

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



Members:

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

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

**PLANNING & ZONING BOARD OF APPEALS REGULAR MEETING
Wednesday, December 7th, 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

1. 31 Boughton Avenue – Site Plan Review

ZONING BOARD

1. N/A

MEMBER ITEMS

1. Minutes – 8/3/22 & 11/2/22
2. PZBA 2023 Meeting Dates

REC 11/4/22
AQ

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

Date 11/04/2022

Fee \$ 200.00
CK # 553
PD 119122

Property address 31 Boughton Ave Tax account # PD 119122

Zoning District _____ Property also known as: _____

Property owner(s) Austin & Brooke Fossey

Owner's address 31 Boughton Ave Telephone [REDACTED] (day)
Pittsford [REDACTED] (evening)

Applicant Eric Schoenhardt

Applicant's address 403 East Linden Ave Telephone (585) 314-8037 (day)
East Rochester, 14445 (585) 314-8037 (evening)

Applicant is: owner lessee/tenant agent other: _____

Application for: Site Plan Review Subdivision
 Minor Site Plan Change of Lot Line
 Exterior Lighting Other (describe): _____

Application Information:

1) This application is for construction of 2 story addition pursuant to Chapter 210, Zoning, Article XVII of the Code of the Village of Pittsford: Site Plan Approval.

2) Current use of property: single fam res Proposed use: single fam res

3) Description of project: demolition of and existing single story 12'x22'3" addition with inadequate footings and construction in the same footprint of a new 2 story addition

4) The following items are attached and are part of this application: _____
site plan, preliminary drawings of new addition

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 William Austin Fossey Date 11/07/2022

