



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

ZONING BOARD OF APPEALS AGENDA

Thursday, August 19, 2021 6:30 PM

Daniel DeLaus, Chairman presiding

Tony LaFountain, Town Board Liaison

- I. Call to Order
- II. Approval of Minutes – July 15, 2021
- III. Work Session
- IV. Tabled Applications
- V. Public Hearing Applications. Opportunities for Public Participation and Board Deliberations Following Each Applicant Presentation.
 1. Application 21Z-0044
1851 Clark Road
Mark A. Pandolf
 2. Application 21Z-0045
1492 Sweets Corners Road
McMahon LaRue Associates
 3. Application 21Z-0046
1623 Plank Road
Parrone Engineering
 4. Application 21Z-0047
1441 Hogan Road
Peter Massong
 5. Application 21Z-0049
1676 Penfield Rd
Nicholas Agnello
- VI. Executive Session
- VII. Next Meeting: Thursday, September 16, 2021
- VIII. Adjournment

This meeting will be video recorded and broadcast LIVE via the town's website www.penfield.org and the Town's Government Access Cable Channel 1303

Questions regarding video coverage contact Penfield TV at (585) 340-8661.

A NOTICE OF PUBLIC HEARING, PENFIELD ZONING BOARD OF APPEALS LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held on Thursday, August 19, 2021, immediately following a work session meeting commencing at 6:30 PM local time. The board will discuss tabled matters and other business that may come before it during the work session, followed by a Public Hearing to consider each of the following applications.

Public Hearing Applications:

1. Mark A. Pandolf, 1851 Clark Road, Rochester, NY, 14625 requests an Area Variance under Section 250-14.3 of the Code to allow an addition with less setback than required under Section 250-5.1-F (1) of the Code at 1851 Clark Road. The property is currently or formerly owned by Mark Pandolf & Bonnie Cialini and is zoned R-1-20. SBL #123.12-1-27. Application #21Z-0044.
2. McMahon LaRue Associates, 822 Holt Road, Webster, NY, 14580 on behalf of Richard & Mary Montgomery requests an Area Variance under Section 250-14.3 of the Code to allow a larger storage building than permitted under Section 250-5.1-F (12) (a) of the Code at 1492 Sweets Corners Road. The property is currently or formerly owned by Richard & Mary Montgomery and is zoned RA-2. SBL #125.02-1-2.1. Application #21Z-0045.
3. Parrone Engineering, 349 West Commercial Street, East Rochester, NY, 14445 on behalf of Joseph Scofero requests Area Variances under Section 250-14.3 of the Code to allow an existing accessory building that is larger than permitted under Section 250-5.1-F (12) (a) of the Code with less setback than permitted under Section 250-5.1-F (12) (b) of the Code on Lot #1 of the proposed subdivision of 1623 Plank Road. The property is currently or formerly owned by Joseph and Paula Scofero and is zoned RA-2. SBL #096.03-1-69.1. Application #21Z-0046.
4. Peter Massong, 1441 Hogan Road, Webster, NY, 14580 requests an Area Variance under Section 250-14.3 of the Code to allow a front porch with less setback than required under Section 250-5.1-F (1) of the Code at 1441 Hogan Road. The property is currently or formerly owned by Peter Massong and is zoned RA-2. SBL #111.01-1-13. Application #21Z-0047.
5. Nicholas Agnello, 36 Rundel Park, Rochester, NY, 14607 requests approval for a Conditional Use under Section 250-13.3 and Section 250-5.6-C (1) (c) of the Code to allow the operation of an art gallery, residence and arcade showroom at 1676 Penfield Road. The property is currently or formerly owned by Nicholas Agnello and is zoned LB. SBL #139.05-1-56. Application #21Z-0049.

Please contact the Building and Zoning Department with any questions or concerns.

Amy Steklrof
Town Clerk, RMC/CMC

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 1

Application # 21Z-0044
1851 Clark Rd

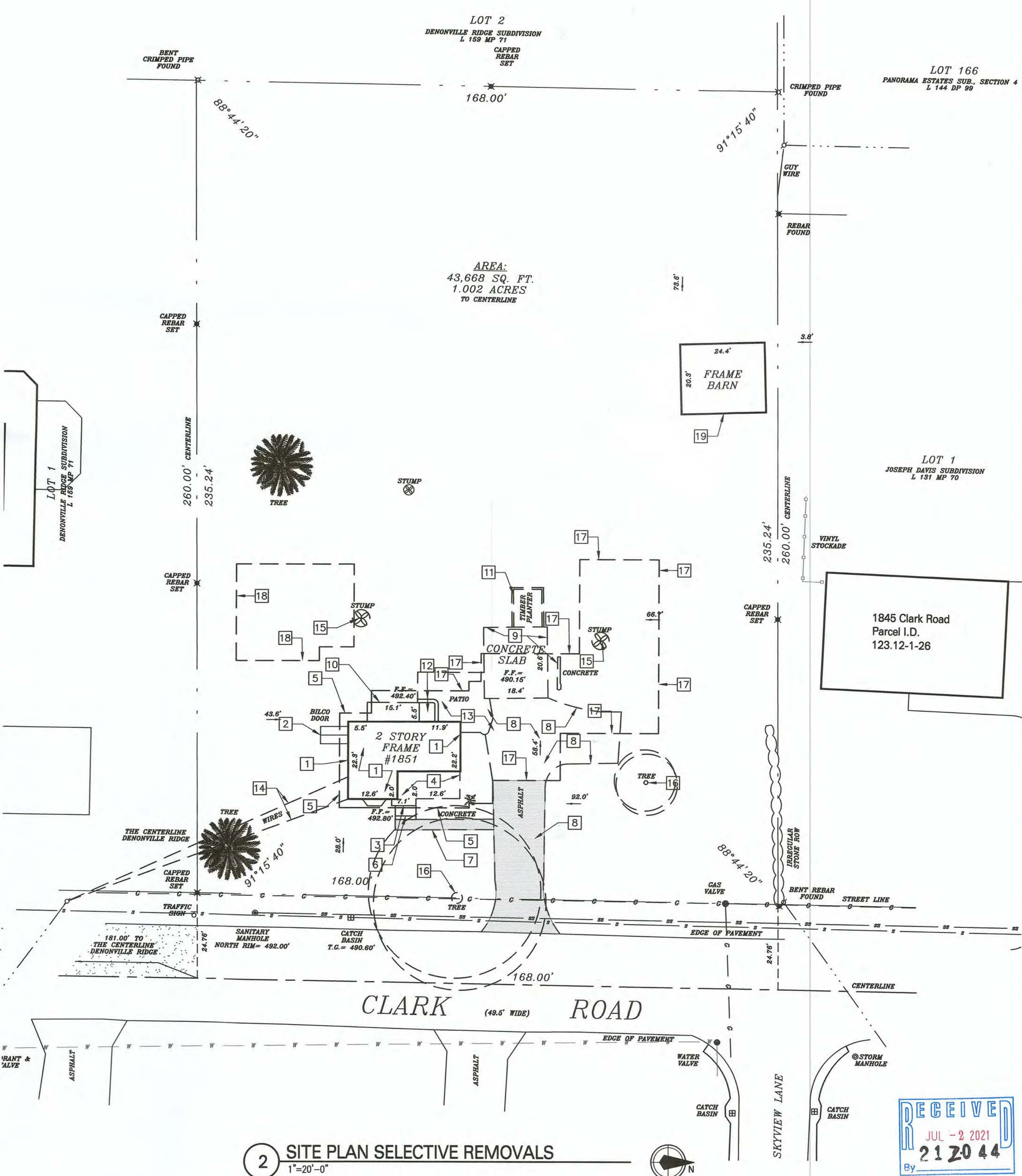
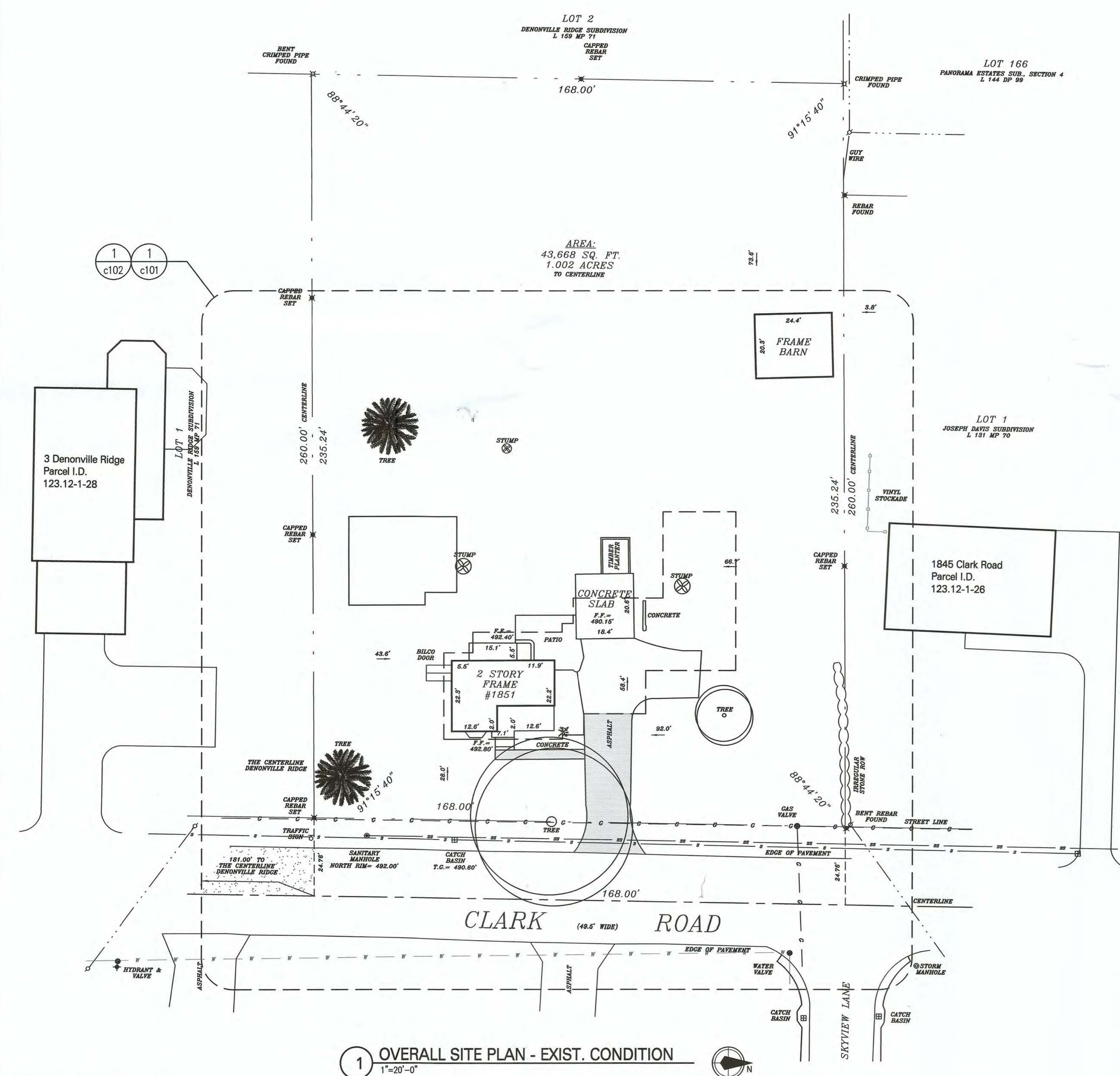
See Pages to Follow

