

Village of Pittsford
PLANNING And ZONING BOARD OF APPEALS
October 1, 2003 – Special Meeting held on Wednesday at 5:00 P.M.
at 85 West Jefferson Road

PRESENT:

Chairperson: Remegia Mitchell
Members: Harold Danko
Ted Weniger
Linda Lanphear
Recording Secretary: Jennifer Latshaw
Property Owner: Marie Kenton

Chairperson Mitchell called the meeting to order at 5:05 P.M.

PLANNING BOARD

1. Charles and Marie Kenton – 85 West Jefferson Road – request for subdivision approval.

Present: Marie Kenton

Proposed: To obtain approval for a subdivision of the current lot.

Discussion: Board members met at the proposed lot site in order to get a full perspective of the lot size, proximity to Jefferson Road, drainage issues, visibility of other houses to the lot and leaf span of the established trees on the lot. Mrs. Kenton provided a map drawn to scale with the proposed lot lines and building pad dimensions. These lines were also marked with flags on the property grounds.

Mrs. Kenton stated that they are trying to achieve many things as a result of these current lot lines.

They are trying to preserve the leaf span of the existing trees and keep the tree line intact as a buffer along the east property line. They also want to ensure the privacy of the main house already existing on the lot. Also, the applicant fears creating a long driveway means that cars are constantly traveling past the main house.

The required average minimum lot depth is 175 feet. Mrs. Kenton is proposing a lot varying in depth from 175 feet to 240.79 feet. The required minimum lot width at the street is 100 feet. Mrs. Kenton is proposing 120 feet.

Drainage is also a factor to consider. Six years ago, when the lot was subdivided and the existing house was built, the Planning Board denied a plan for a retention pond. Due to the slope of the property, a pond would have been located in the front yard. The Planning Board did not want a pond in the front yard, close to the sidewalk, for safety reasons. Therefore, Mrs. Kenton had underground drainage installed in order to drain the water out to Jefferson Road. She recommends elevating the building site approximately four feet to mitigate the wet ground problem. Board members indicated that they would prefer a deeper lot to allow for building a house with a greater front setback.

Mrs. Kenton showed the Board members potential plans for this site. The total acreage of the lot would be approximately half an acre. The driveway would potentially be placed to the west of the new house. The minimum width for this driveway would be 12 feet. One such proposed house measured 51 feet wide by 63 feet deep. Mrs. Kenton pointed out that this design would fit in the proposed lot size. She would like to place a house there that has a side loading garage so that the driveway would not have to go back behind the house and impede on the privacy of the existing lot on the property. Board members reminded Mrs. Kenton that this would be a determination made by the APRB and not this Board. Chairperson Mitchell suggested APRB involvement to look at plans they would consider approving.

Board Members discussed their readiness for a decision at this time. It was determined that all are in agreement of allowing subdivision of this lot, but more information is needed to make an exact

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determination of lot lines. Mrs. Kenton questioned whether the Board could grant a variance to change the rear lot line. This is something that Attorney John Osborn needs to answer for the Board. Board Members stated that they want the new lot lines to allow for a minimum of twenty feet greater front setback than shown on this application.

Mrs. Kenton expressed her need for a quick decision because she received an offer on the other house. The Board stated that changing the angle of the rear lot line allows Mrs. Kenton to keep consistent acreage on the main property, as well as to build a new house with a greater setback from Jefferson Road.

The hearing will remain open. Mrs. Kenton will provide a revised subdivision plan. Chairperson Mitchell will not answer questions regarding front setback changes or granting a rear lot line variance until talking to Mr. Osborn.

ADJOURNMENT:

There being no further business, Chairperson Mitchell adjourned the meeting at 5:55 P.M.