Applicant's Statement

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

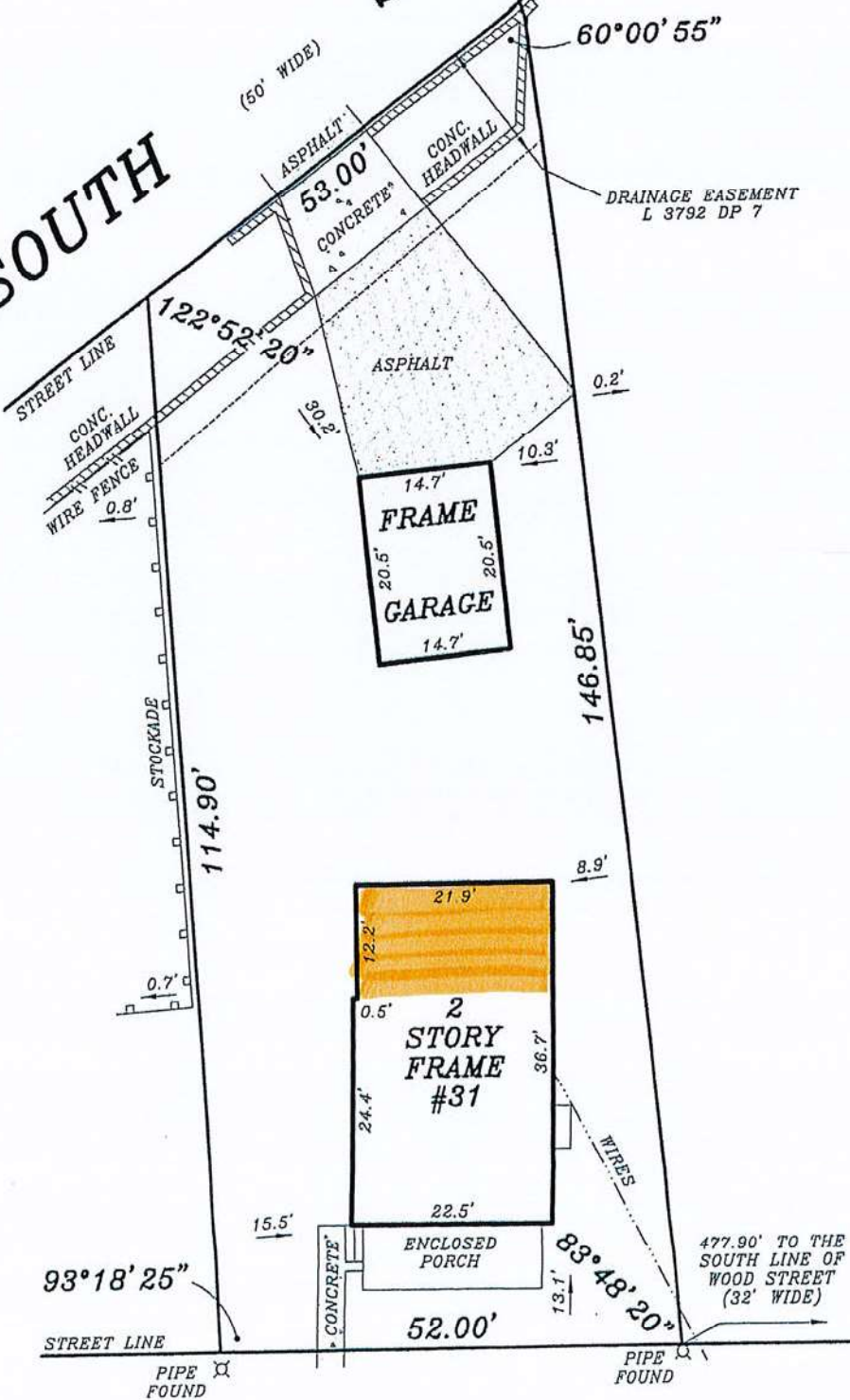
Signature [Signature] Date 11/8/22

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.

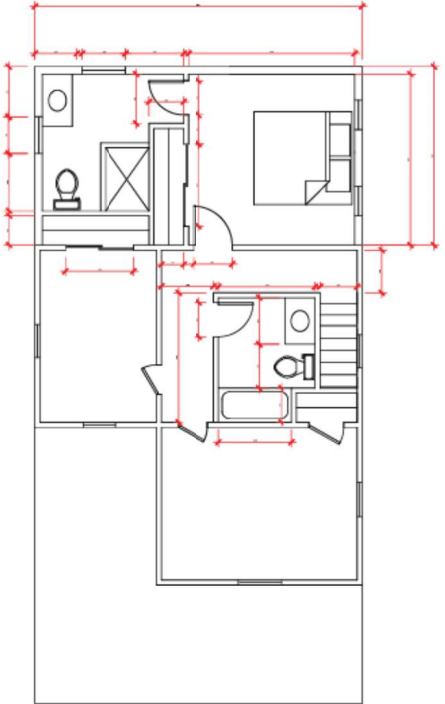
FOR OFFICE USE ONLY

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 PB action _____
Approved _____ Approved w/conditions _____ Denied _____
Date of filing of decision _____

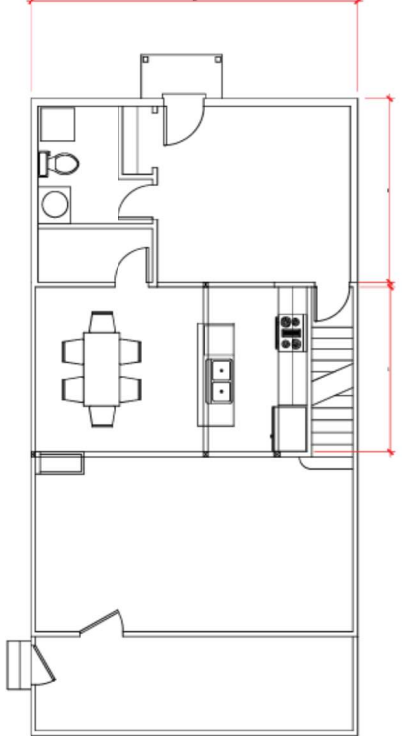
SOUTH STREET
(60' WIDE)



BOUGHTON AVENUE (44' WIDE)