LEGEND

---	PROPERTY LINE	---	SWALE
---	SETBACK LINE	---	SILT FENCE
---	CENTERLINE	---	PROPOSED SPOT ELEVATION
---	EXIST. CONTOUR	---	DETAIL NUMBER
---	PROPOSED CONTOUR	---	REFERENCE SHEET NUMBER
---	NEW STORM SEWER	---	PROPOSED NEW IMPERVIOUS SURFACES
---	NEW SANITARY SEWER	---	EXISTING IMPERVIOUS SURFACES
---	NEW NATURAL GAS SERVICE	---	EXISTING STRUCTURE
---	EXIST. WATER SERVICE	---	PROPOSED NEW STRUCTURE
---	NEW ELECTRICAL SERVICE		

- KEYNOTES** (SITE PLAN SELECTIVE REMOVALS)
- | | |
|---|--|
| 1 EXISTING 2-STORY WOOD FRAME HOUSE TO REMAIN. | 11 REMOVE TIMBER PLANTER. |
| 2 EXISTING CONCRETE BASEMENT ACCESS AREAWAY TO REMAIN. | 12 REMOVE CONCRETE STOOP, STEPS, AND ASSOCIATED FOUNDATION. |
| 3 REMOVE PORTION OF FRONT ENTRANCE, ASSOCIATED WALLS, ROOF, AND FOUNDATION (SEE FLOOR PLANS). | 13 REMOVE CONCRETE PATIO, COMPLETE. |
| 4 REMOVE EXTERIOR WALLS AND ROOF OF EXISTING ENCLOSED DINING ROOM. EXISTING FLOOR FRAMING AND FOUNDATION TO REMAIN FOR NEW OPEN PORCH. | 14 OVERHEAD ELECTRICAL, PHONE AND CABLE SERVICE TO BE REMOVED AND REPLACED WITH NEW UNDERGROUND SERVICE. EXCAVATE FOR NEW UNDERGROUND SERVICE AS REQUIRED. |
| 5 EXCAVATE AROUND ENTIRE PERIMETER OF EXISTING HOUSE DOWN TO TOP OF FOOTING, INCLUDING REMOVAL OF ASSOCIATED PLANTINGS. PROVIDE NEW FOUNDATION WATERPROOFING & DRAINAGE MAT, AND NEW PERFORATED DRAIN TILE. TIE INTO MUNICIPAL STORM SEWER. | 15 REMOVE EXISTING TREE STUMP. |
| 6 REMOVE WOOD FRONT STOOP AND STEPS, AND ASSOCIATED FOUNDATION. | 16 OWNER TO REMOVE EXISTING TREE AND STUMP. |
| 7 REMOVE CONCRETE WALK, COMPLETE. | 17 APPROXIMATE PERIMETER OF EXCAVATION FOR NEW HOUSE ADDITION. |
| 8 REMOVE ASPHALT DRIVEWAY AND STONE BASE, COMPLETE. NOTE: PORTION SHOWN SOLID WILL BE USED FOR STABILIZED CONSTRUCTION ENTRANCE. ONCE CONSTRUCTION IS COMPLETE THE REMAINING DRIVEWAY WILL BE REMOVED. | 18 APPROXIMATE PERIMETER OF EXCAVATION FOR NEW DETACHED GARAGE. |
| 9 REMOVE CONCRETE SLAB AND FOUNDATION OF FORMER GARAGE, COMPLETE. | 19 EXISTING WOOD-FRAME BARN TO REMAIN. |
| 10 REMOVE 1950s-ERA REAR ADDITION AND ASSOCIATED FOUNDATION, BACK TO ORIGINAL FARMHOUSE. | |

Underground Facilities Protective Organization
Utility Coordinating Committee
SAVE BIG, CALL BEFORE YOU DIG.
1-800-962-7962



plan
ARCHITECTURAL STUDIO, PC

250 South Avenue, Suite 100
Rochester, New York 14604

t. 585.454.4230
f. 585.454.4237
www.planpc.com

TSE
Torchia Structural Engineering & Design P.C.

625 Panorama Trail
Suite #2210
Rochester, NY 14625

Phone: 585-385-7800
Fax: 585-385-6388
www.TSE123.com

PANDOLF-REMIS RESIDENCE

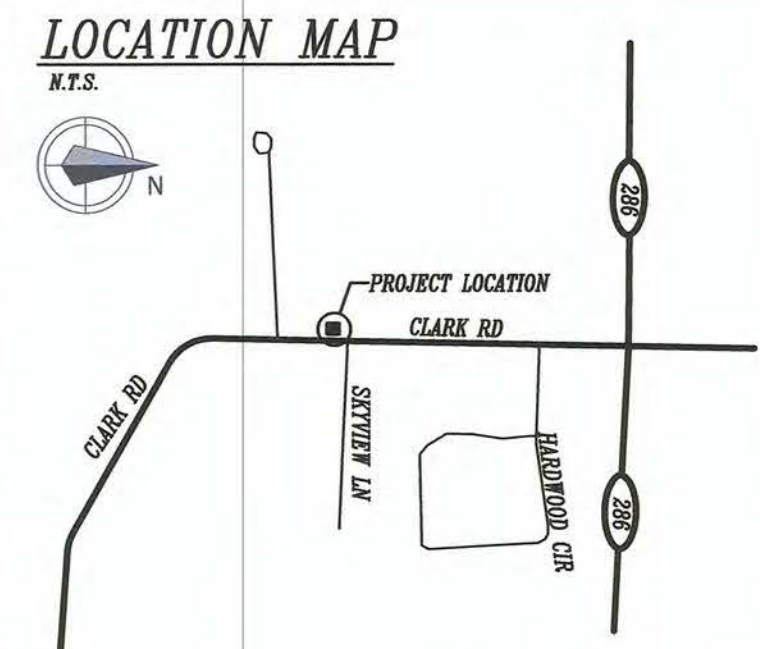
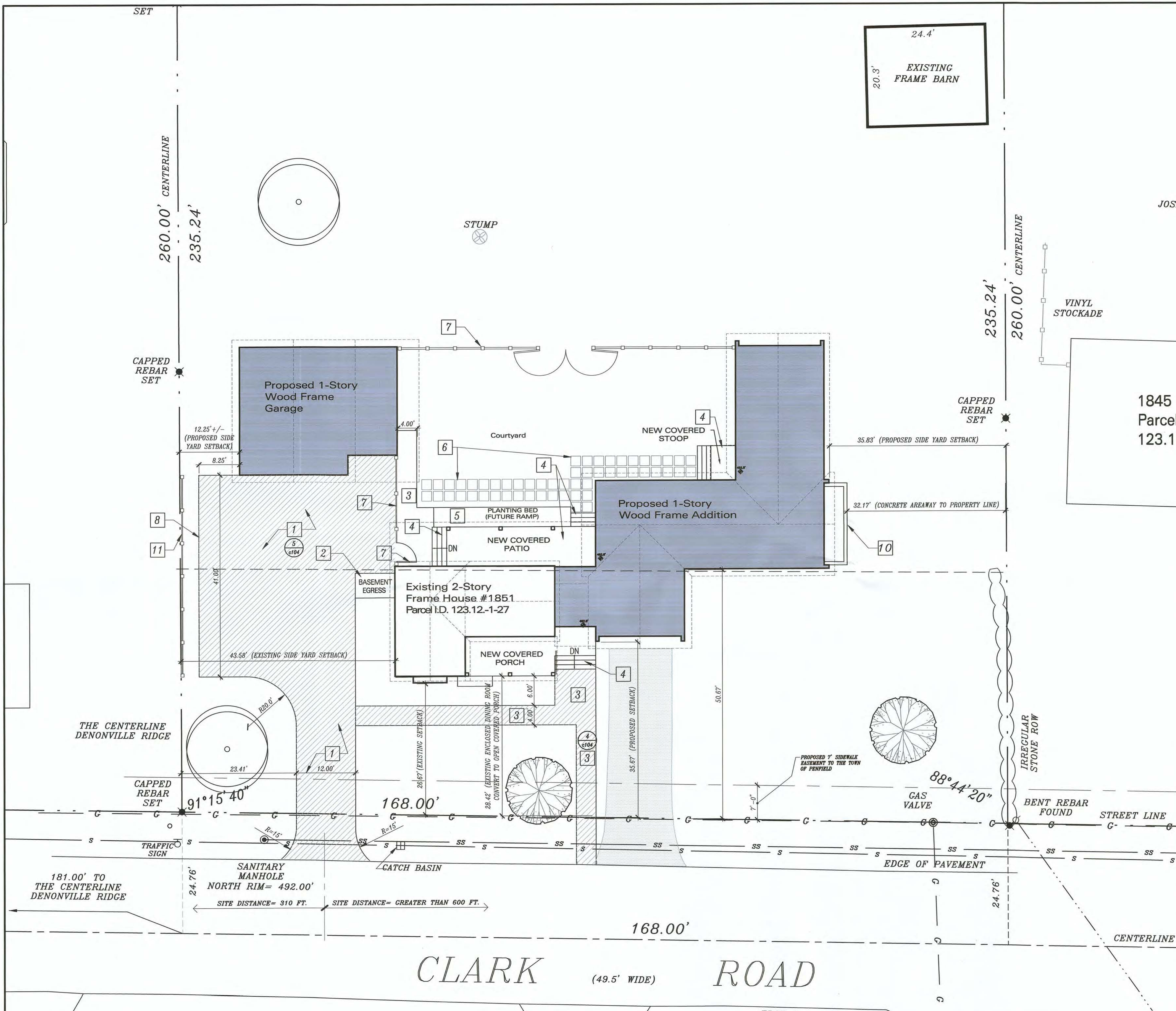
OVERALL SITE PLAN/ SITE PLAN
SELECTIVE REMOVALS

NOTICE:
It is a violation of law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his/her seal and the notation altered by followed by his/her signature and a specific description of alterations.

