property, and have read and approve this application. If the applicant is other than the owner, I authorize the applicant to proceed as agent.

Signature _____ Date _____

Applicant's Statement

I hereby certify that the information submitted is, to the best of my knowledge, true and correct.

Signature *Darlene Trax* _____ Date *2/22/21*

NOTE: If any additional information is required by the Board, during the meeting, it is the responsibility of the applicant to provide such information, prior to the deadline of the subsequent meeting, or it will not be heard.

FOR OFFICE USE ONLY

Public Hearing sign(s) given to applicant _____

Notice of Public Hearing published _____

Neighborhood notification mailed _____

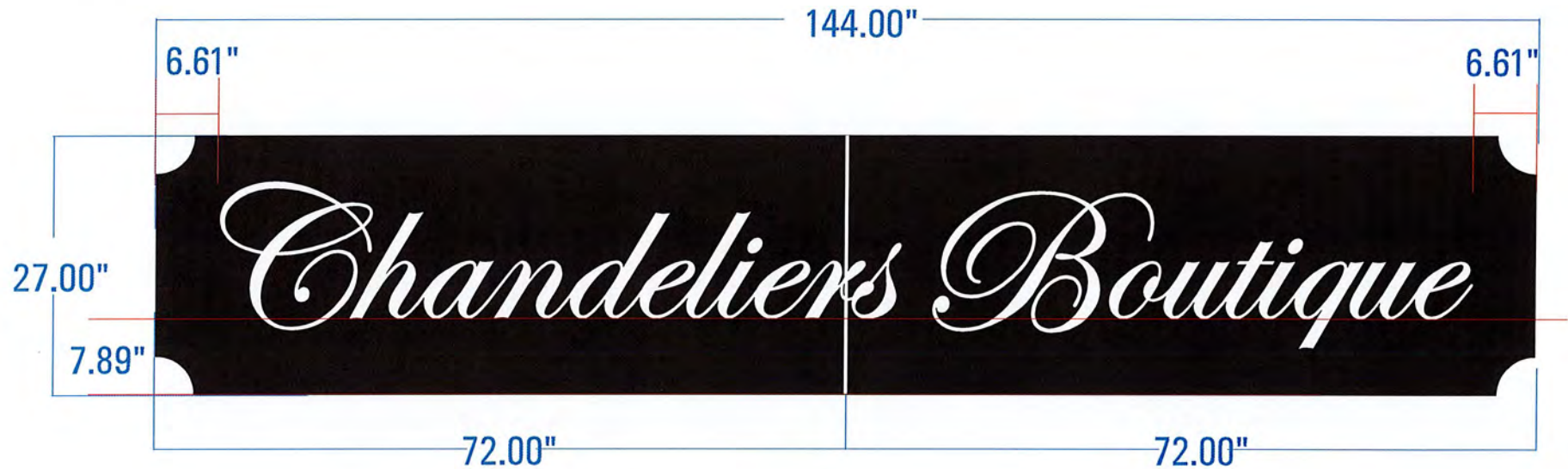
Referral to Monroe Co. Planning: yes (date) _____ no

Hearing date(s) _____

Date of ZBA action _____

Approved _____ Approved w/conditions _____ Denied _____

Date of filing of decision _____



Side Profile



- 1/2" Thick White Acrylic Letters
- Flush Mount Letters to 2" Thick Painted Signfoam
- 2 Piece Backer
- Mount Flush to Building



McAllister Sign Inc.

Specialist in Architectural, Facility and Commercial Construction Signage for Over 22 Years

1/18/2021

REMOVE

Chandelier Boutique

32 East Main St.

Webster

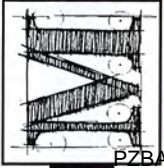


NYS Certified
Women Owned Business
PZBA 3/15/21



NAWIC National Association
of Women in Construction

585-872-2530 • 1194 Ridge Rd, Webster NY 14580 • mcallistersign.com



McAllister Sign Inc.

Specialist in Architectural, Facility and Commercial Construction Signage for Over 22 Years

PZBA 3/15/21



1/18/2021
REINSTALL
Chandeliers Boutique
1 Main St.
Pittsford

VILLAGE OF PITTSFORD
SETTLED 1791 • INCORPORATED 1921



Village Hall ca 1855 (remodeled 1939)

Building Permit Application

DENIED 2/19/21
NEEDS VARIANCE
FOR SIZE OF SECOND
SIGN ON MONROE
AVE FACADE

Building Permit #: _____

Date Issued: _____

Permit Fee: _____

Property Address: 1 south main street

Type of Permit Requested: (Check Applicable Area)

Residential: _____ Commercial: _____ New Construction: _____

Addition: _____ Alteration: (Interior) _____ (Exterior): _____

Deck: _____ Attached: _____ Free Standing: _____

Pool: _____ Pool Deck: _____ Shed: _____

Accessory Structure: _____ Detached Garage: _____ Other: _____

Roofing: _____ Fireplace: _____ New: _____ Insert: _____ Fuel Type: _____

Fence: _____ Location: _____ Style: _____

Demolition: _____ Type of Structure: _____

Windows: _____ Number of: _____ Locations: _____

Doors: _____ Number of: _____ Locations: _____

Signage: Building Mounted: Free Standing: _____ Size: 12 x 225

Change of Occupancy: _____ Change of Use: _____ Type of Occupancy/Use: _____

Temporary Dumpster: _____ Misc./Other: _____

Phone 585-586-4332 • Fax 585-586-4597 • E-mail villageofpittsford@villageofpittsford.com
www.villageofpittsford.com • 21 North Main Street • Pittsford, New York 14534

Building Permit Acknowledgement

I acknowledge that I am applying for a Building Permit and that I have read all previous conditions of the Building Permit Application. I affirm that all work will be done in accordance to the drawings, sketches, and information provided:

I give permission for the Building Inspector and/or his appointee to access my property in order to conduct inspections and investigations for the completeness and compliance of the proposed and approved work:

Signature of the property owner: _____

Please print the above signature: _____

Date: _____

Signature of the applicant: Charlyne Truax

Please print the above signature: Charlyne Truax

Date: 2/19/21

Village Office Section:

Building Construction Classification: _____

Building Occupancy or Use Proposed: _____

Existing Occupancy or Use: _____

Zoning District for Property: _____

Building Permit Number: # _____

Project Location: _____

Building Inspector Signature: _____

(Printed)

Village of Pittsford, 21 North Main Street, Pittsford, New York 14534

Email Address: buildinginspector@villageofpittsford.com

Phone #: 1-585-586-4332

Fax #: 1-585-586-4597

Village Hall: 21 N. Main Street, Pittsford, NY 14534
(585) 586-4332

Page 4 of 4

An Application is hereby made for the issuance of a Building Permit pursuant to the Laws, Rules and Regulations that have been adopted by the Village of Pittsford's Board of Trustees as it relates to the scope of work proposed for this application.

Address of property for proposed work: 1 South Main St
Property Owner: Peter Kirchausen Tenant/Occupant: Darlyne Truax
Mailing Address: _____ Mailing Address: 1 South Main St
Pittsford NY 14534

Phone # (Cell): 518 526 1814 Phone # (Cell): 585 694 7723
Email: chillypetebk@gmail.com Darlyne 8568@gmail.com
Brief description of work proposed: Sign on Monroe ave. side of building

Estimated cost of work to be performed: \$ 1000
Estimated time from start to finish of work: 1 hour
Contractor: McAllister Sign Architect/Designer: _____
Contact Person: Chris McAllister Contact Person: _____
Business Address: 1194 Ridge Rd Business Address: _____
Phone # (Office): (585) 872-2530 Phone # (Office): _____
Contact's Cell: _____ Contact's Cell: _____

All proper insurances must be submitted for NYS Workers Compensation and NYS Disability or a NYS Exemption Form, all in compliance with Section 57 of the Workers Compensation Law or Section 125 of the General Municipal Law.

Acceptance and/or approval of this permit application does not relieve the Agent, Applicant, Contractor, Architect, Engineer, or Owner from complying with the provisions of the NYS Uniform Fire Prevention and Building Code, 2015 ICC adopted Codes and/or the Laws of the Village of Pittsford, New York, whether stated, implied or omitted in the information submitted for this permit.

