

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



Members:

Justin Vlietstra, **Chair**
Jo Anne Shannon
Susan Lhota
David Marshall
Katie Hoppin
Mike Reynolds (Alternate)
Stacey Freed (Alternate)

Attorney: Mindy Zoghlin
Liaison: Dan Keating
Rec. Secretary: Kristen Kreiser

**PLANNING & ZONING BOARD OF APPEALS REGULAR MEETING
Wednesday, November 2nd, 2022 at 6:30 PM**

Tentative Agenda

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

1. CONFLICTS OF INTEREST DISCLOSURE

PLANNING BOARD

ZONING BOARD

1. 58 State Street – Area Variance

MEMBER ITEMS

1. Minutes – 9/7/22

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

Date 9/14/22 Fee \$ 8500
CR# 1022
Property address 58 State st. Tax account # _____

Zoning District _____ Property also known as: _____

Property owner(s) Dwell Rochester

Owner's address 1930 E. Main st. Telephone _____ (day)
Rochester, NY 14609 " (evening)

Applicant Mark Caramanna

Applicant's address 1930 E. Main St. Telephone " (day)
Rochester, NY 14609 " (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) 210-20.6
IMPEDIOUS COVERAGE of the Code of the Village of Pittsford.
Building Inspector's denial dated _____ is attached.

2) Description of variance or other relief sought: Expand driveway
to 18', increase impervious coverage approx.
~~33%~~ will increase from 27.6% current to
28.4% with driveway expansion

3) All facts showing the necessity for relief: TWO FAMILY HOME THAT

10,646.9 sqft - current 2942.9 sqft IMPERVIOUS → 30329 sqft

DOESNT HAVE ENOUGH PARKING SPACE, COFO
FOR TWO FAMILY 12/27/78

4) Difficulties or hardship that would result if this application is denied: Home is
2 family + need parking for both tenants

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

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 [Signature] Date 9/14/22

Applicant's Statement

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

Signature [Signature] Date 9/14/22

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 _____

REFERENCES:

ADD. CERT. 08/26/20 SEM

WEBSITE AGENCY #WTA-20-006143 DATED JUNE 30, 2020
 LIBER 10773 OF DEEDS, PAGE 50
 LIBER 326 OF MAPS, PAGE 36
 LIBER 14 OF MAPS, PAGE 2

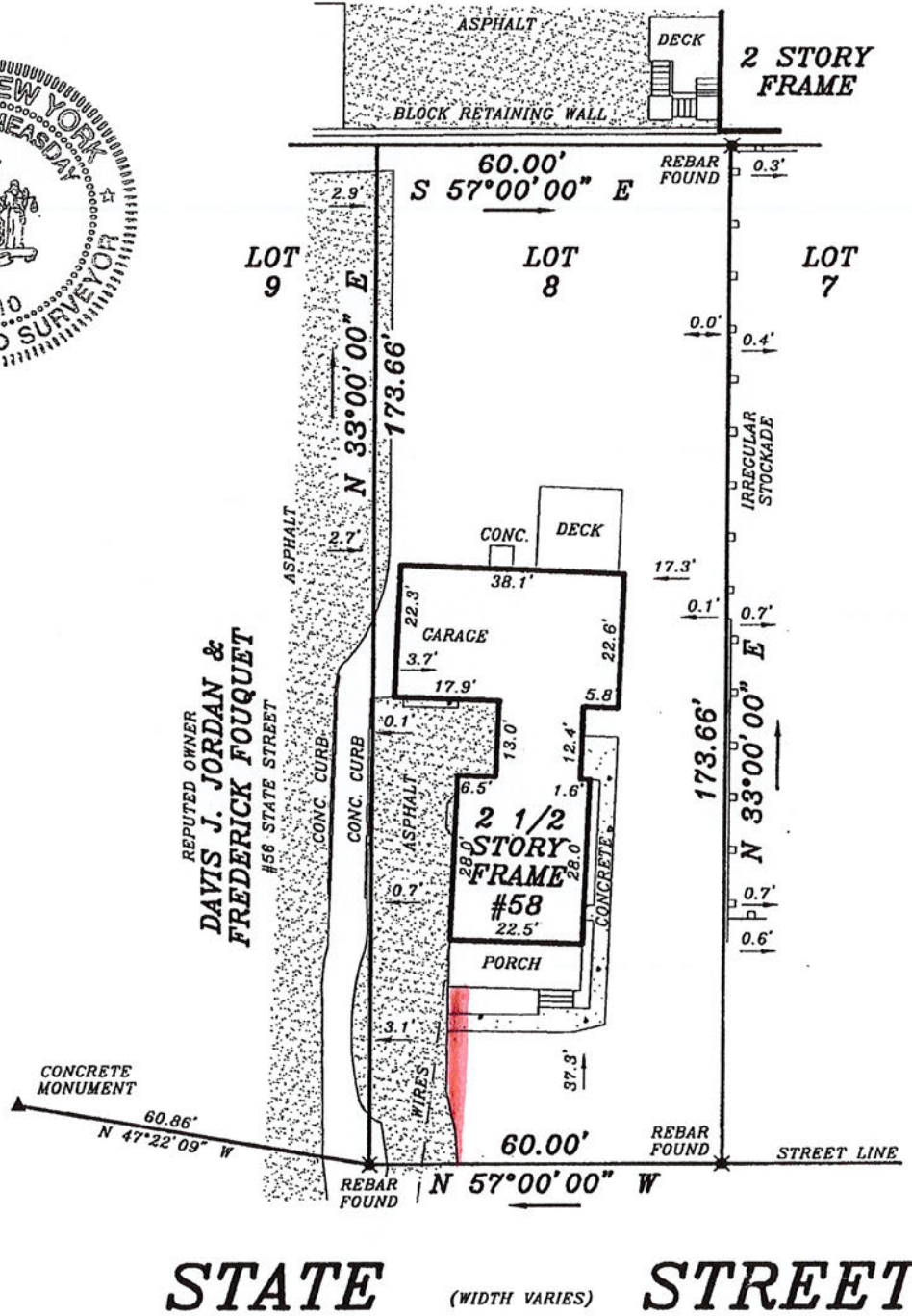
NOTES:

PARCEL TAX ID #164.07-1-10



WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO CNB MORTGAGE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; GALLO & IACOVANGELO, LLP; CHICAGO TITLE INSURANCE COMPANY; 291 HAMILTON GENEVA LLC AND HARTER, SECRET & EMERY LLP THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 23, 2020.

[Signature]
 SCOTT E. MEASDAY, P.L.S. #050910



STATE (WIDTH VARIES) STREET

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
 "Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
 Guarantees or certifications are not transferable to the institutions or subsequent owners"