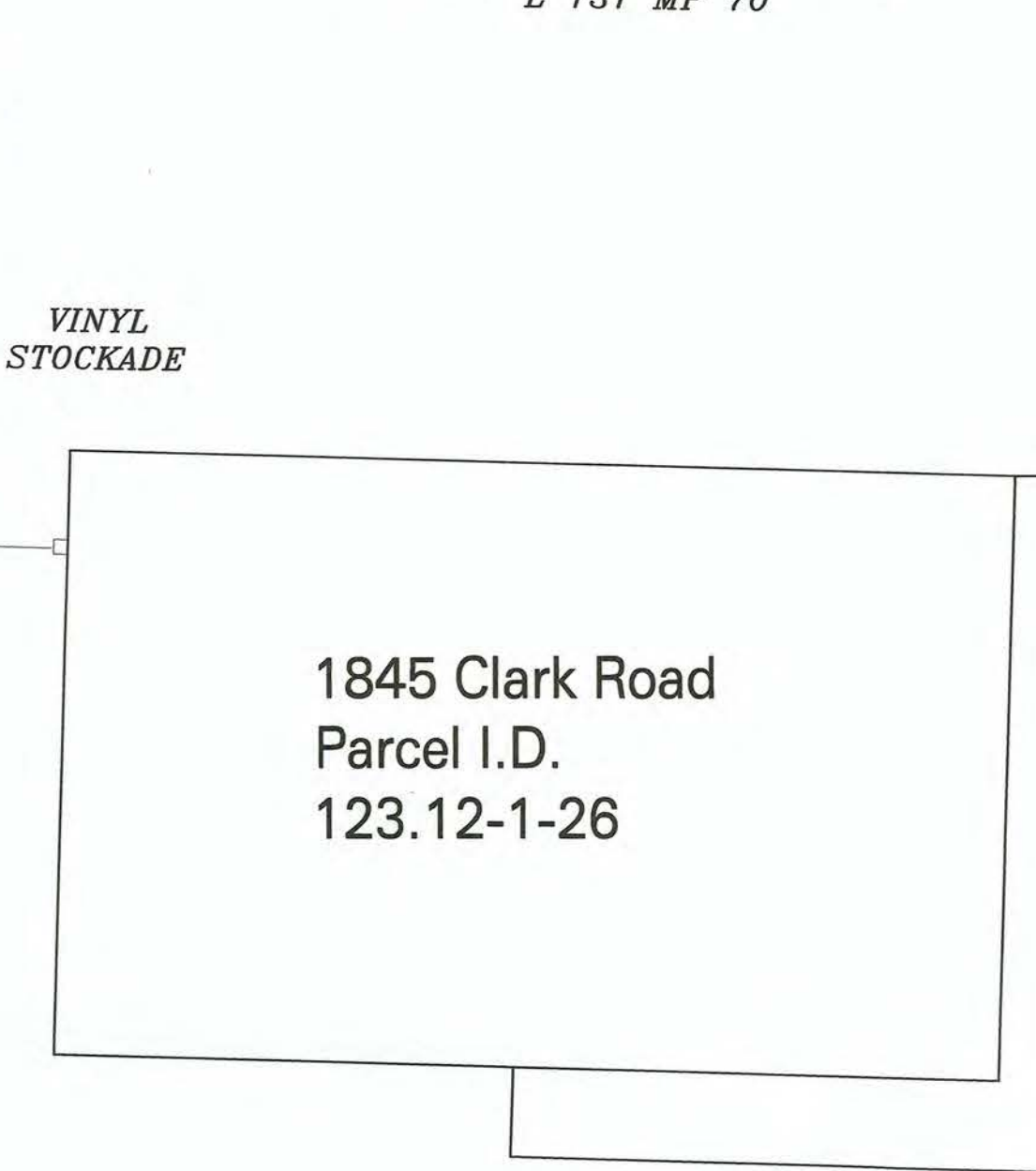
PLAN PROJECT No.
000.00.00.00
TSE 21-06-07

DATE
6.28.2021

By
c001



LOT 1
JOSEPH DAVIS SUBDIVISION
L 131 MP 70



BUILDING STATISTICS & ZONING INFORMATION	
Existing Conditions: Two-story single-family wood frame residence	
BUILDING ADDRESS: 1851 CLARK ROAD, ROCHESTER NY 14625	
Parcel I.D. 123.12-1-27	
Building Area - Existing Conditions	
First Floor:	825 gsf
Second Floor:	582 gsf
Total Area:	1,407 gsf
Basement:	770 gsf (unoccupied)
Building Area - Proposed	
First Floor:	2,258 gsf
Second Floor:	133 gsf
Total Area:	2,391 gsf (occupied)
Basement:	2,258 gsf (unoccupied)
Building Height - Existing: 25 feet (approx.)	
Building Height of Proposed Addition: 22 feet (approx.)	
Building Height of Proposed Garage: 20 feet (approx.)	
Building Height (Allowable): 35 feet	
Construction Type: Type VB (Wood Frame, unsprinklered)	
Zoning District: Residential District R-1-20	
Lot Area - Existing: 43,688 sf	
Lot Area - Allowable: 20,000 sf minimum	
Lot Width - Existing: 168 feet	
Lot Width - Allowable: 100 feet minimum	
Front Setback - Existing: 26'-2"	
Front Setback - Allowable: 50'-0" minimum	
Front Setback - Proposed: 26'-8" at reconstructed projecting bay window (VARIANCE REQUIRED)	
Front Setback - Proposed: 28'-3" at existing dining room converted into open porch (VARIANCE REQUIRED)	
Front Setback - Proposed: 35'-8" at proposed new addition gable-end wing walls (VARIANCE REQUIRED)	
Side Setback - North - Existing: 91'-10"	
Side Setback - North - Proposed: 36 feet	
Side Setback - South - Existing: 43'-7.5"	
Side Setback - South - Proposed: 12'-3" (From proposed garage)	
Rear Setback - Existing: 178'-10.5"	
Rear Setback - Proposed: 137'-8"	

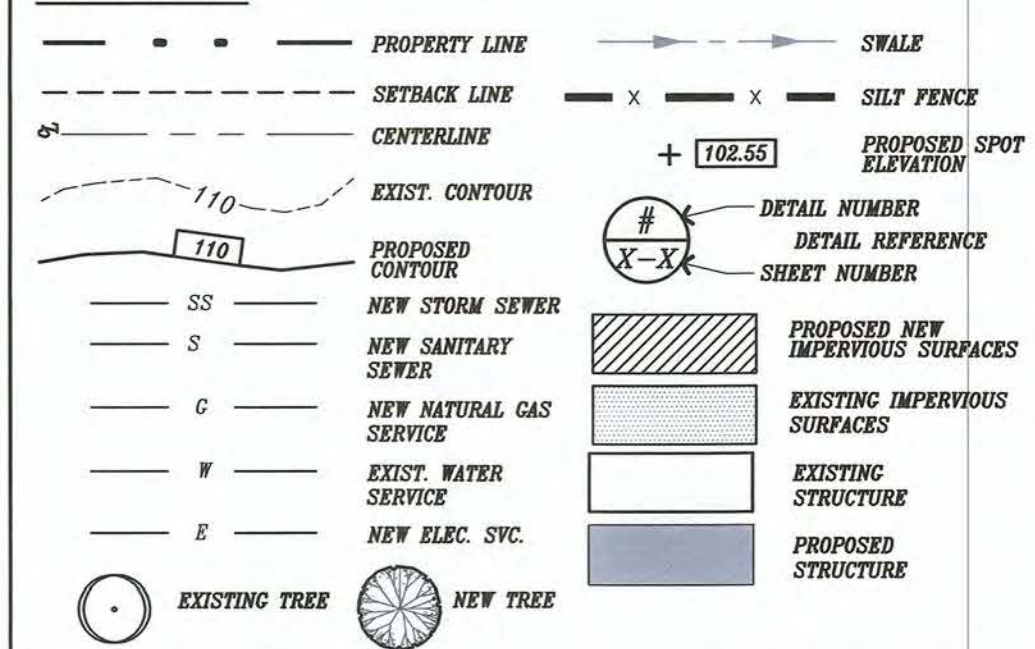
KEYNOTES (SITE PLAN)

- 1 NEW ASPHALT DRIVE OVER COMPACTED CRUSHED STONE BASE, SEE DETAIL 6/c104
- 2 NEW BILCO ESCAPE HATCH FROM BASEMENT, INSTALL OVER EXIST. CONCRETE AREAWAY
- 3 NEW CONCRETE WALK OVER COMPACTED CRUSHED STONE BASE (BROOM FINISH), SEE DETAIL 5/c104
- 4 NEW CAST-IN-PLACE CONCRETE STEPS AND STOOP (BROOM FINISH) PITCH TO DRAIN
- 5 PLANTING BED
- 6 NEW STONE PAVERS N.I.C. (BY OWNER)
- 7 NEW WOOD FENCE AND GATES N.I.C. (BY OWNER)
- 8 EDGE OF DRIVEWAY
- 9 EXIST. ASPHALT DRIVE TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE (REMOVE, TOP SOIL AREA AND SEED AFTER CONSTRUCTION IS COMPLETE)
- 10 AREAWAY
- 11 NEW PRIVACY FENCE (N.I.C., BY OWNER)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PENFIELD STANDARDS UNLESS SPECIFICALLY NOTED ON THE PLANS, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE TOWN OF PENFIELD
2. THE CONTRACTOR IS DIRECTED TO OBTAIN A CURRENT COPY OF THE TOWN OF PENFIELD STANDARDS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO ALL UTILITIES, PUBLIC AND PRIVATE ROADWAYS, SIDEWALKS AND STRUCTURES, INCLUDING SIGNS, RESULTING FROM HIS OPERATIONS. SIDEWALKS, DRIVEWAYS, GUTTERS, AND CURBS SHALL BE REPLACED IN KIND.
4. NOTE: HAZARDOUS MATERIALS SHALL NOT BE STORED IN BUILDING OR ON SITE AT ANY TIME.