- Any and all work related to this application shall not be started until the issuance of a Building Permit. Any deviation from the information provided with the application is required to receive approval from the Building Inspector and/or others as determined by the Building Inspector, prior to implementation. This approval of changes must be in writing.
- All work, for which this permit has been issued, shall be completed within one year from the date of issuance of the permit. If work has not been completed, the permit shall expire unless the applicant has applied for and received an extension approval.
- No portion of the work proposed shall be used or occupied, in part or in whole, until a Certificate of Occupancy or a Certificate of Compliance has been issued.

Village Hall: 21 N. Main Street, Pittsford, NY 14534
(585) 586-4332

VILLAGE OF PITTSFORD
SETTLED 1789 • INCORPORATED 1827



Schoen Place waterfront at sunrise

VILLAGE OF PITTSFORD
NOTICE OF PUBLIC HEARING

A Public Hearing on an application seeking relief from variances to the Village of Pittsford Zoning Board of Appeals will be held on March 15, 2021 at 6:30 PM. The application was made by Peter Kirchhausen, owner of the property located at 1 S. Main Street for area variance seeking relief from Village Code §210-25.2. (1) for a sign larger than allowable square footage on a secondary building facade.

Due to public health and safety concerns related to COVID-19, the Village of Pittsford Planning and Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Orders 202.1, 202.3, 202.4, 202.6, 202.7, 202.8, 202.10, 202.13, 202.14, 202.15, 202.18, the Village of Pittsford Planning and Zoning Board of Appeals meeting will be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live and provide comments.

The public can watch the live meeting online from the videoconferencing link made available on the Village of Pittsford's website or Facebook page.

<https://www.villageofpittsford.com>.

Planning & Zoning Board - 3/15/2021 Regular Meeting
Mon, Mar 15, 2021 6:30 PM - 9:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/795699413>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 795-699-413

Plans and other materials associated with the proposed application may be reviewed and downloaded via the Village of Pittsford website.

RESIDENT
17 CHURCH ST
PITTSFORD, NY 14534-2005

OCCUPANT
3 N MAIN ST
PITTSFORD, NY 14534-1309

TOWN OF PITTSFORD
11 S MAIN ST
PITTSFORD, NY 14534-1995

RESIDENT
10 LINCOLN AVE
PITTSFORD, NY 14534-1908

OCCUPANT
2 MONROE AVE STE 1
PITTSFORD, NY 14534-1309

OCCUPANT
14 S MAIN ST
PITTSFORD, NY 14534-1910

RESIDENT
16 LINCOLN AVE APT 1
PITTSFORD, NY 14534-1949

OCCUPANT
2 MONROE AVE STE 1A
PITTSFORD, NY 14534-1309

RESIDENT
15 S MAIN ST APT 1
PITTSFORD, NY 14534-1948

RESIDENT
16 LINCOLN AVE APT 2
PITTSFORD, NY 14534-1949

OCCUPANT
2 MONROE AVE STE 2
PITTSFORD, NY 14534-1309

RESIDENT
15 S MAIN ST APT 2
PITTSFORD, NY 14534-1948

RESIDENT
16 LINCOLN AVE APT 3
PITTSFORD, NY 14534-1949

OCCUPANT
2 MONROE AVE STE 3
PITTSFORD, NY 14534-1309

OCCUPANT
15 S MAIN ST STE A
PITTSFORD, NY 14534-1948

RESIDENT
18 LINCOLN AVE
PITTSFORD, NY 14534-1908

OCCUPANT
11 N MAIN ST
PITTSFORD, NY 14534-1309

OCCUPANT
15 S MAIN ST STE B
PITTSFORD, NY 14534-1948

RESIDENT
6 LINCOLN AVE
PITTSFORD, NY 14534-1908

OCCUPANT
4 N MAIN ST
PITTSFORD, NY 14534-1310

OCCUPANT
15 S MAIN ST STE C
PITTSFORD, NY 14534-1948

RESIDENT
8 LINCOLN AVE
PITTSFORD, NY 14534-1908

OCCUPANT
6 N MAIN ST
PITTSFORD, NY 14534-1310

OCCUPANT
19 S MAIN ST
PITTSFORD, NY 14534-1945

OCCUPANT
1 N MAIN ST #1A
PITTSFORD, NY 14534-1309

OCCUPANT
8 N MAIN ST
PITTSFORD, NY 14534-1310

OCCUPANT
16 S MAIN ST STE 1
PITTSFORD, NY 14534-1942

OCCUPANT
1 N MAIN ST #1B
PITTSFORD, NY 14534-1309

OCCUPANT
9 N MAIN ST
PITTSFORD, NY 14534-1384

OCCUPANT
16 S MAIN ST STE 2
PITTSFORD, NY 14534-1942

OCCUPANT
16 S MAIN ST STE 3
PITTSFORD, NY 14534-1942

OCCUPANT
33 S MAIN ST
PITTSFORD, NY 14534-1987

OCCUPANT
41 S MAIN ST
PITTSFORD, NY 14534-1925

OCCUPANT
16 S MAIN ST STE 4
PITTSFORD, NY 14534-1942

OCCUPANT
28 S MAIN ST #1
PITTSFORD, NY 14534-1927

OCCUPANT
4 S MAIN ST STE 1
PITTSFORD, NY 14534-1943

OCCUPANT
16 S MAIN ST STE 5
PITTSFORD, NY 14534-1942

OCCUPANT
28 S MAIN ST #2
PITTSFORD, NY 14534-1927

OCCUPANT
4 S MAIN ST STE 2
PITTSFORD, NY 14534-1943

OCCUPANT
18 S MAIN ST
PITTSFORD, NY 14534-1927

OCCUPANT
28 S MAIN ST #3
PITTSFORD, NY 14534-1927

OCCUPANT
4 S MAIN ST STE 3
PITTSFORD, NY 14534-1943

OCCUPANT
20 S MAIN ST
PITTSFORD, NY 14534-1927

RESIDENT
30 S MAIN ST APT 6
PITTSFORD, NY 14534-1950

OCCUPANT
4 S MAIN ST STE 4
PITTSFORD, NY 14534-1943

OCCUPANT
23 S MAIN ST
PITTSFORD, NY 14534-1925

RESIDENT
30 S MAIN ST APT 7
PITTSFORD, NY 14534-1950

OCCUPANT
4 S MAIN ST STE 5
PITTSFORD, NY 14534-1943

OCCUPANT
25 S MAIN ST
PITTSFORD, NY 14534-1944

RESIDENT
30 S MAIN ST APT 8
PITTSFORD, NY 14534-1950

OCCUPANT
4 S MAIN ST STE 6
PITTSFORD, NY 14534-1943

RESIDENT
26 S MAIN ST UP
PITTSFORD, NY 14534-1927

OCCUPANT
30 S MAIN ST #4
PITTSFORD, NY 14534-1950

OCCUPANT
5 S MAIN ST
PITTSFORD, NY 14534-1909

OCCUPANT
26 S MAIN ST
PITTSFORD, NY 14534-1927

OCCUPANT
30 S MAIN ST #5
PITTSFORD, NY 14534-1950

RESIDENT
6 S MAIN ST APT A
PITTSFORD, NY 14534-1917

OCCUPANT
27 S MAIN ST
PITTSFORD, NY 14534-1925

OCCUPANT
37 S MAIN ST
PITTSFORD, NY 14534-1925

OCCUPANT
6 S MAIN ST STE 1
PITTSFORD, NY 14534-1917

OCCUPANT
6 S MAIN ST STE 2
PITTSFORD, NY 14534-1917

RESIDENT
21 MONROE AVE APT 3
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST STE 204
PITTSFORD, NY 14534-2051

OCCUPANT
6 S MAIN ST STE 3
PITTSFORD, NY 14534-1917

OCCUPANT
5 MONROE AVE
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST STE 205
PITTSFORD, NY 14534-2051

OCCUPANT
6 S MAIN ST STE 4
PITTSFORD, NY 14534-1917

PITTSFORD FIRE DISTRICT
8 MONROE AVE
PITTSFORD, NY 14534-1309

OCCUPANT
11 STATE ST STE 206
PITTSFORD, NY 14534-2051

OCCUPANT
6 S MAIN ST STE 5
PITTSFORD, NY 14534-1917

OCCUPANT
9 MONROE AVE
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST
PITTSFORD, NY 14534-2051