1 NEW-FIRST-FLOOR-PLAN
1/4"=1'-0"



2 NEW-SECOND-FLOOR-PLAN
1/4"=1'-0"

1. Smoke detector and Carbon monoxide alarms shall be installed throughout the existing house in all locations required by Appendix J of the 2015 International Residential Code. Listed combination smoke/carbon monoxide alarm may be used in lieu of separate alarms. Smoke detectors installed in the new construction shall be hard wired.
2. Bathrooms, water closet compartments and other similar rooms shall be provided with artificial light and a mechanical ventilation system as per the requirements of Section 303.3 of the 2015 International Residential Code.
3. Gas piping shall be installed in accordance with Part 91 of the 2015 International Residential Code. A shutoff valve shall be provided ahead of every gas appliance or outside for a gas connection. Valves shall be located in the same room as, and within 6 feet of the appliance. Such valves shall be permanently identified and same to other equipment. Shutoff valves shall be installed in accordance with Section G2402 of the Residential Code and shall comply with required standards as indicated in Section G2403.1.1.
4. All footings shall be at least 48 inches below finished grade, and shall rest on undisturbed soil. The concrete used for footings and foundation walls shall have a minimum strength of 3,000 psi and shall be air-entrained as required by Section R402.2 of the 2015 International Residential Code.
5. The all plate shall be pressure treated and anchored to the foundation with anchor bolts spaced a maximum of 56 feet on center. There shall be a minimum of two bolts per plate section with each bolt located not more than 2" from each end. Bolts shall be at least 1/2" in diameter and extend a minimum of 7" into masonry or concrete.
6. All wood in contact with concrete or exposed to the elements, shall be pressure treated or of a species suitable for outdoors. All fasteners, joist hangers and flashings shall be hot dip galvanized, stainless steel or approved by the manufacturer for use with pressure treated wood.
7. Provide headers over all framed openings including window and door openings. Minimum header size and number of jack studs to meet the requirements of the 2018 International Residential Code. Min headers to be 2x12 @ top for openings less than 10'
8. The structural columns shall be restrained to prevent lateral displacement at the bottom and top end.
9. Provide ice and water shield extending from the eave edge to a point at least 24 inches inside the exterior wall line of the building as required by Section R905.1.2 of the 2015 International Residential Code.
10. Flashing is required in the following locations: at wall and roof intersections and protruding sewer trim, top or at exterior windows and door openings, skylights, chimneys, under and at ends of masonry, wood or metal copings and sills; and where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction. Flashings shall be provided as required to comply with all of Section R703.4 of the 2015 International Residential Code.
11. All ledgers that are supported by the existing structure shall be positively anchored to the exterior wall, foundation wall or the sand pile, and cannot be attached by nails alone. An appropriate number of lag screws or bolts must be used.
12. Provide a minimum of 1/2" gyp. bc. to the garage side of walls separating the dwelling from the garage and ceilings separating the garage from attic space above.
13. Abutments, new or existing, in exterior walls or floor cavities shall be insulated to full depth with insulation having a minimal nominal value of R-3.0/inch.
14. To provide compliance with the 2015 International Energy Conservation Code, the maximum allowable U-factor for new exterior doors and windows (transitions) shall be 0.32 as required by

Steve Trobe, architect
120 Avanti Heights
Rochester, NY

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NO.	DESCRIPTION	DATE

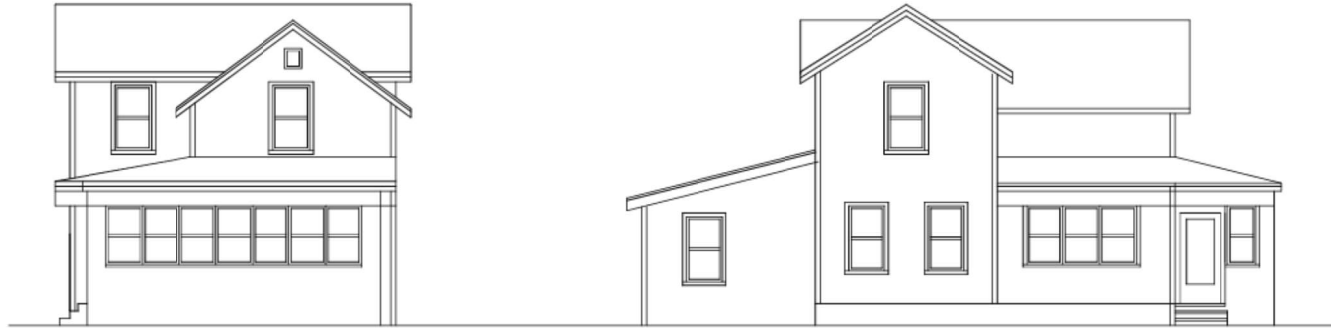
PROJECT NAME
31 ROUGHTON
PITSFORD, NY

DRAWING TITLE
New Floor Plan

PROJECT NO.:

AS NOTED
DRAWN: ST
CHECKED:
7/17/2022

DRAWING NO.
A-1



East

South

1 EXISTING-ELEVATION
1/8"=1'-0"



West

North

2 EXISTING-ELEVATION
1/8"=1'-0"

Sieve Trobe, architect
120 Avery Heights
Rochester NY

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NO.	REVISIONS	DATE

PROJECT NAME: 31 BOUGHTON
PITTSFORD, NY

DRAWING TITLE:
EXISTING ELEVATIONS

PROJECT NO.:

AS NOTED
DRAWN BY:
CHECKED:
10/2022

DRAWING NO.:

A-2

Existing windows to be renovated with new storm window to match (typ)



East

Shingles to match exg.