LEGEND



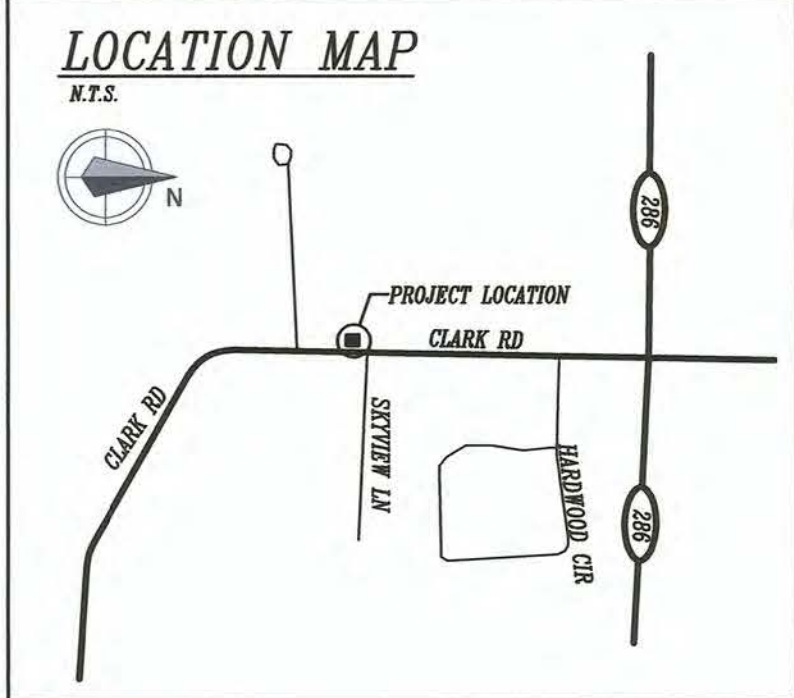
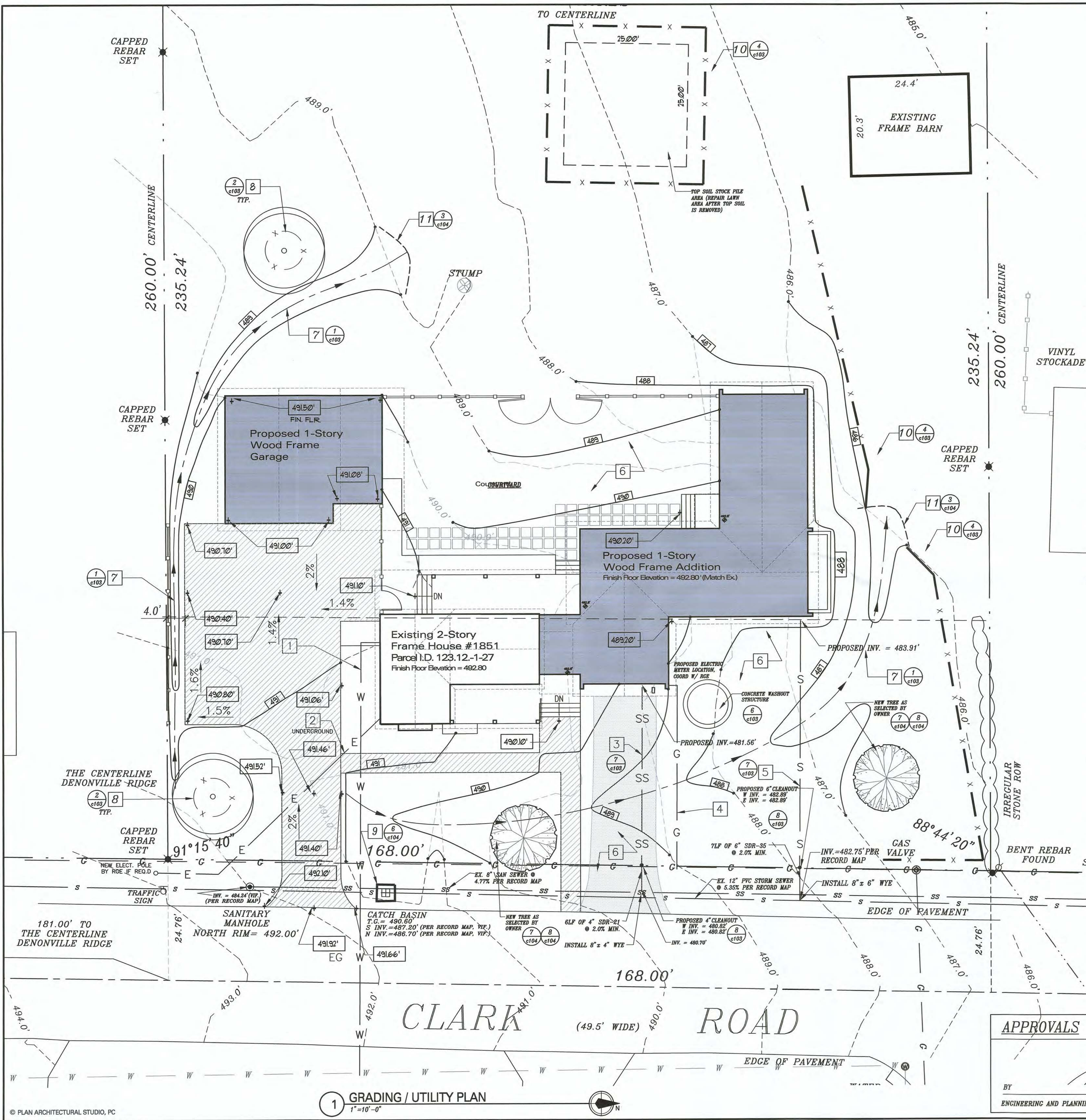
INFORMATION FOR EXISTING CONDITIONS
TAKEN FROM SURVEY PREPARED BY:
O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
DATED 9-7-18
LAND SURVEYORS - PLANNERS
REGISTERED PROFESSIONALS
FEMA ELEVATION CERTIFICATES
ALTA/NSPS SURVEYS
5 SOUTH FITZHUGH STREET
ROCHESTER, NY 14614
PHONE: (585) 325-7520
SURVEYORS@ONEILLRODAK.COM



APPROVALS

BY _____ DATE _____	BY _____ DATE _____	BY _____ DATE _____	BY _____ DATE _____	BY _____ DATE _____
ENGINEERING AND PLANNING	DIRECTOR OF PUBLIC WORKS	PLANNING BOARD CHAIRPERSON	FIRE MARSHAL	TOWN CLERK

1 PARTIAL SITE PLAN
1"=10'-0"



SEQUENCE OF EROSION CONTROL

1. PLACE SILT FENCE AND STRAW BALE COLLARS AT LOCATIONS INDICATED ON TOPOGRAPHY PLAN (GRADING PLAN). CHECK EXIST. BALES AND REPLACE AS NECESSARY.
2. RE-GRADE SITE AS INDICATED.
3. LAY STORM AND SANITARY LATERALS AS INDICATED.
4. BEGIN BUILDING CONSTRUCTION.

EROSION CONTROL NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COMPLETE ALL OF THE DETAILED EROSION CONTROL MEASURES SPECIFIED ON GRADING/UTILITY PLAN.
2. THE CONTRACTOR SHALL INSTALL STRAW BALE COLLARS AROUND EACH CATCH BASIN.
3. THE CONTRACTOR SHALL LIMIT AREAS TO BE STRIPPED OF TOPSOIL AREAS TO BE STRIPPED SHALL BE SEEDED WITH "QUICK-GROW" VEGETATION TO PREVENT EROSION.
4. THE CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL SLOPES RESULTING FROM EXCAVATION OR FILL AREAS.
5. ALL EROSION CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL SUCH TIME AS IT IS NO LONGER NECESSARY AS DEEMED BY THE TOWN OF PENFIELD.
6. ALL EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
7. REPLACE AND ESTABLISH SOIL COVER ON COMPLETED AREAS AS SOON AS POSSIBLE.
8. ALL SLOPES EQUAL TO OR STEEPER THAN 1 ON 3 WILL BE SODDED AND PINNED IN PLACE. A WATERING SCHEDULE WILL BE PROVIDED AND APPROVED BY THE TOWN.

GRADING NOTES

1. THE CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO PROPERTY DURING CONSTRUCTION.
2. ALL EXCESS MATERIAL FROM EXCAVATION SHALL BE REMOVED FROM THE SITE.
3. STOCKPILING AND STORING OF EXCAVATED MATERIALS ON PAVEMENT AND SHOULDERS SHALL NOT BE PERMITTED.
4. ALL SURFACE WATER SHALL HAVE POSITIVE DRAINAGE AWAY FROM RESIDENCE.
5. EXISTING TREES ARE TO BE PRESERVED EXCEPT AS INDICATED FOR REMOVAL. EXISTING TREES WHICH ARE TO REMAIN ARE TO BE CAREFULLY PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. ALL SLOPES STEEPER THAN 1 ON 3 WILL BE JUTE MESHED OR OR APPROVED EQUAL AND HYDROSEEDED WITH TERRA TACK AR ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS (HAND SEEDING WILL NOT BE PERMITTED) (SEE "ESTABLISHMENT OF SLOPE VEGETATION" NOTES BELOW).
7. GRADING WILL BE PLANNED SUCH THAT PROPOSED SEEDING WILL HAVE TIME TO GERMINATE PRIOR TO COLD WEATHER.
8. DRAINAGE ALONG CLARK ROAD SHALL BE MAINTAINED AT ALL TIMES.

SEEDING NOTES

1. ALL PREVIOUS AREAS (LAWN & LANDSCAPED AREAS) MUST BE RESTORED TO PRE-DEVELOPMENT CONDITIONS IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS, WHICH ARE LISTED IN THE APPENDIX OF THE STORMWATER POLLUTION PREVENTION PLAN.
2. LAWN AREAS ARE TO BE SEEDED WITH A MIX OF KENTUCKY BLUEGRASS (40%), PENNLAWN RED FESCUE (35%), AND PENNFIELD PERENNIAL RYE GRASS (25%) AT A RATE OF 250 LBS/ACRE. PAPER MULCH TO BE APPLIED AT 1500 LBS/ACRE WITH A TACKIFIER AT 60 LBS/ACRE. A BALANCED FERTILIZER MUST BE APPLIED AT 250 LBS/ACRE.
3. ALL SEEDED AREAS MUST TO WATERED, FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. IF TEMPORARY VEGETATIVE COVER IS TO BE USED, A MIX OF ANNUAL RYEGRASS (50%), AND PERENNIAL RYEGRASS (50%) MUST BE APPLIED AT A RATE OF 65 LBS/ACRE WITH PAPER MULCH AT 1200 LBS/ACRE AND A TACKIFIER AT 60 LBS/ACRE.

ESTABLISHMENT OF SLOPE VEGETATION:

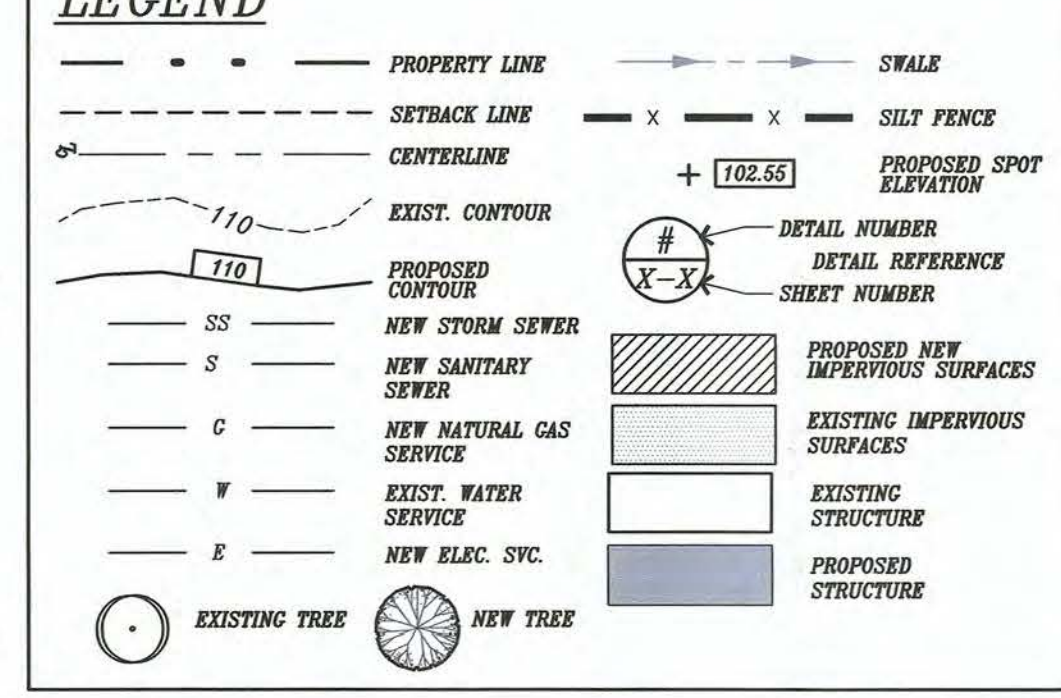
1. GRADE AREAS TO BE FREE OF ROCKS AND DEBRIS. DO NOT SMOOTH AREAS. INCONSISTENT TEXTURE WILL ALLOW FOR BETTER SEED ADHESION.
2. INSTALL JUTE MESH (PER MFRS RECOMMENDATIONS).
3. BROADCAST SEED AT RATE OF 4LBS./1000' LANDSCAPE MIX.
4. OVER SPRAY JUTE MESH AND LANDSCAPE MIX WITH HYDROSEEDER DELIVERY SYSTEM. HYDROSEEDER SHALL APPLY TERRA-MULCH CELLULOSE FIBER AT RATE OF 150LBS/ACRE WITH TACKING AGENT 3 AT RATE OF 50LBS/ACRE AND LOW-GROW SEED MIX AT RATE OF 6LBS./1000'.