OCCUPANT
9 S MAIN ST
PITTSFORD, NY 14534-1909

OCCUPANT
10 STATE ST
PITTSFORD, NY 14534-2028

OCCUPANT
5 STATE ST
PITTSFORD, NY 14534-2027

OCCUPANT
19 MONROE AVE
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST STE 100
PITTSFORD, NY 14534-2051

OCCUPANT
5 STATE ST
PITTSFORD, NY 14534-2027

HISTORIC PITTSFORD
18 MONROE AVE
PITTSFORD, NY 14534-1928

OCCUPANT
11 STATE ST STE 200
PITTSFORD, NY 14534-2051

OCCUPANT
7 STATE ST
PITTSFORD, NY 14534-2096

RESIDENT
20 MONROE AVE
PITTSFORD, NY 14534-1928

OCCUPANT
11 STATE ST STE 201
PITTSFORD, NY 14534-2051

OCCUPANT
8 STATE ST
PITTSFORD, NY 14534-2028

RESIDENT
21 MONROE AVE APT 1
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST STE 202
PITTSFORD, NY 14534-2051

RESIDENT
10 WASHINGTON AVE
PITTSFORD, NY 14534-1912

RESIDENT
21 MONROE AVE APT 2
PITTSFORD, NY 14534-1932

OCCUPANT
11 STATE ST STE 203
PITTSFORD, NY 14534-2051

RESIDENT
6 WASHINGTON AVE
PITTSFORD, NY 14534-1912

RESIDENT
8 WASHINGTON AVE
PITTSFORD, NY 14534-1912

36 Monroe Avenue:

Porch Remodel

**APPLICATION TO THE ZONING BOARD OF APPEALS
VILLAGE OF PITTSFORD
21 NORTH MAIN ST.
PITTSFORD, N.Y. 14534**

Date 2-2-2021 Fee \$ _____
Property address 36 Monroe Ave Tax account # 151.18-3-7.1
Zoning District _____ Property also known as: _____
Property owner(s) Noreen Collicchio

Owner's address 60 Stablegate Drive Telephone 585-320-7191 (day)
Webster N.Y. 14580 _____ (evening)

Applicant Michael Collicchio
Applicant's address SAME Telephone _____ (day)
_____ (evening)

Applicant is: owner lessee/tenant agent other: _____

Application for: Area Variance Special Exception Use
 Use Variance Temporary Zoning Permit
 other (describe): _____

Application Information:

1) This application is for relief from or pursuant to Chapter(s) 210-20.5
of the Code of the Village of Pittsford.
Building Inspector's denial dated X is attached.

2) Description of variance or other relief sought: FRONT SETBACK
VARIANCE FOR FRONT COVERED PORCH
CURRENT SETBACK = 43.8
REQUESTED SETBACK = 36.2
210-20.5 REQUIRES 70% SETBACK FOR FRONT YARD

3) All facts showing the necessity for relief: THE DESIRE FOR A

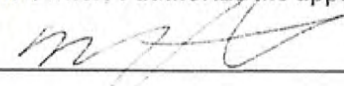
COVERED ENTRY CANNOT BE ACCOMPLISHED
WITHOUT A VARIANCE

4) Difficulties or hardship that would result if this application is denied: _____
THE FRONT & MAIN ENTRY TO THE
HOME WOULD REMAIN UNCOVERED

5) The following items are attached and are part of this application: SITE PLAN,
ELEVATION, PLAN VIEW, ROOF PLAN VIEW,
PHOTOGRAPH OF 50 MONROE AVE SHOWING
THE FRONT PORCH DESIGN THAT WAS EMULATED

Owner's Statement

I am the owner of the above property, and have read and approve this application. If the applicant is other than the owner, I authorize the applicant to proceed as agent.

Signature  Date 2-2-2021

Applicant's Statement

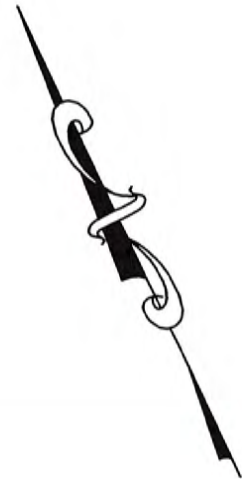
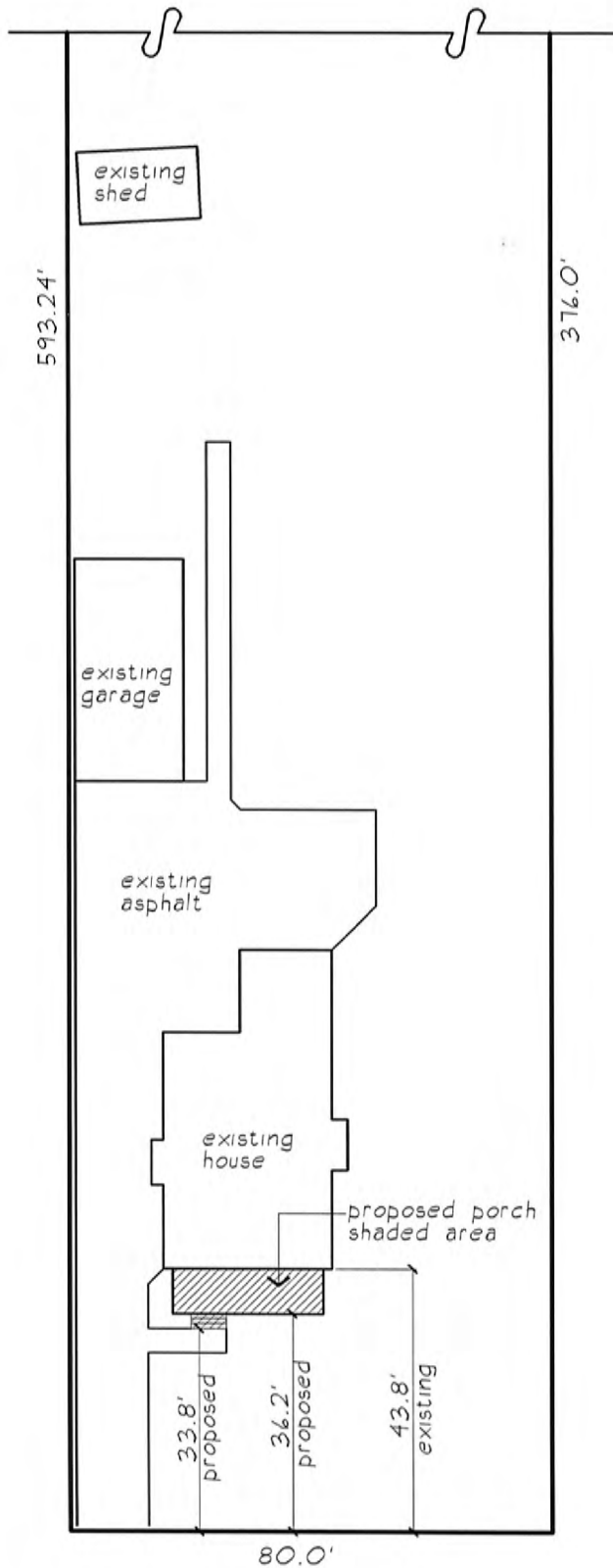
I hereby certify that the information submitted is, to the best of my knowledge, true and correct.

Signature  Date 2-2-2021

NOTE: If any additional information is required by the Board, during the meeting, it is the responsibility of the applicant to provide such information, prior to the deadline of the subsequent meeting, or it will not be heard.

