

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

Regular Meeting – May 18, 2015 at 7:00 PM

PRESENT:

Chairperson: Justin Vlietstra
Members: Jeff Bove
 Joanne Shannon
Alternate: Harold Danko

Attorney: Jeff Turner (absent)
Recording Sec: Linda Habeeb

Motion: Chairperson Vlietstra made a motion, seconded by Member Bove, to call the meeting to order at 7:00 P.M.

Vote: Shannon - yes; Vlietstra – yes; Danko – yes; Bove - yes. *Motion carried.* The decision was filed in the Office of the Village Clerk on May 18, 2015.

Conflict of Interest Disclosure

The Village Board of Trustees has passed Local Law 15, which law requires disclosure of conflicts of interest or potential conflicts of interest prior to each meeting of boards with discretionary approval authority. Chairperson Vlietstra disclosed that one of the applicants is his neighbor on Boughton Avenue, but stated that this will have no impact on his decisions.

ZONING BOARD

Roger & Elizabeth Powers – Appeal of Building Inspector’s decision

Chairperson Vlietstra stated that this hearing will be adjourned until the June 15, 2015 PZBA meeting.

Linda Williams, 22 Boughton Avenue ~ Area Variance

Present: Linda Williams, Homeowner

Discussion: The applicant explained that her house is located on a corner lot, and the property currently does not have a garage. The existing driveway is located on Jackson Park and is situated along the side entrance of the residence. She stated that she is proposing construction of a detached two-car garage to be located in the rear yard of the residence. The proposed garage will be located 10 feet from the rear of the house, set back 20 feet from the side property line along Jackson Park.

Chairperson Vlietstra explained that the request is for two area variances: one for relief from §210-12.H to permit construction of an accessory structure over 120sqft and one for relief from the front setback requirement of 25 feet. The garage will be 400sqft with a 20ft front setback. The Planning Board is also reviewing the driveway curb cut on an informational basis.

Motion: Chairperson Vlietstra made a motion, seconded by Member Bove, to approve the application for two area variances, as submitted.

Findings of Fact:

1. The lot is a pre-existing, nonconforming lot.
2. The setback for the garage is greater than the setback for the house.
3. There are no undesirable changes that will be produced in the character of the neighborhood by approving this area variance.
4. The proposed garage will be compatible with other residences in the neighborhood.
5. The area variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
6. The benefit sought cannot be achieved by another feasible method.

Vote: Shannon - yes; Vlietstra – yes; Danko – yes; Bove - yes. ***Motion carried.*** The decision was filed in the Office of the Village Clerk on May 18, 2015.

PLANNING BOARD

Linda Williams, 22 Boughton Avenue ~ Information only

Present: Linda Williams, Homeowner

Discussion: The applicant stated that a new curb cut will be required on Jackson Park. She explained that the asphalt driveway will not exceed 20 feet in width, and the area coverage of the driveway/walkway/patio is 9 percent, within the allowable 12 percent. Drainage of the new garage will be accomplished via standard downspouts.

Chairperson Vlietstra stated that the Board will further review this proposal at the June 15th PZBA meeting.

EXECUTIVE SESSION

Motion: Chairperson Vlietstra made a motion, seconded by Member Bove, to enter into executive session.

Vote: Shannon - yes; Vlietstra – yes; Danko – yes; Bove - yes. ***Motion carried.***

Having taken no action, a **motion** was made by Chairperson Vlietstra, seconded by Member Bove, to leave executive session at 9:15 PM.

Vote: Shannon - yes; Vlietstra – yes; Danko – yes; Bove - yes. ***Motion carried.***

Adjournment: There being no further business, Chairperson Vlietstra l adjourned the meeting at 9:30 pm.

Linda Habeeb, Recording Secretary

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