* NOTE: ALL DISTRIBUTED AREAS ARE TO BE JUTE MESHED AND SEEDED ON SITE.

SEED MIX

- A. LANDSCAPE MIX:
40% ANNUAL RYEGRASS
25% PERENNIAL RYEGRASS
25% CREEPING RED FESCUE
10% 85/80 KENTUCKY BLUEGRASS
- B. LOW-GROW MIX:
50% FIREFLY HARD FESCUE
20% INTRICUE CHEVING FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTOUR BLUE HARD FESCUE
SEED RATE 6LBS/1000'
ABOVE SEED MIX TO BE ESTABLISHED AS PRIMARY GROUND COVER THAT WILL ESTABLISH AND ALLOW FOR FUTURE SUCCESSIONAL GROWTH OF WOODLANDS.

LEGEND



TOPOGRAPHY AND UTILITY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
DATED 9-7-18
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
PERMITS/PERMITTING
ALTA/DEED SURVEY
5 SOUTH FITZHUGH STREET
ROCHESTER, NY 14614
PHONE: (585) 325-7520
SURVEYORS@ONEILLRODAK.COM



APPROVALS

BY _____ DATE _____	BY _____ DATE _____	BY _____ DATE _____
ENGINEERING AND PLANNING	DIRECTOR OF PUBLIC WORKS	PLANNING BOARD CHAIRPERSON

KEYNOTES

- (GRADING/ UTILITY PLAN)
- 1 EXISTING 1" DOMESTIC WATER SERVICE TO REMAIN
 - 2 NEW 200 AMP UNDERGROUND ELECTRIC SERVICE
 - 3 NEW 37LF OF 4" SDR-21 SANITARY LATERAL @ 2.0% MIN.
 - 4 NEW NATURAL GAS SERVICE - CONNECT TO RCE GAS MAIN
 - 5 NEW 51LF OF 6" SDR-35 STORM LATERAL @ 2.0% MIN.
 - 6 PROVIDE NEW SEEDED LAWN THROUGHOUT DISTURBED AREAS. TYPICAL
 - 7 SHALLOW DRAINAGE SWALE
 - 8 EXIST. TREES TO BE PROTECTED. AVOID GRADING WITHIN DRIP LINE. TREES TO BE SAVED. SEE DETAIL 2/c103
 - 9 PROVIDE AND INSTALL INLET PROTECTION
 - 10 PROVIDE AND INSTALL SILT FENCE
 - 11 INSTALL TEMP. STONE CHECK DAM, SILT SOCK, OR FLOW SPREADER AT END OF SWALES, DO NOT BLOCK FLOW

plan
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Rochester, New York 14604
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f. 585.454.4237
www.planpc.com

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& Design P.C.
625 Panorama Trail
Suite #2210
Rochester, NY 14625
Phone: 585-385-7930
Fax: 585-385-6388
www.TSE123.com

PANDOLF-REMIS RESIDENCE
1881 CLARK ROAD
ROCHESTER, NY 14625

GRADING / UTILITY
PLAN AND NOTES

STATE OF NEW YORK
JEROME TORCIA
Professional Engineer
No. 10000
Exp. 12/31/2024

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PLAN PROJECT No.
000.00.00.00
TSE 21-06-07
DATE
6.28.2021

SCANNED



EXISTING TREE

STALL SNOW FENCE

ROUND EXISTING TREE

PREVENT COMPACTION

SOIL AROUND ROOTS.

METAL POSTS @

0'-0" O.C.

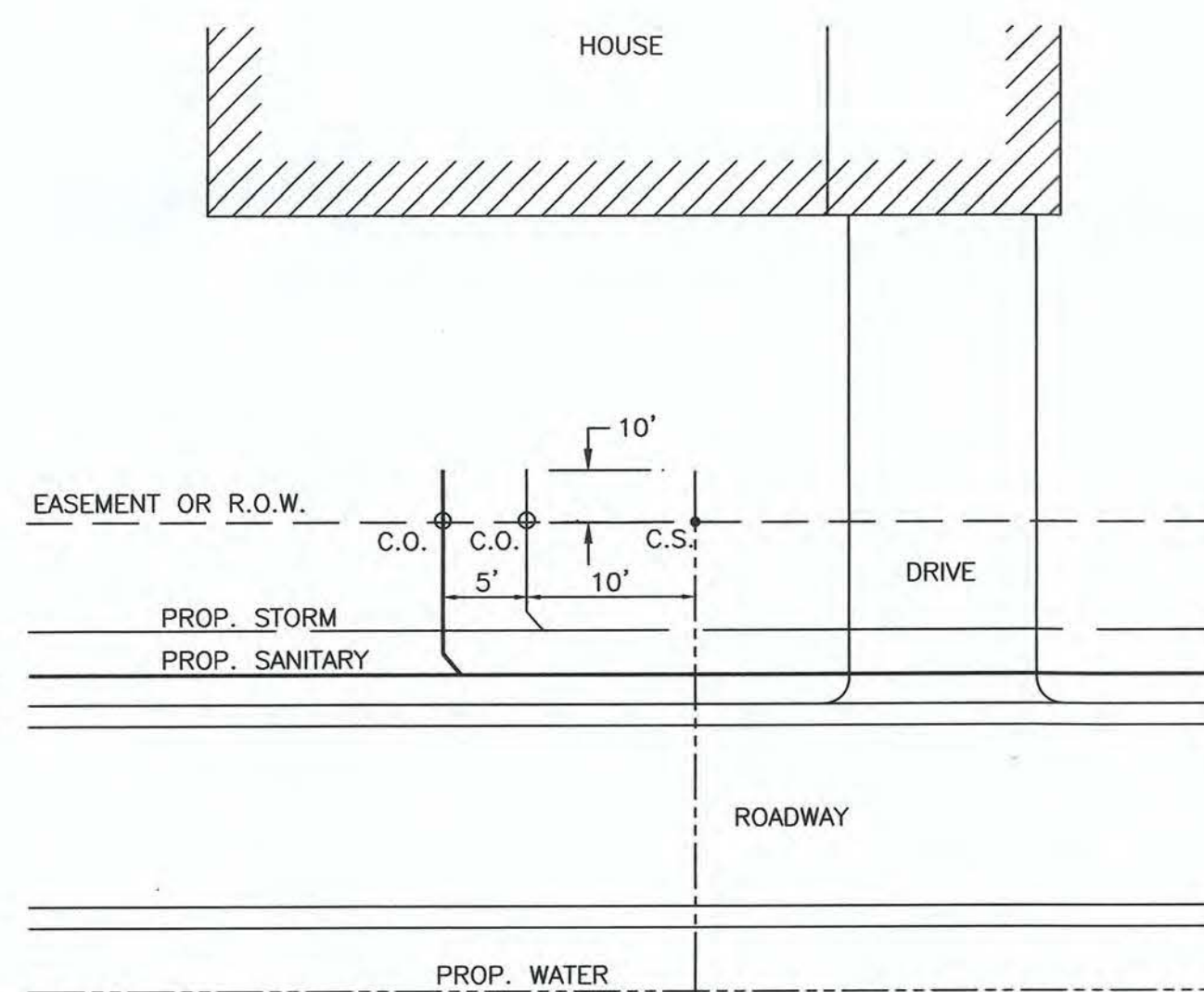
EXISTING SOIL.

DIAMETER AT DRIP LINE

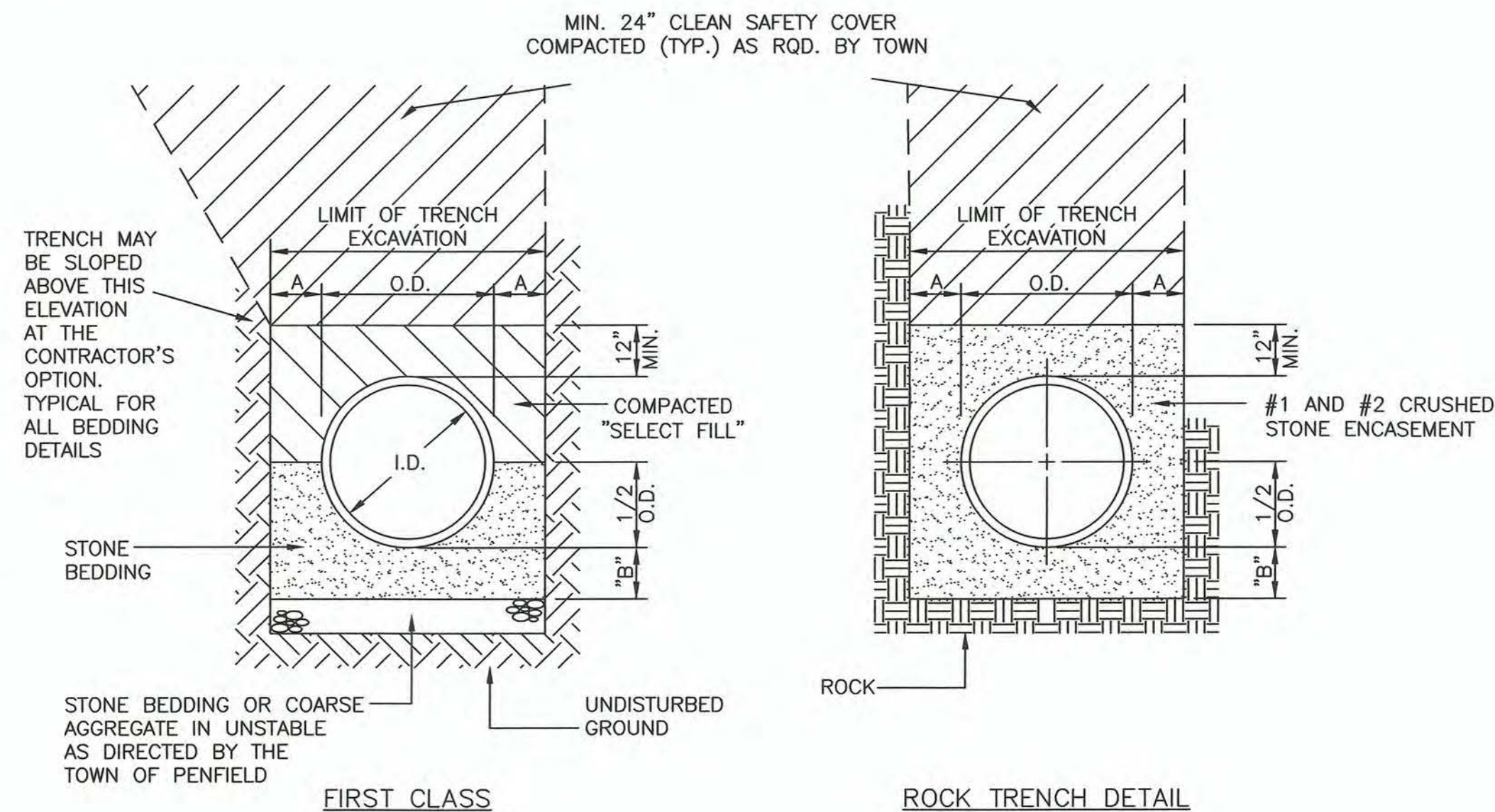
4'-0"