FOR OFFICE USE ONLY

Public Hearing sign(s) given to applicant _____
Notice of Public Hearing published _____
Neighborhood notification mailed _____
Referral to Monroe Co. Planning: yes (date) _____ no
Hearing date(s) _____
Date of ZBA action _____
Approved _____ Approved w/conditions _____ Denied _____
Date of filing of decision _____



**FRONT PORCH ADDITION
36 MONRIE AVE. PITTSFORD**

DRAWING: SITE PLAN

DRAWN: PAUL MORABITO 1/28/2021

SCALE: 1" = 30'-0"



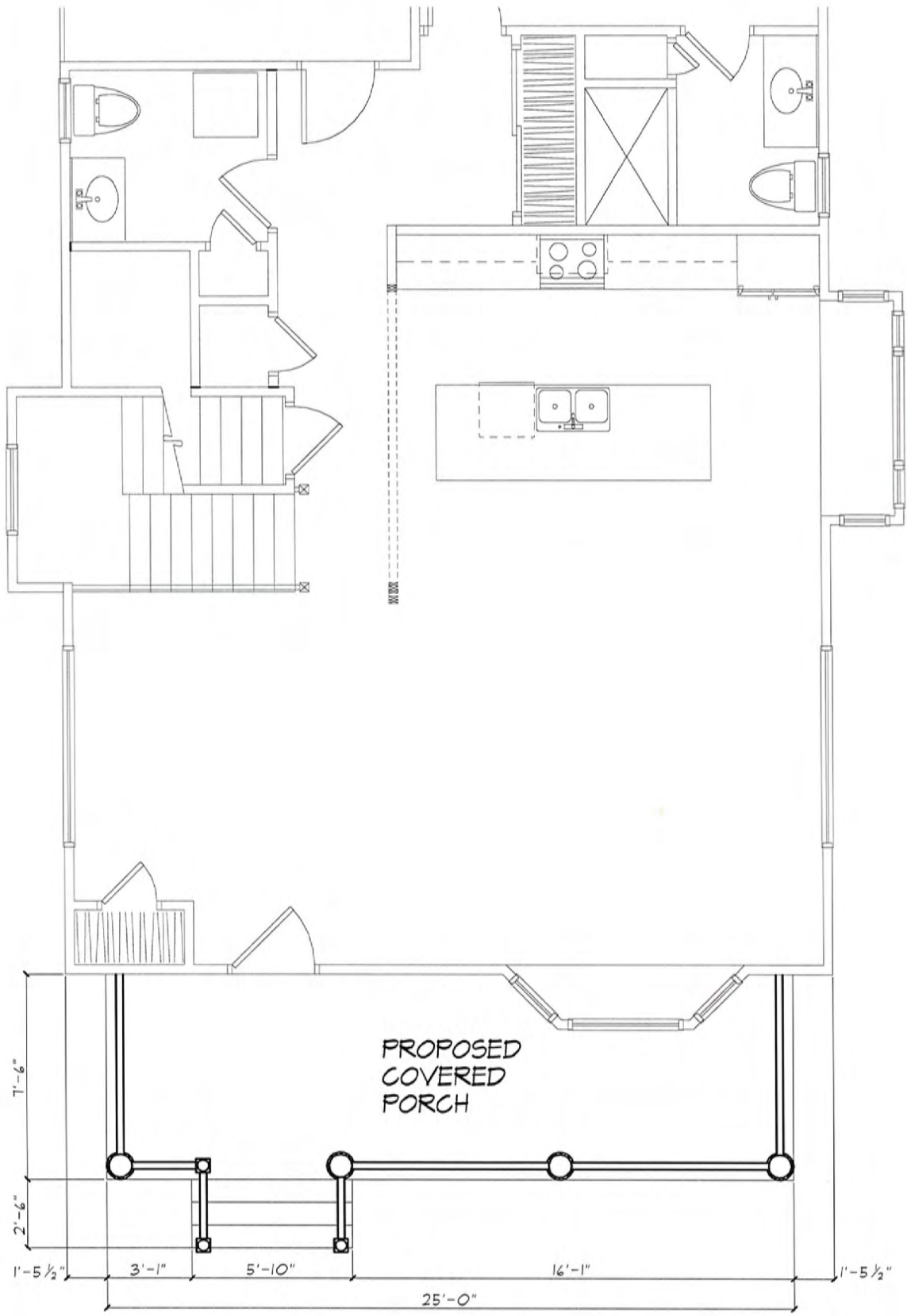
**MORABITO
ARCHITECTS**

121 Sully's Trail
Pittsford, NY 14534

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



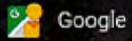
FRONT ELEVATION



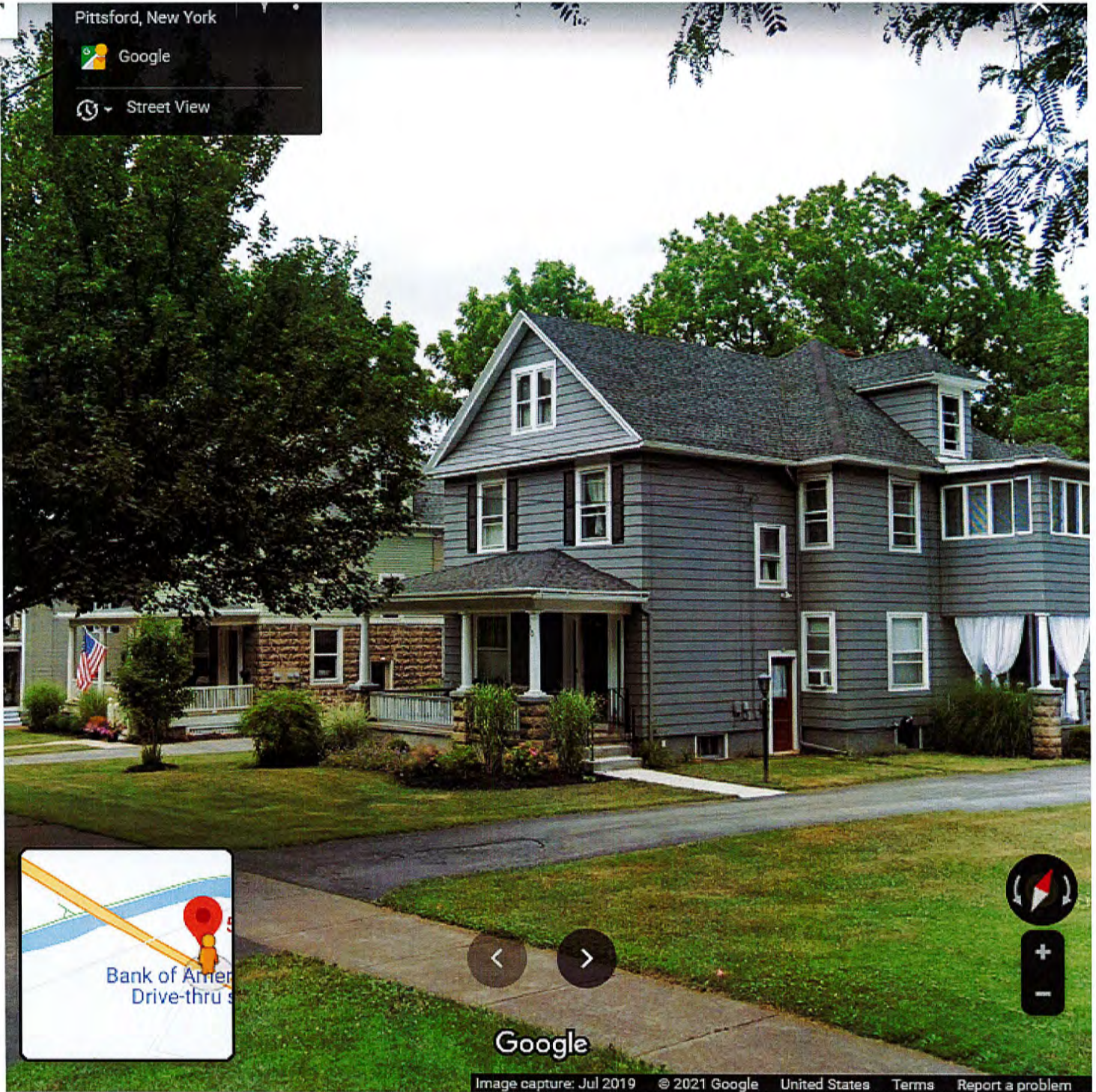
PORCH PLAN

AREA: 188 SQ FT (PORCH AND STAIRS)

Pittsford, New York



Street View



Bank of Amer
Drive-thru s

Google

Image capture: Jul 2019 © 2021 Google United States Terms Report a problem



ANOTHER RENOVATION
BY
GAETANO ARON
Contractors & Construction
312.763.8888
www.gaetanaron.com

Village of Pittsford
 21 North Main Street
 Pittsford NY 14534
 (585) 586-4332

Date: 02/16/2021
 Receipt #: 012543

1303

NOREEN JC LLC
 2231 EMPIRE BLVD
 WEBSTER, NY 14580

Canandaigua National Bank & Trust
 www.cnbank.com
 50-365/223

2-11-21

PAY TO THE ORDER OF Village of Pittsford \$ 84⁻
eighty four dollars and 00/100 DOLLARS

MEMO Area Variance 36 Monroe Ave.