Shingles to match exg.

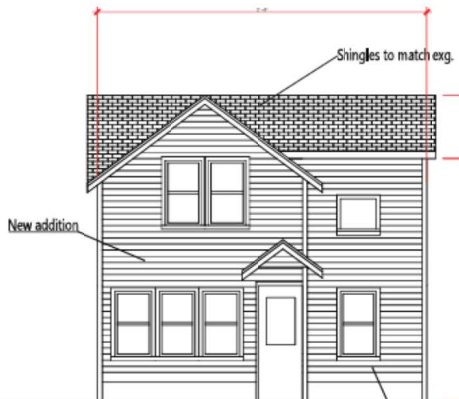


New addition

South

Existing windows to be renovated with new storm window to match (typ)

1 NEW-ELEVATION
1/4"=1'-0"



West

New addition

Existing windows to be renovated with new storm window to match (typ)



North

New addition

2 NEW-ELEVATION
1/4"=1'-0"

Steve Trobe, architect
120 Avon Heights
Rochester, NY

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NO.	DATE	REVISIONS

PROJECT NAME
31 BOUGHTON
PITTSFORD, NY

DRAWING TITLE
ELEVATIONS
PROJECT NO.
AS NOTED
DRAWN BY
CHECKED
10/2022

DRAWING NO.
A-3

Steve Trobe, architect
 170 Anson Heights