NOTES:
PROTECT
DURING
 1. EXIST
 BY 4
 2. EXIST
 FERT
 DURI
 3. MAIN
 OCCU

2 TREE PROTECTION DETAIL
N.T.S. FILE:

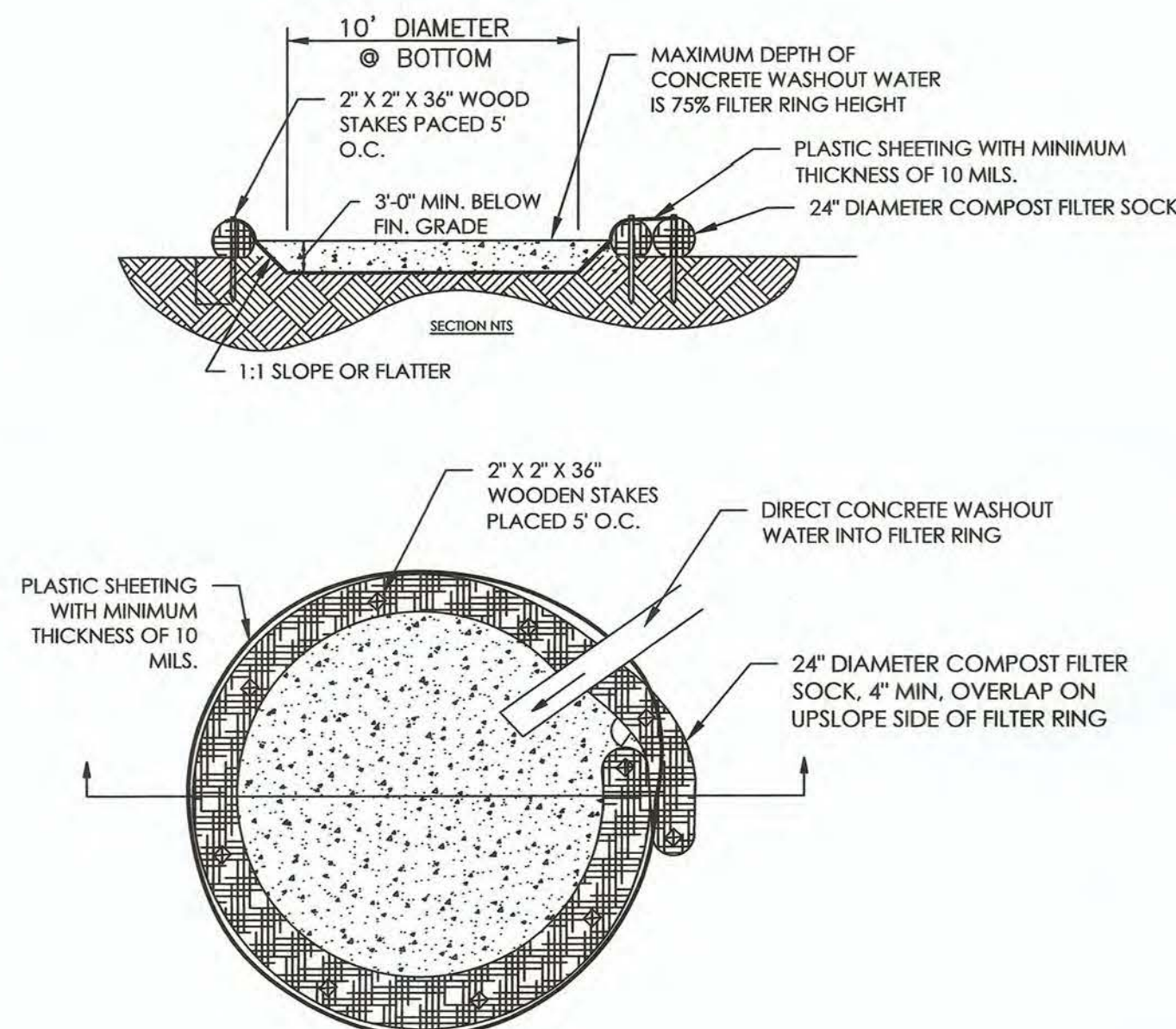


5 TYPICAL LATERAL LAYOUT
N.T.S. FILE:



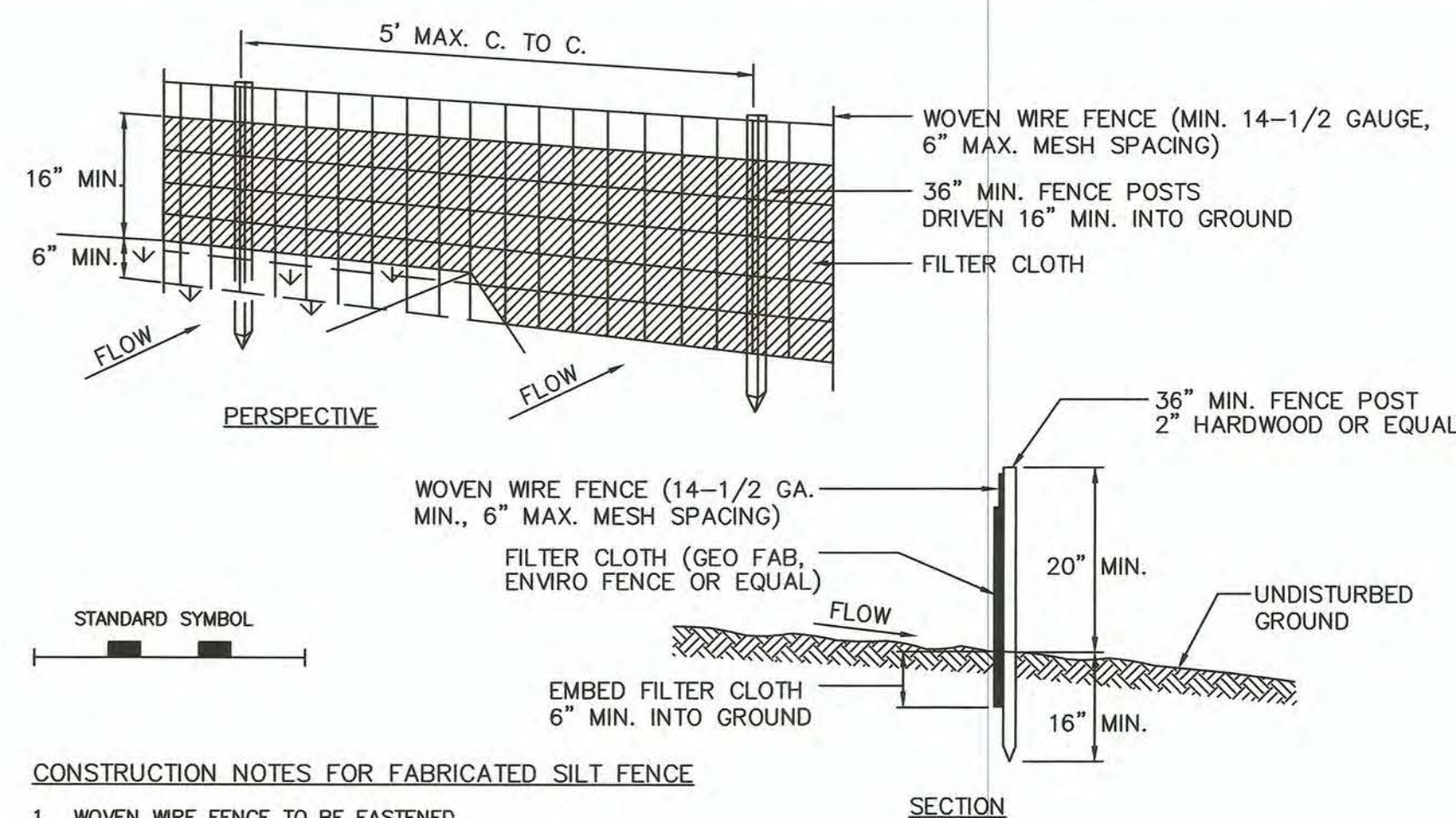
PIPE DIA.	"A"	"B"
UP TO 18"	1'-0"	6"
21" TO 36"	1'-6"	9"
OVER 36"	2'-0"	12"

3 BEDDING DETAILS



6 CONCRETE WASHOUT DETAIL

1. MINIMUM SIZE AT BOTTOM SHOULD BE 8' X 8' AND 2 FEET DEEP.
2. 18" DOUBLE DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS (MIN. 10 MIL PLASTIC).
4. PLASTIC LINE SHALL BE VACUUMED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS, AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
6. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL, OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
7. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G. RIPPED OR PUNCTURED) EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT RECYCLE LINER. WET-VAQUAM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROPRIATE MANNER. PRIOR TO FORECASTED RAINFALLS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