AUTHORIZED SIGNATURE

⑈001303⑈ ⑆022303659⑆ 1107298023⑈

Village of Pittsford
 21 North Main Street
 Pittsford NY 14534
 (585) 586-4332

Date: 02/16/2021
 Receipt #: 012543

Received From: NOREEN JC LLC

For:	1 - ZONING FEES / ZONING/36 MONROE	84.00

Cash
 Check/CC 1303

Total received: 84.00

Village of Pittsford
21 North Main Street
Pittsford NY 14534
(585) 586-4332

Date: 02/16/2021
Receipt #: **012543**

Received From: NOREEN JC LLC

For:	1 - ZONING FEES / ZONING/36 MONROE	84.00

Cash
 Check/CC 1303

Total received: 84.00

Village of Pittsford
21 North Main Street
Pittsford NY 14534
(585) 586-4332

Date: 02/16/2021
Receipt #: **012543**

Received From: NOREEN JC LLC

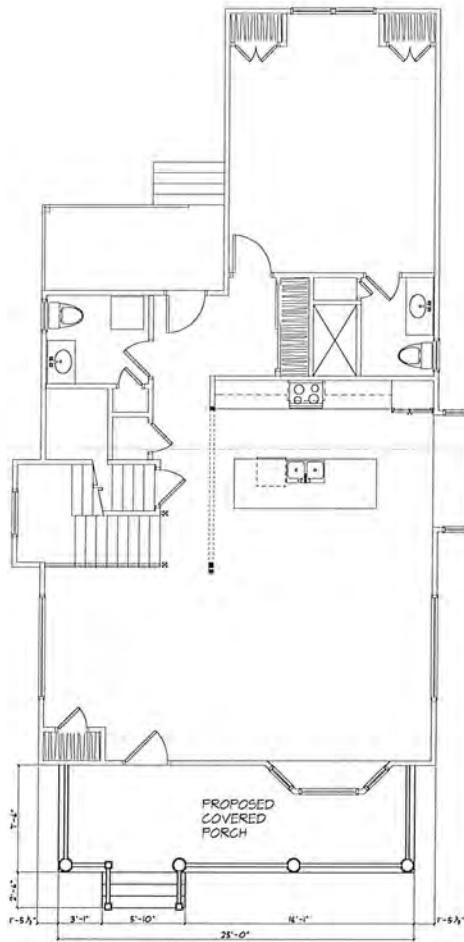
For:	1 - ZONING FEES / ZONING/36 MONROE	84.00

Cash
 Check/CC 1303

Total received: 84.00

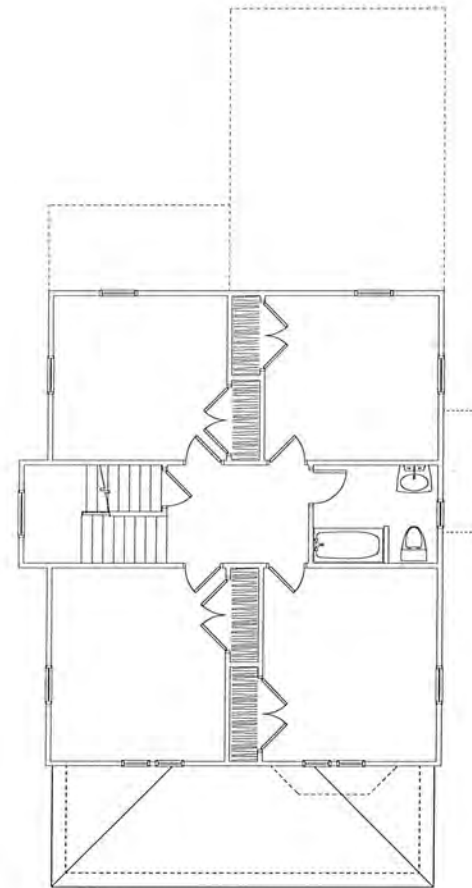


FRONT ELEVATION



PORCH PLAN

AREA: 188 SQ FT (PORCH AND STAIRS)



ROOF VIEW



MORABITO
ARCHITECTS

LOCATED IN IL, IN, MD, MI, NY, PA, VA, WI

121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

NOTICE:

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DATE: JANUARY 2020

DRAWN BY: J.P.M.

PROJECT: PORCH ADDITION TO HOUSE AT 121 SULLY'S TRAIL, PITTSFORD, NY

CLIENT: GASTANO ARBARE

DRAWING: ALL VIEWS

DATE: JANUARY 2020

SCALE: 1/8"=1'-0"

JOB NO.: 2019045

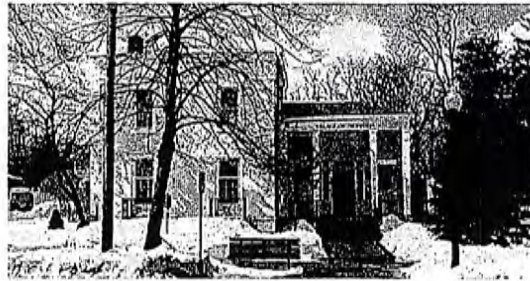
SHEET: 1

OF 1 SHEETS



VILLAGE OF PITTSFORD

SETTLED 1789 • INCORPORATED 1827



Village Hall ca 1855 (remodeled 1937)

2/2/21

PERMIT DENIED
2/2/21 - NEEDS
SET BACK VARIANCE

Building Permit Application

Building Permit #: _____

Date Issued: _____

Permit Fee: _____

Property Address: 36 Monroe Ave

Type of Permit Requested: (Check Applicable Area)

Residential: <input checked="" type="checkbox"/>	Commercial: _____	New Construction: _____
Addition: <input checked="" type="checkbox"/>	Alteration: (Interior) _____	(Exterior): _____
Deck: _____	Attached: _____	Free Standing: _____
Pool: _____	Pool Deck: _____	Shed: _____
Accessory Structure: _____	Detached Garage: _____	Other: _____
Roofing: _____	Fireplace: _____	New: _____ Insert: _____ Fuel Type: _____
Fence: _____	Location: _____	Style: _____
Demolition: _____	Type of Structure:	
Windows: _____	Number of: _____	Locations: _____
Doors: _____	Number of: _____	Locations: _____
Signage: _____	Building Mounted: _____	Free Standing: _____ Size: _____ x _____
Change of Occupancy: _____	Change of Use: _____	Type of Occupancy/Use: _____
Temporary Dumpster: _____	Misc./Other: _____	

INSTRUCTIONS:

This application must be filled out in ink or typed.

Submit finished application and supporting documents to the Village Hall for review.

All required information **must** accompany this application.

- 1) The following items are required to be submitted with this application:
 - *A Plot/Site plan showing the following:
 - a) Location of the property in relation to all adjoining streets
 - b) All existing structure on the property
 - c) The location of the area affected by the proposed work
- 2) This application must be accompanied by TWO (2) sets of plans showing the following:
 - *The proposed construction work
 - *The specifications for the work proposed including the materials, utilities, an energy statement and all structural elements involved.
 - *All required insurance forms

An Application is hereby made for the issuance of a Building Permit pursuant to the Laws, Rules and Regulations that have been adopted by the Village of Pittsford's Board of Trustees as it relates to the scope of work proposed for this application;

Address of property for proposed work: 36 Monroe Ave

Property Owner: Noreen Collichio Tenant/Occupant: _____

Mailing Address: 2231 Empire Mailing Address: _____
Webster N.Y 14580

Phone # (Cell): 585-370-7191 Phone # (Cell): _____

Email: mcollichio@rochester.rr.com Email: _____

Brief description of work proposed: porch addition

Estimated cost of work to be performed: \$ 5000-

Estimated time from start to finish of work: 10 days

Contractor: _____ Architect/Designer: _____

Contact Person: _____ Contact Person: _____

Business Address: _____ Business Address: _____

Phone # (Office): _____ Phone # (Office): _____

Contact's Cell: _____ Contact's Cell: _____

All proper insurances must be submitted for NYS Workers Compensation and NYS Disability or a NYS Exemption Form, all in compliance with Section 57 of the Workers Compensation Law or Section 125 of the General Municipal Law.