 Rochester NY

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____

PROJECT NAME:
37 BOUGHTON
 PHILIPSD, NY

PROJECT NO.: _____
 AS NOTED
 DRAWN: ST
 CHECKED: _____
 1/17/2022

DRAWING TITLE:
 Demolition Floor
 Plan

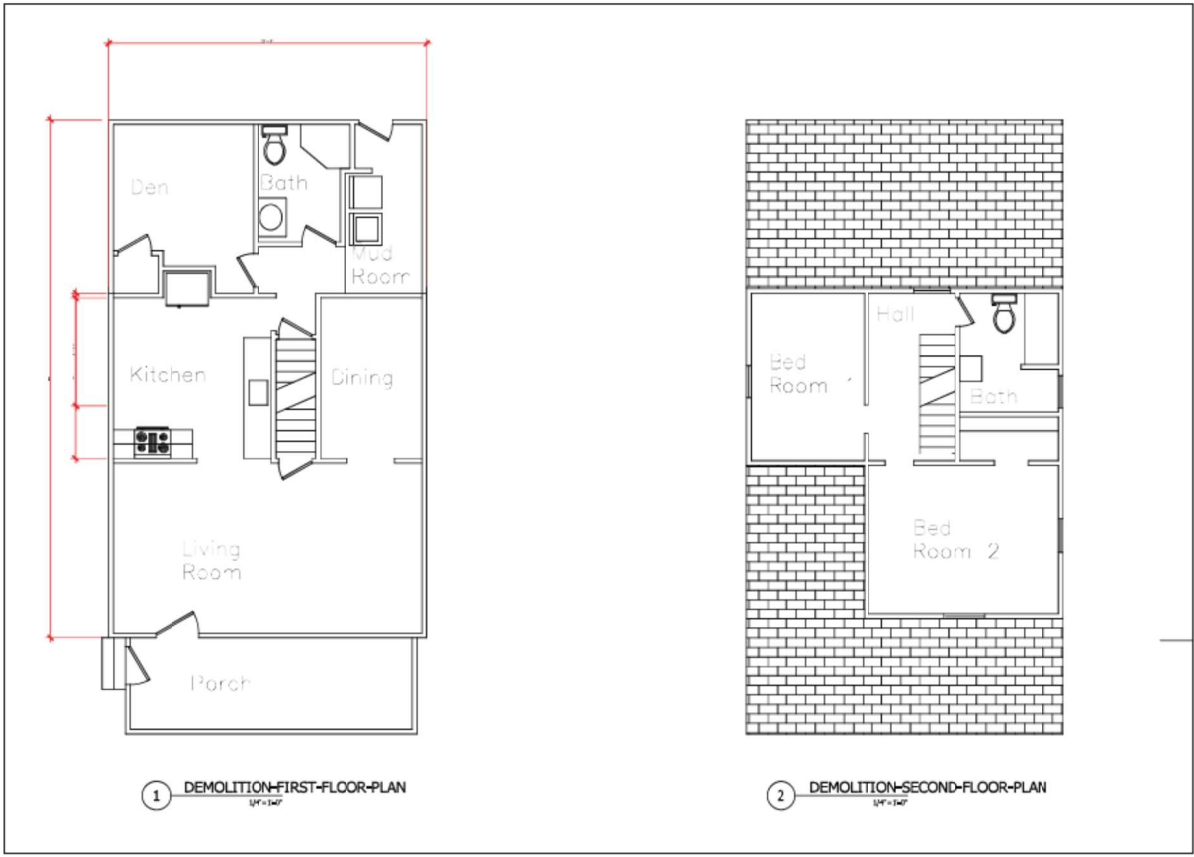
DRAWING NO.
 D-1

Demolition Notes

1. Remove existing door and frame
2. Remove existing window
3. Remove existing wall
4. Remove existing stair in its entirety
5. Remove existing bathroom fixtures and accessories
6. Remove existing kitchen cabinets and appliances
7. Remove existing floor system

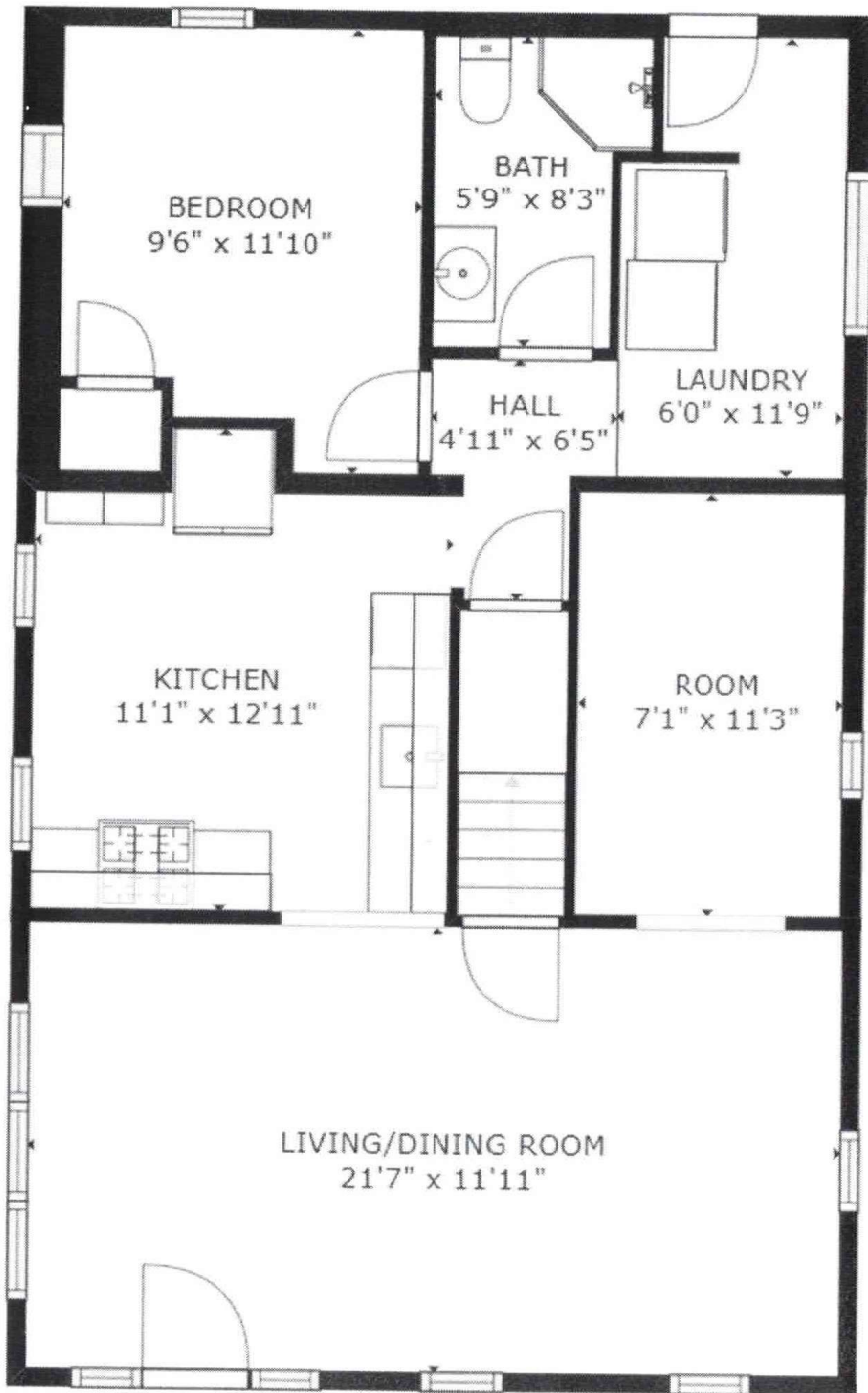
Shoring Notes:

1. Provide temporary bracing and shoring as needed to ensure stability of existing structure before and during construction
2. Before shoring is removed, contact professional engineer to inspect that all new structures are correctly installed, and safe for shoring to be removed
3. Design and erect shores in accordance with ACI-347. Design shores not less than dead load plus 50psf construction load and for the cumulative loads of supporting floors. Design shores with a min. factor of safety of 3.

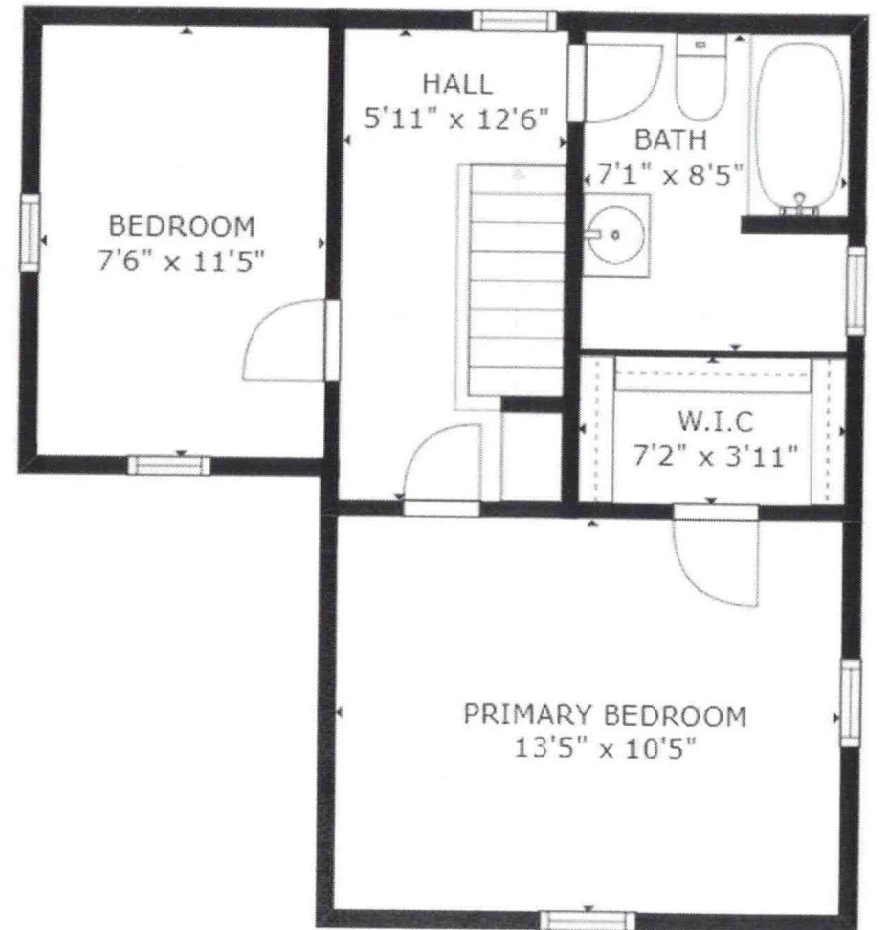


1 DEMOLITION-FIRST-FLOOR-PLAN
1/4" = 1'-0"

2 DEMOLITION-SECOND-FLOOR-PLAN
1/4" = 1'-0"



FLOOR 1



FLOOR 2