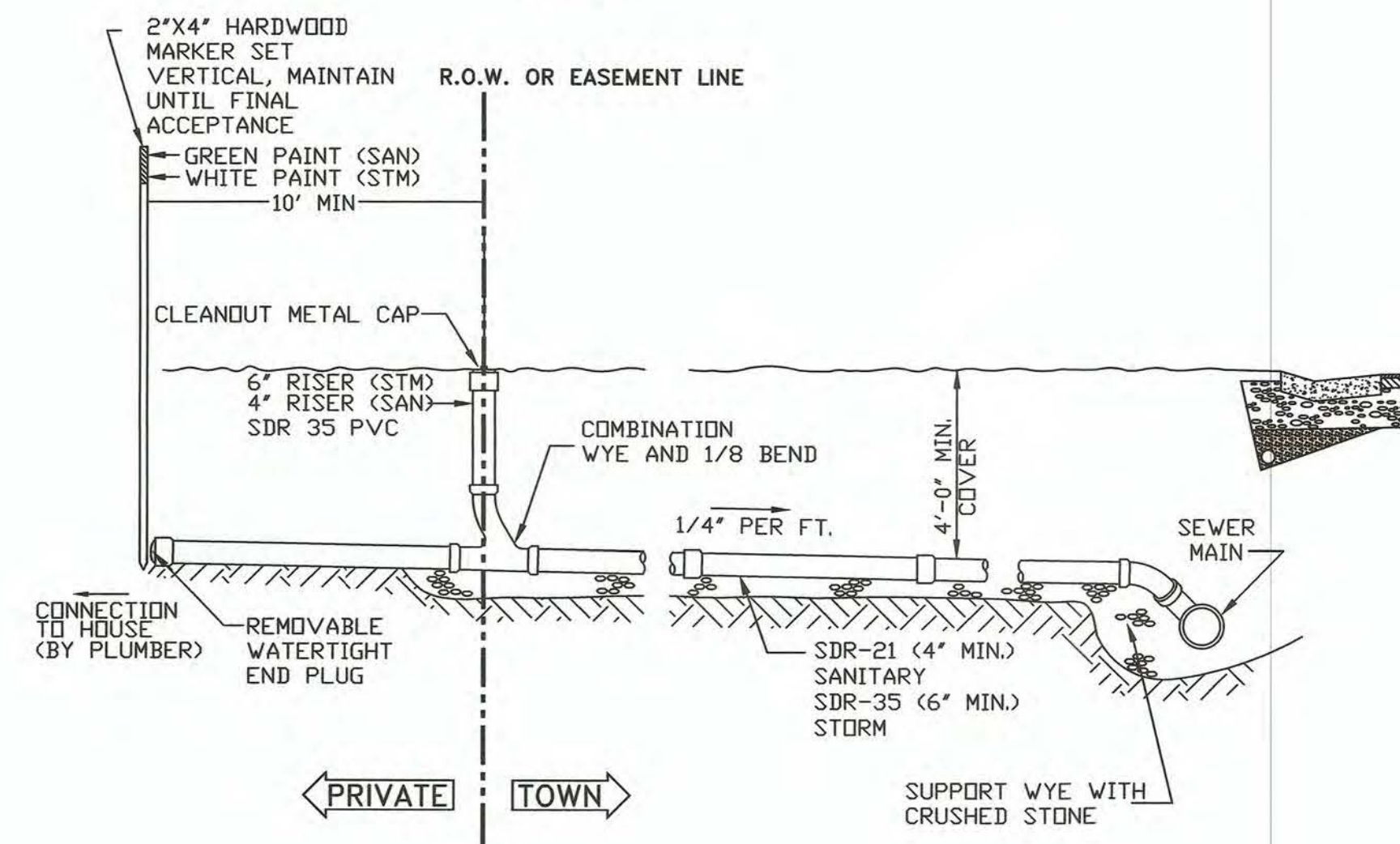


- ### CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

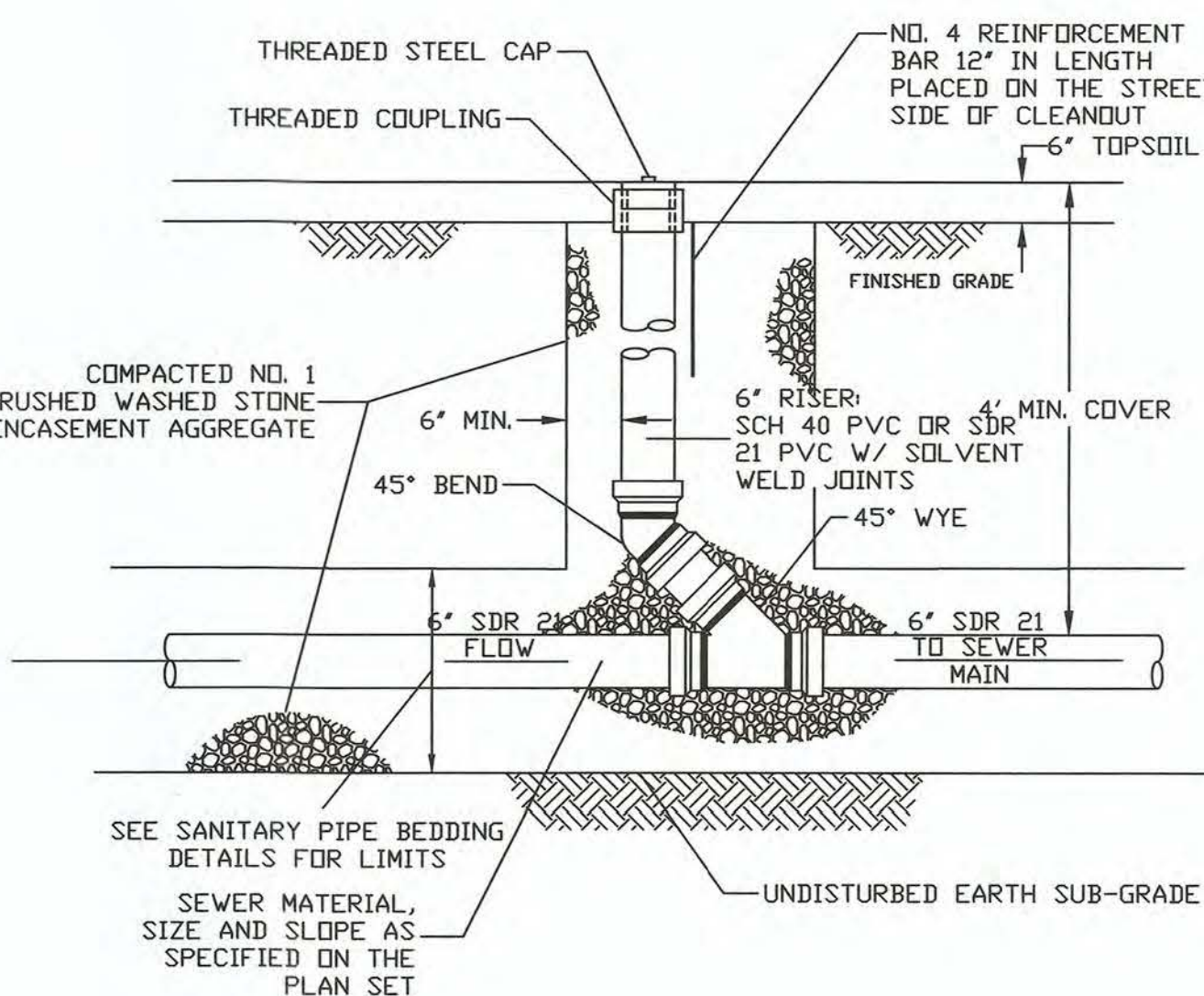
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

POSTS: STEEL, EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GAUGE, 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFL 100X, STABILINKA T140N OR
PREFABRICATED GEOFAB, ENVIROFENCE OR APPROVED EQUAL

4 SILT FENCE
N.T.S.



7 TYPICAL STORM & SANITARY SEWER BUILDING LATERAL
N.T.S. FILE:



8 IN GRASS AREAS LATERAL CLEANOUT

APPROVALS

BY
ENGINEERING AND PLANNING

DATE _____

RECEIVED

JUL -2 2021



plan
Architectural Studio, PC
250 South Avenue, Suite 100
Rochester, New York 14604
t. 585.454.4230
f. 585.454.4237
www.planpc.com



PANDOLF-REMIS RESIDENCE

SITE DETAILS

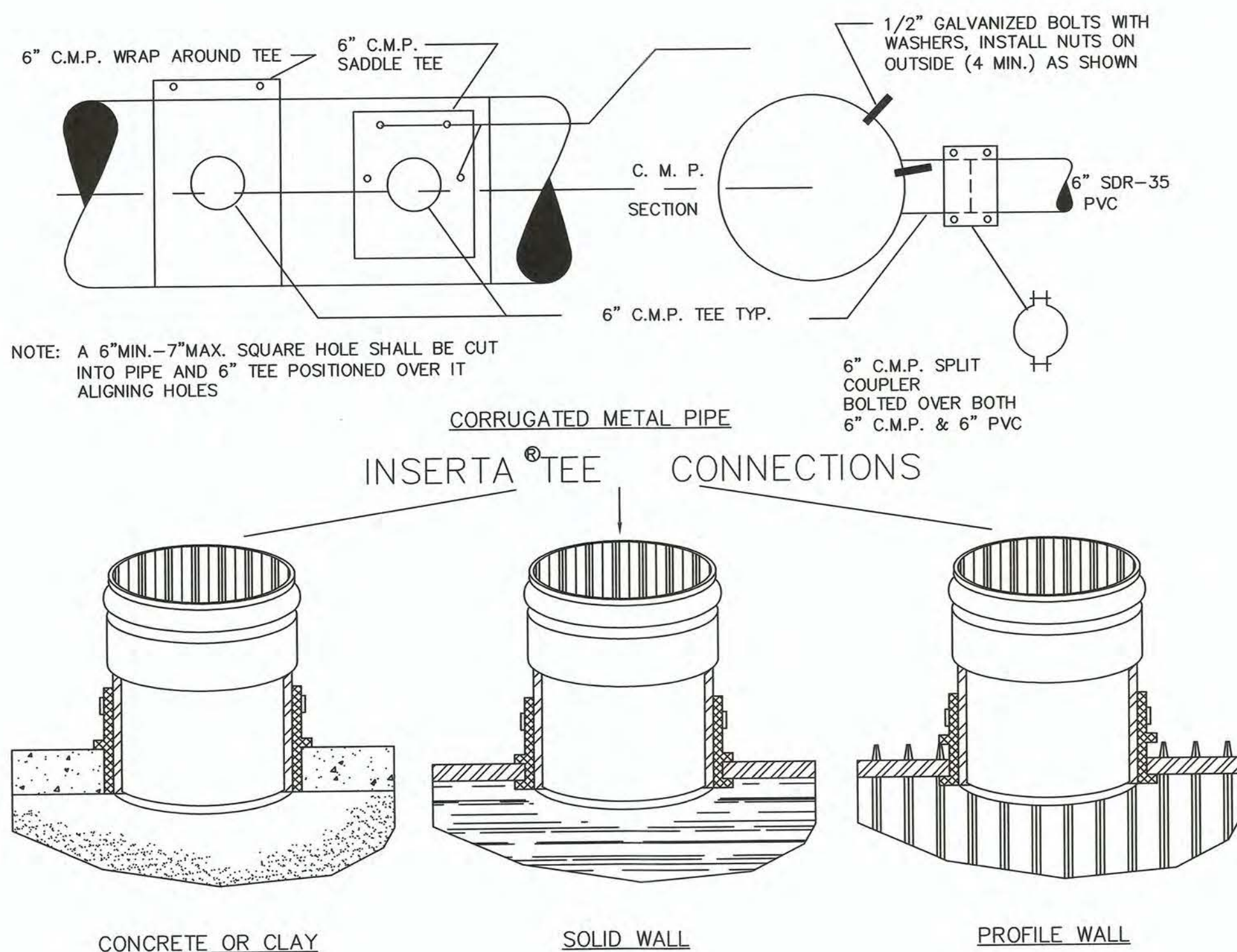
Notice:
It is a violation of law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his/her seal and the notation "altered by" followed by his/her signature and a specific description of alterations.