Acceptance and/or approval of this permit application does not relieve the Agent, Applicant, Contractor, Architect, Engineer, or Owner from complying with the provisions of the NYS Uniform Fire Prevention and Building Code, 2015 ICC adopted Codes and/or the Laws of the Village of Pittsford, New York, whether stated, implied or omitted in the information submitted for this permit.

- Any and all work related to this application **shall not** be started until the issuance of a Building Permit. Any deviation from the information provided with the application is required to receive approval from the Building Inspector and/or others as determined by the Building Inspector, prior to implementation. This approval of changes must be in writing.
- All work, for which this permit has been issued, shall be completed within one year from the date of issuance of the permit. If work has not been completed, the permit shall expire unless the applicant has applied for and received an extension approval.
- No portion of the work proposed shall be used or occupied, in part or in whole, until a Certificate of Occupancy or a Certificate of Compliance has been issued.

Building Permit Acknowledgement

I acknowledge that I am applying for a Building Permit and that I have read all previous conditions of the Building Permit Application. I affirm that all work will be done in accordance to the drawings, sketches, and information provided:

I give permission for the Building Inspector and/or his appointee to access my property in order to conduct inspections and investigations for the completeness and compliance of the proposed and approved work:

Signature of the property owner: Man J. Collicchio

Please print the above signature: Noreen Collicchio

Date: 2-2-21

Signature of the applicant: Man J. Collicchio

Please print the above signature: Noreen J. Collicchio

Date: _____

Village Office Section:

Building Construction Classification: _____

Building Occupancy or Use Proposed: _____

Existing Occupancy or Use: _____

Zoning District for Property: _____

Building Permit Number: # _____

Project Location: _____

Building Inspector Signature: _____

(Printed)

Village of Pittsford, 21 North Main Street, Pittsford, New York 14534

Email Address: buildinginspector@villageofpittsford.com

Phone #: 1-585-586-4332

Fax #: 1-585-586-4597

VILLAGE OF PITTSFORD
SETTLED 1789 • INCORPORATED 1827



Schoen Place waterfront at sunrise

VILLAGE OF PITTSFORD
NOTICE OF PUBLIC HEARING

A Public Hearing on an application seeking relief from variances to the Village of Pittsford Zoning Board of Appeals will be held on March 15, 2021 at 6:30 PM. The application was made by Noreen Collichio, owner of the property located at 36 Monroe Avenue for setback variances seeking relief from Village Code §210-25.2. (1) to remodel existing porch.

Due to public health and safety concerns related to COVID-19, the Village of Pittsford Planning and Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Orders 202.1, 202.3, 202.4, 202.6, 202.7, 202.8, 202.10, 202.13, 202.14, 202.15, 202.18, the Village of Pittsford Planning and Zoning Board of Appeals meeting will be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live and provide comments.

The public can watch the live meeting online from the videoconferencing link made available on the Village of Pittsford's website or Facebook page.

<https://www.villageofpittsford.com>.

Planning & Zoning Board - 3/15/2021 Regular Meeting
Mon, Mar 15, 2021 6:30 PM - 9:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/795699413>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 795-699-413

Plans and other materials associated with the proposed application may be reviewed and downloaded via the Village of Pittsford website.

OCCUPANT
30 GROVE ST STE 10B
PITTSFORD, NY 14534-1334

OCCUPANT
30 GROVE ST STE 8B
PITTSFORD, NY 14534-1334

RESIDENT
36 MONROE AVE
PITTSFORD, NY 14534-1940

OCCUPANT
30 GROVE ST STE 11B
PITTSFORD, NY 14534-1334

OCCUPANT
30 GROVE ST STE 9B
PITTSFORD, NY 14534-1334

RESIDENT
41 MONROE AVE
PITTSFORD, NY 14534-1941

OCCUPANT
30 GROVE ST STE 12B
PITTSFORD, NY 14534-1334

HISTORIC PITTSFORD
18 MONROE AVE
PITTSFORD, NY 14534-1928

RESIDENT
42 MONROE AVE
PITTSFORD, NY 14534-1940

OCCUPANT
30 GROVE ST STE 1A
PITTSFORD, NY 14534-1334

RESIDENT
20 MONROE AVE
PITTSFORD, NY 14534-1928

RESIDENT
43 MONROE AVE
PITTSFORD, NY 14534-1941

OCCUPANT
30 GROVE ST STE 2A
PITTSFORD, NY 14534-1334

RESIDENT
24 MONROE AVE
PITTSFORD, NY 14534-1940

RESIDENT
45 MONROE AVE
PITTSFORD, NY 14534-1941

OCCUPANT
30 GROVE ST STE 3A
PITTSFORD, NY 14534-1334

RESIDENT
25 MONROE AVE
PITTSFORD, NY 14534-1941

RESIDENT
46 MONROE AVE
PITTSFORD, NY 14534-1940

OCCUPANT
30 GROVE ST STE 4A
PITTSFORD, NY 14534-1334

RESIDENT
27 MONROE AVE
PITTSFORD, NY 14534-1941

RESIDENT
49 MONROE AVE
PITTSFORD, NY 14534-1941

OCCUPANT
30 GROVE ST STE 5A
PITTSFORD, NY 14534-1334

RESIDENT
28 MONROE AVE
PITTSFORD, NY 14534-1940

RESIDENT
50 MONROE AVE DOWN
PITTSFORD, NY 14534-1940

OCCUPANT
30 GROVE ST STE 6B
PITTSFORD, NY 14534-1334

RESIDENT
31 MONROE AVE
PITTSFORD, NY 14534-1941

RESIDENT
50 MONROE AVE UP
PITTSFORD, NY 14534-1940

OCCUPANT
30 GROVE ST STE 7B
PITTSFORD, NY 14534-1334

RESIDENT
34 MONROE AVE
PITTSFORD, NY 14534-1940

OCCUPANT
58 MONROE AVE
PITTSFORD, NY 14534-1324

OCCUPANT
66 MONROE AVE
PITTSFORD, NY 14534-1324

RESIDENT
6 SUTHERLAND ST
PITTSFORD, NY 14534-1916

RESIDENT
8 SUTHERLAND ST
PITTSFORD, NY 14534-1916

**VILLAGE OF PITTSFORD
PLANNING BOARD**

RESOLUTION 2021-1 DECISION ON SITE PLAN

Project: Rear Home Addition **Date:** 02-22-2021

Applicant Name: Megara “Maggie” Nearing
Address: 4 Courtenay Circle
Pittsford, NY 14534

Action(s): (Description of the action before the Board):
Rear home addition
Installation of basement egress window
Modifying dimensions of front portico posts

At a meeting of the Planning Board of the Village of Pittsford (the “Board”) duly convened on February 22, 2021, at 6:30PM,

The following resolution was offered by Board Member Justin Vlietstra, who moved its adoption, and seconded by Board Member Shannon, to wit:

WHEREAS, The Village of Pittsford Planning Board (the “Board”) received and reviewed an application from the above-mentioned applicant for the above-mentioned action; and

WHEREAS, The Board has held a public hearing, and received comments thereat; and

WHEREAS, The Board makes the following findings regarding review requirements for this action:

1. State Environmental Quality Review (SEQR):
 - a. The proposed action **is** a Type II action pursuant to 6 NYCRR 617.5(c).11. No further review is required.
2. Monroe County Planning Review:
 - a. The proposed action **is not** within 500 feet of the Erie Canal, State Highway, Municipal Boundary, and/or a County Agricultural District and **is not** subject to referral to Monroe County Planning for review pursuant to General Municipal Law section 239-m.
3. Waterfront Consistency Review:
 - a. The proposed action is not within the Village’s waterfront area so it is not subject to a waterfront consistency review.

4. The proposed action **Does Not** require approvals from state or county agencies.

WHEREAS, after review, the Planning Board has weighed the effects of the requested action on health, safety and welfare of the neighborhood and community, and made the following findings:

1. The Building Inspector has reviewed the project for zoning code compliance and the application complies with the zoning code.
2. The project conforms with the Pittsford Village Comprehensive Plan and Local Waterfront Revitalization Program because:
N/A
3. Adequacy and arrangement of vehicular traffic and circulation:
Not applicable since this is a single-family home.
4. Adequacy and arrangement of pedestrian and bicyclist access and circulation:
N/A
5. Compatibility of proposed uses to adjacent uses:
All adjacent uses are residential so this will not impact adjacent use.
6. Adequacy of off-street parking, loading, and access:
N/A – no changes are proposed.
7. Adequacy of landscaping and screening provisions:
There is existing landscaping and no major changes are proposed.
8. Location, arrangement, size, and design of proposed signage:
N/A
9. Adequacy of outdoor lighting to address safety concerns and prevent light trespass:
No changes to lighting are proposed.
10. Adequacy of drainage and stormwater systems:
The Building Inspector found the drainage proposal to be adequate.
11. Adequacy of water and sanitary sewer systems:
N/A
12. Adequacy of waste and trash management plans:
N/A
13. Adequacy of snow removal plans:
N/A
14. Whether the proposal will adversely affect the health safety and general welfare of adjacent property owners and the community:

The proposal will not adversely affect the health, safety and welfare of adjacent property owners and the community.

15. The Fire Marshal reviewed the Site Plans and made the following observations:
No concerns have been noted by the Fire Marshall in regards to this Site Plan.

NOW, THEREFORE, BE IT RESOLVED, the Board does herein waive the balance of application requirements required under the Village of Pittsford Zoning Code section 210-34.2 (D) or 210-34.3 (D) (Major or Minor Site Plan review application materials, as applicable) because it finds the Site Plan application contains adequate information and the missing application factors are not necessary to evaluate the action’s impacts on public health, safety, or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby **grant Site Plan Approval** of the site plan dated February 2021 with the following conditions:

1. The Historic Preservation Review Board shall grant a certificate of appropriateness for the action and all approved plans shall conform to the Site Plan.
2. Site Plan approval shall expire if the applicant does not obtain a building permit for the action within 1 year of the adoption date of this resolution.

The question of the foregoing resolution was duly put to vote as follows:

	Yes	No	Abstain
Justin Vlietstra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justin Leitgeb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Lhota	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JoAnne Shannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: February 22, 2021

By order of the Planning Board of the Village of Pittsford

Chairperson,
Planning Board

**VILLAGE OF PITTSFORD
PLANNING BOARD**

RESOLUTION 2021-1

DECISION ON SITE PLAN

Project: 7, 8, 9, and 10 Schoen Place Pavilion

Date: 02-22-2021

Applicant Name: Jennifer Collins

Address: 2366 Turk Hill Rd

Victor, NY 14534

Action(s): (Description of the action before the Board):

Construction of a pavilion at 7, 8, 9, and 10 Schoen Place.

At a meeting of the Planning Board of the Village of Pittsford (the “Board”) duly convened on February 22, 2021, at 6:30PM,

The following resolution was offered by Board Member Justin Vlietstra, who moved its adoption, and seconded by Board Member Shannon, to wit:

WHEREAS, The Village of Pittsford Planning Board (the “Board”) received and reviewed an application from the above-mentioned applicant for the above-mentioned action; and

WHEREAS, The Board has held a public hearing, and received comments thereat; and

WHEREAS, The Board makes the following findings regarding review requirements for this action:

1. State Environmental Quality Review (SEQR):

The Board’s review is for construction of a commercial accessory structure under 4000sqft which is a Type II action that is not subject to SEQRA Review pursuant to 6 NYCRR 617.5(c)(9).

2. Monroe County Planning Review:

The Board’s review is for a reduction in the size of a commercial parking lot and construction of a commercial accessory structure which is exempt from Monroe County Planning review pursuant to General Municipal Law section 239-m and an Agreement between Monroe County and the Village of Pittsford dated January 11, 1994.

3. Waterfront Consistency Review:

The proposed action is a Type II action under SEQR so it is not subject to a Waterfront Consistency Review.

WHEREAS, after review, the Planning Board has weighed the effects of the requested action on health, safety and welfare of the neighborhood and community, and made the following findings:

1. The Building Inspector has reviewed the project for zoning code compliance and the applicant

has applied for and received the required variances.

2. The project conforms with the Pittsford Village Comprehensive Plan and Local Waterfront Revitalization Program because:

The addition of the structure and landscaping will improve the character of the neighborhood.

The proposal follows the LWRP and Comprehensive Plan in that it improves access to the Canal.

The amenities offered will be a benefit to the neighborhood, and there is also one handicapped parking space that is added to the parcel

3. Adequacy and arrangement of vehicular traffic and circulation:

No changes are being proposed.

4. Adequacy and arrangement of pedestrian and bicyclist access and circulation:

Pedestrian access is improved. Placement of bike racks on the parcel is planned.

5. Compatibility of proposed uses to adjacent uses:

The use is compatible with all adjacent retail and commercial uses that have been established in Schoen Place.

6. Adequacy of off-street parking, loading, and access:

Existing off-street parking, loading and access is sufficient. One handicapped parking spot is added. Findings supporting parking adequacy are included in the parking variance resolution.

7. Adequacy of landscaping and screening provisions:

Landscaping and screening are enhanced, as it is being added with this project.

8. Location, arrangement, size, and design of proposed signage:

Signage is not proposed.

9. Adequacy of outdoor lighting to address safety concerns and prevent light trespass:

New lighting fixtures are proposed, and will be compliant with code to improve safety.

10. Adequacy of drainage and stormwater systems:

A rain garden is being proposed to control water runoff.

11. Adequacy of water and sanitary sewer systems:

No changes are proposed.

12. Adequacy of waste and trash management plans:

No changes are proposed.

13. Adequacy of snow removal plans:

There is less snow removal required with the new plan.

14. Whether the proposal will adversely affect the health safety and general welfare of adjacent property owners and the community:
The proposal will enhance the health safety and general welfare of adjacent property owners and the community.
15. The Fire Marshal reviewed the Site Plans and made the following observations:
Fire lane access has been accounted for within the plan. Emergency vehicle access is adequate.

NOW, THEREFORE, BE IT RESOLVED, the Board does herein waive the balance of application requirements required under the Village of Pittsford Zoning Code section 210-34.2 (D) or 210-34.3 (D) (Major or Minor Site Plan review application materials, as applicable) because it finds the Site Plan application contains adequate information and the missing application factors are not necessary to evaluate the action’s impacts on public health, safety, or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby **grant Site Plan Approval** of the site plan dated January 29, 2021 with the following conditions:

1. The Historic Preservation Review Board shall grant a certificate of appropriateness for the action and all approved plans shall conform to the Site Plan.
2. Site Plan approval shall expire if the applicant does not obtain a building permit for the action within 1 year of the adoption date of this resolution.
3. Lighting will meet code and luminaire will be approved by Historic Preservation Board
4. Bike rack location and quantity will be approved by the Building Inspector
5. Fire pit shall be reviewed and approved by the Building Inspector and Fire Marshall

The question of the foregoing resolution was duly put to vote as follows:

	Yes	No	Abstain
Justin Vlietstra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justin Leitgeb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Lhota	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JoAnne Shannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: February 22, 2021

By order of the Planning Board of the Village of Pittsford

Chairperson,
Planning Board

**VILLAGE OF PITTSFORD
ZONING BOARD OF APPEALS**

RESOLUTION 2021-2

DECISION ON AREA VARIANCE

Project: 7, 8, 9, and 10 Schoen Place Pavilion **Date:** 02-22-2021

Applicant Name: Jennifer Collins
Address: 2366 Turk Hill Rd
Victor, NY 14534

Action(s): (Description of the action before the Board):
Construction of a pavilion at 7, 8, 9, and 10 Schoen Place.

At a meeting of the Zoning Board of Appeals of the Village of Pittsford (the “Board”) duly convened on February 22, 2021, at 6:30PM

The following resolution was offered by Board Member Justin Vlietstra, who moved its adoption, and seconded by Board Member Leitgeb, to wit:

WHEREAS, The above named applicant for an Area Variance of Sections 210-25.2.C.(1) of the Zoning Law of the Village of Pittsford to permit construction of a pavilion on a site that does not comply with the required minimum number of parking spaces. **130** Parking spaces are provided and **133** Parking spaces are required by the zoning code and;

WHEREAS, The Board received and reviewed an application from the above-mentioned applicant for the above-mentioned action; and

WHEREAS, The Board has held a public hearing, and received comments thereat; and

WHEREAS, The Board makes the following findings regarding review requirements for this action:

1. State Environmental Quality Review (SEQR):

The Board’s review is for construction of a commercial accessory structure under 4000sqft which is a Type II action that is not subject to SEQRA Review pursuant to 6 NYCRR 617.5(c)(9).

2. Monroe County Planning Review:

The Board’s review is for a reduction in the size of a commercial parking lot and construction of a commercial accessory structure which is exempt from Monroe County

Planning review pursuant to General Municipal Law section 239-m and an Agreement between Monroe County and the Village of Pittsford dated January 11, 1994.

3. Waterfront Consistency Review:

The proposed action is a Type II action under SEQR so it is not subject to a Waterfront Consistency Review.

WHEREAS, after review, the Board has weighed the effects of the requested variance on the health, safety, welfare of the neighborhood and community and made the following findings:

- A. The requested variance **will not** create an undesirable change in the character of the neighborhood or detriment to nearby properties in that:

The addition of the structure and landscaping will improve the character of the neighborhood. The proposal follows the LWRP and Comprehensive Plan in that it improves access to the Canal. The amenities offered will be a benefit to the neighborhood, and there is also one handicapped parking space that is added to the parcel;

- B. The benefits sought by the applicant **can** be achieved by some other feasible method but a variance should be granted because:

By granting the variance, more landscaping can be provided which is beneficial to the community. Also, pavilion itself is an amenity for the community;

- C. The requested variance **is not** substantial in that:

The number of parking spaces involved is insignificant compared to the total number available;

- D. The proposed variance **will not** have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because:

The addition of the structure and landscaping will improve the character of the neighborhood. The proposal follows the LWRP and Comprehensive Plan in that it improves access to the Canal. The amenities offered will be a benefit to the neighborhood, and there is also one handicapped parking space that is added to the parcel;

- E. The alleged difficulty **is** self-created, but that does not preclude granting the variance;

- F. The Variance **is** the minimum necessary to provide relief because:

The benefits to the community would be diminished with a smaller variance. Also, the parcel will not support additional parking;

NOW THEREFORE IT IS RESOLVED by the Zoning Board of Appeals of the Village of Pittsford that this area variance request is hereby **granted** for the reasons stated above.

The question of the foregoing resolution was duly put to vote as follows:

	Yes	No	Abstain
Justin Vlietstra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justin Leitgeb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Lhota	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JoAnne Shannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: February 22, 2021

By order of the Zoning Board of Appeals of the Village of Pittsford

Chairperson,
Zoning Board of Appeals

**VILLAGE OF PITTSFORD
ZONING BOARD OF APPEALS**

RESOLUTION 2021-3

DECISION ON AREA VARIANCE

Project: 7, 8, 9, and 10 Schoen Place Pavilion **Date:** 02-22-2021

Applicant Name: Jennifer Collins
Address: 2366 Turk Hill Rd
Victor, NY 14534

Action(s): (Description of the action before the Board):
Construction of a pavilion at 7, 8, 9, and 10 Schoen Place.

At a meeting of the Zoning Board of Appeals of the Village of Pittsford (the “Board”) duly convened on February 22, 2021, at 6:30PM

The following resolution was offered by Board Member Justin Vlietstra, who moved its adoption, and seconded by Board Member Leitgeb, to wit:

WHEREAS, the above-named applicant for an Area Variance of Sections **210-22.5** of the Zoning Law of the Village of Pittsford to permit construction of a pavilion that does not comply with the required side setback, 5ft is required and 0ft is provided and;

WHEREAS, The Board received and reviewed an application from the above-mentioned applicant for the above-mentioned action; and

WHEREAS, The Board has held a public hearing, and received comments thereat; and

WHEREAS, The Board makes the following findings regarding review requirements for this action:

1. State Environmental Quality Review (SEQR):

The Board’s review is for construction of a commercial accessory structure under 4000sqft which is a Type II action that is not subject to SEQRA Review pursuant to 6 NYCRR 617.5(c)(9).

2. Monroe County Planning Review:

The Board’s review is for a reduction in the size of a commercial parking lot and construction of a commercial accessory structure which is exempt from Monroe County Planning review pursuant to General Municipal Law section 239-m and an Agreement between Monroe County and the Village of Pittsford dated January 11, 1994.

3. Waterfront Consistency Review:

The proposed action is a Type II action under SEQR so it is not subject to a Waterfront Consistency Review.

WHEREAS, after review, the Board has weighed the effects of the requested variance on the health, safety, welfare of the neighborhood and community and made the following findings:

- A. The requested variance **will not** create an undesirable change in the character of the neighborhood or detriment to nearby properties in that:

The addition of the structure and landscaping will improve the character of the neighborhood. The proposal follows the LWRP and Comprehensive Plan in that it improves access to the Canal. The amenities offered will be a benefit to the neighborhood, and there is also one handicapped parking space that is added to the parcel;

- B. The benefits sought by the applicant **can** be achieved by some other feasible method but a variance should be granted because:

By granting the variance, more landscaping can be provided which is beneficial to the community. Also, pavilion itself is an amenity for the community;

- C. The requested variance **is not** substantial in that:

The encroachment of space is on publicly owned and used property, and not private property. The general use and users of the pavilion and the publicly-owned property are identical. The variance is only for five feet;

- D. The proposed variance **will not** have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because:

The addition of the structure and landscaping will improve the character of the neighborhood. The proposal follows the LWRP and Comprehensive Plan in that it improves access to the Canal. The amenities offered will be a benefit to the neighborhood, and there is also one handicapped parking space that is added to the parcel;

- E. The alleged difficulty **is** self-created, but that does not preclude granting the variance;

- F. The Variance **is** the minimum necessary to provide relief because:

The parcel will not support a smaller setback for the creation of the pavilion while providing the desired amenities;

NOW THEREFORE IT IS RESOLVED by the Zoning Board of Appeals of the Village of Pittsford that this area variance request is hereby **granted** for the reasons stated above.

The question of the foregoing resolution was duly put to vote as follows:

	Yes	No	Abstain
Justin Vlietstra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justin Leitgeb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Lhota	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JoAnne Shannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dated: February 22, 2021

By order of the Zoning Board of Appeals of the Village of Pittsford

Chairperson,
Zoning Board of Appeals

Meeting: _____

Agenda Items:

Meeting Date: _____

Application Deadline: _____

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

Receipt:

*Make sure to stamp upon receipt & save everything in meeting file

- Receive Applications: Time Stamp everything, Initial check for completeness
- Review Applications: Building Inspector & Board Rep Checks for Completeness.
- Receive Meeting topics from Board Members

Meeting Materials:

*Make sure that original applications get to Building Inspector (Lauth) so he can send to Monroe County.

- Create GoToMeeting (GTM) Link
- Create Agenda (**Applications, Minutes, Member Items, Special Topics**)
- (VP) Create Legal Notice
- Create Board Packet (**HPB Only: Pull Property Files/Photo Surveys**) (**PZBA Only: Include 300 Ft. Notices**)
- Create Public-Facing Packet (**HPB Only: Post Agenda**)
- Post Public-Facing Packet (**May need further updates prior to meeting**)

Notices:

- (VP) Send Legal Notice to “ganlegpubnotice5@gannett.com” (**3-4 Wks before meeting**) **BY DATE:** _____
- (VP) Send Legal Notice to Residents w/i 300 Ft. (**2 Wks before meeting**) **BY DATE:** _____
- Send Packets to Board Chair (**2 Wks before meeting for review, possible updates needed**) **BY DATE:** _____
- Send Meeting Notice to Sarah Taddeo (DC) & Melissa Crane (BP) (**3-4 Days before meeting**) **BY DATE:** _____
- Send Agenda to other Boards as a courtesy (**3-4 days before meeting**) **BY DATE:** _____
- (VP) Post Legal Notice to Website/General Code

Reminders:

*Send separate emails to Board & applicants

- Send 1st Reminder to Board & Applicants: **1 Week Prior BY DATE:** _____
- Send 2nd Reminder to Board & Applicants: **Day Of Meeting**

Meeting:

*Remember to **record** all meetings.

- Conduct Meeting/Present previous minutes for approval

Post Meeting:

- Make Corrections to Minutes (if any)
- Pull GTM Recording & Post to Youtube
- Link Youtube Video to website
- Create Meeting Minutes
- Pull GTM transcript & edit (Do not post)
- Post Meeting Approved Minutes to Website/General Code
- Prepare Approval Letters, Resolutions, Findings of Fact etc.
- Applicable Board reviews Approval Letters, Resolutions, Findings of Fact, etc.
- Approval Letters, Resolutions, Findings of Fact, etc. Sent to Applicant.
- Archive Approved Applications (w/ Sophie)