PLAN PROJECT No.
000.00.00.00
TSE 21-06-07

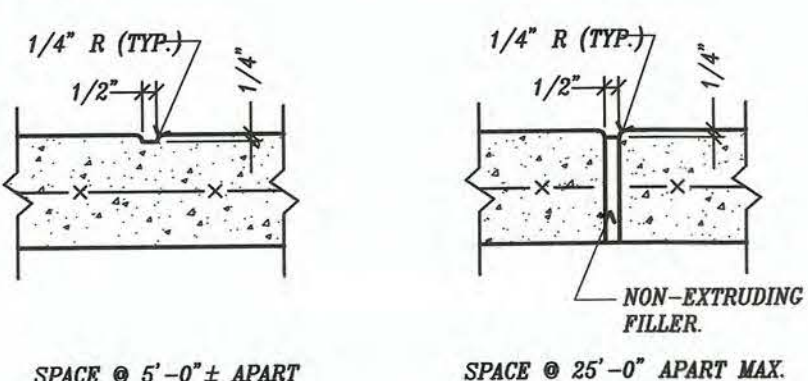
DATE
6.28.2021

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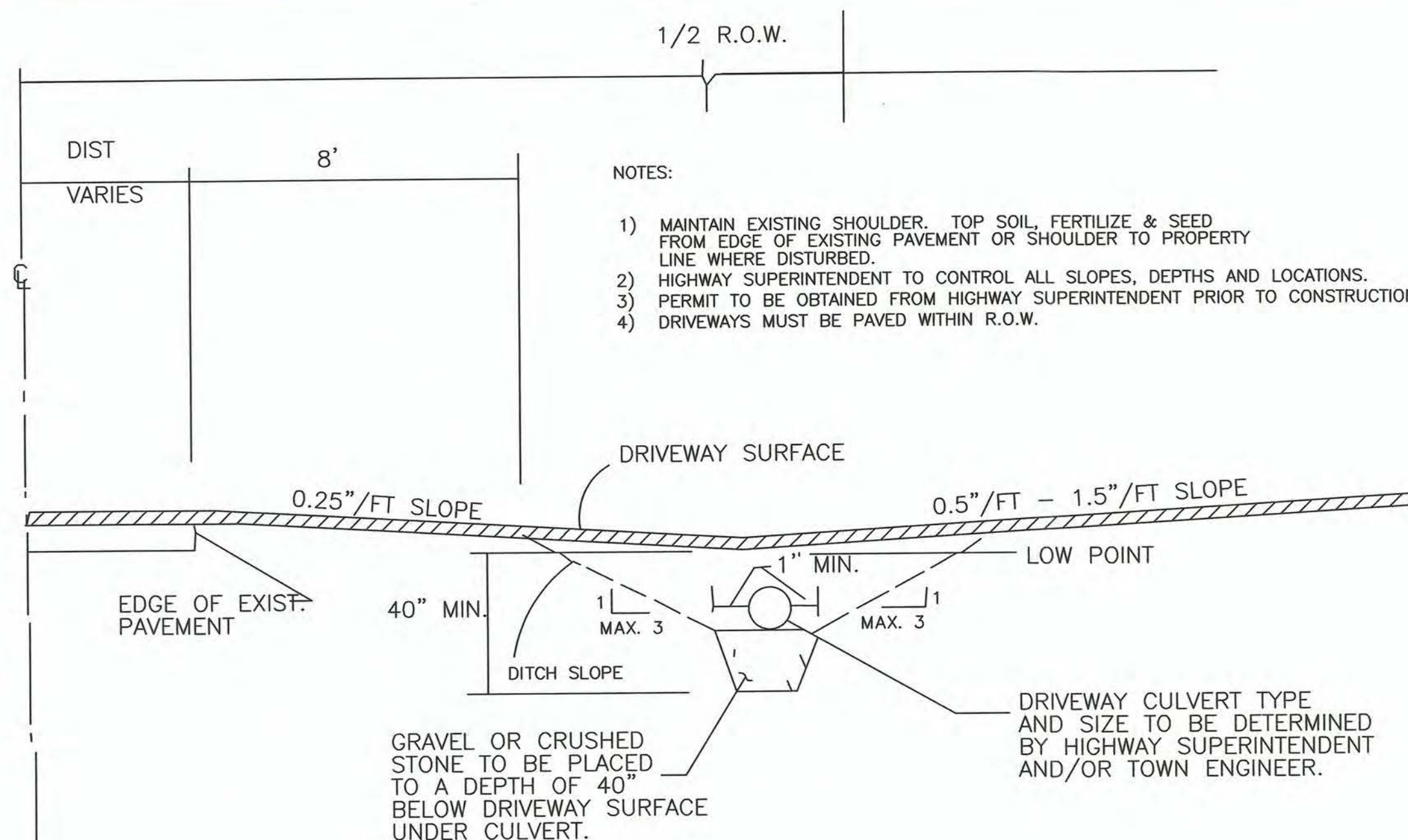
SCANNED



1 TYPICAL STORM SEWER LATERAL CONNECTION

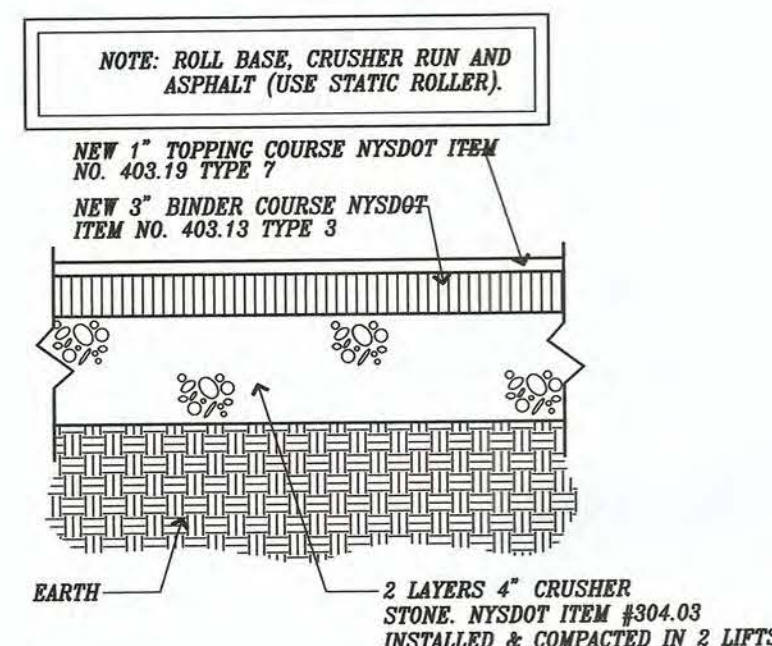


4 CONCRETE WALK



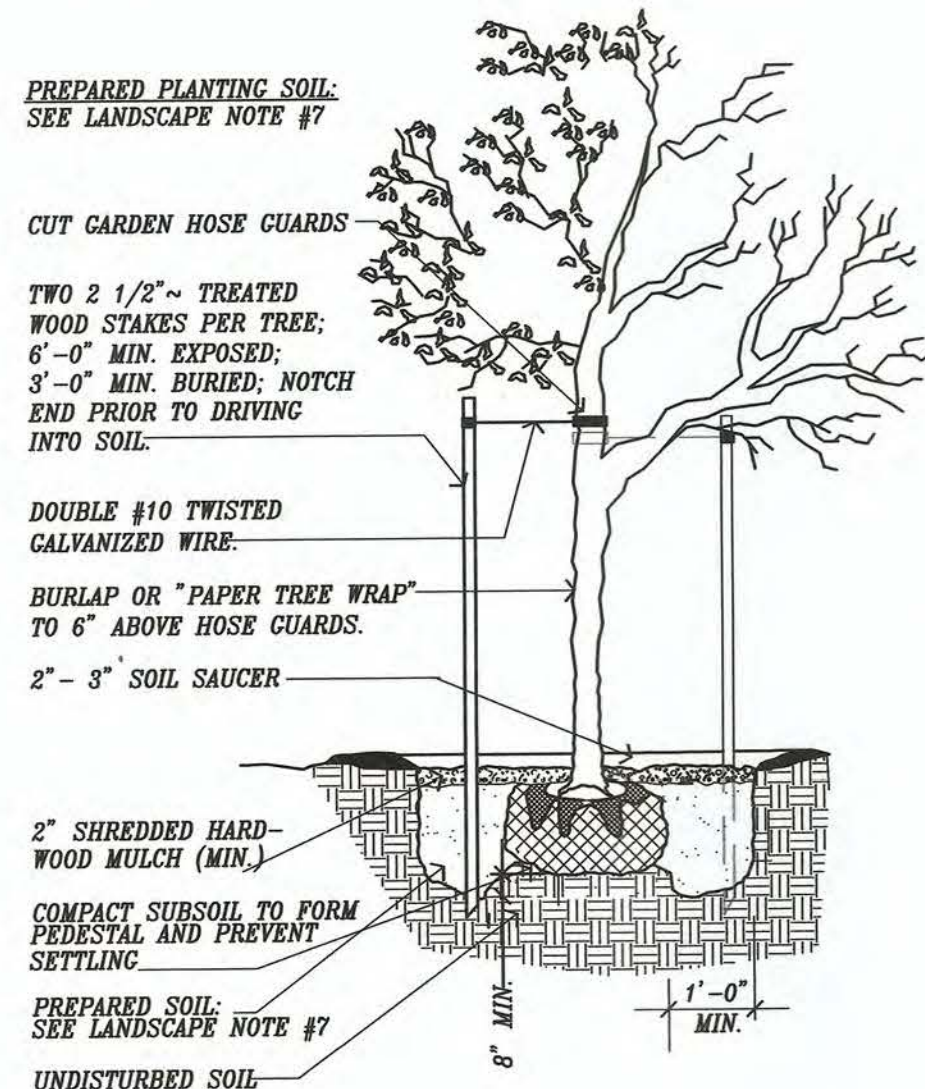
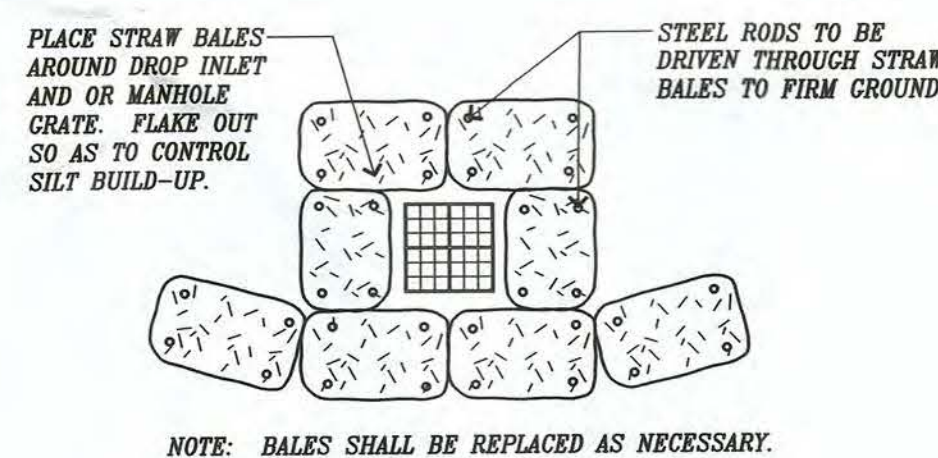
SECTION THROUGH EXISTING ROADWAY WITH DITCH

2 DRIVEWAY ENTRANCE SECTION



5 ASPHALT PAVEMENT DETAIL

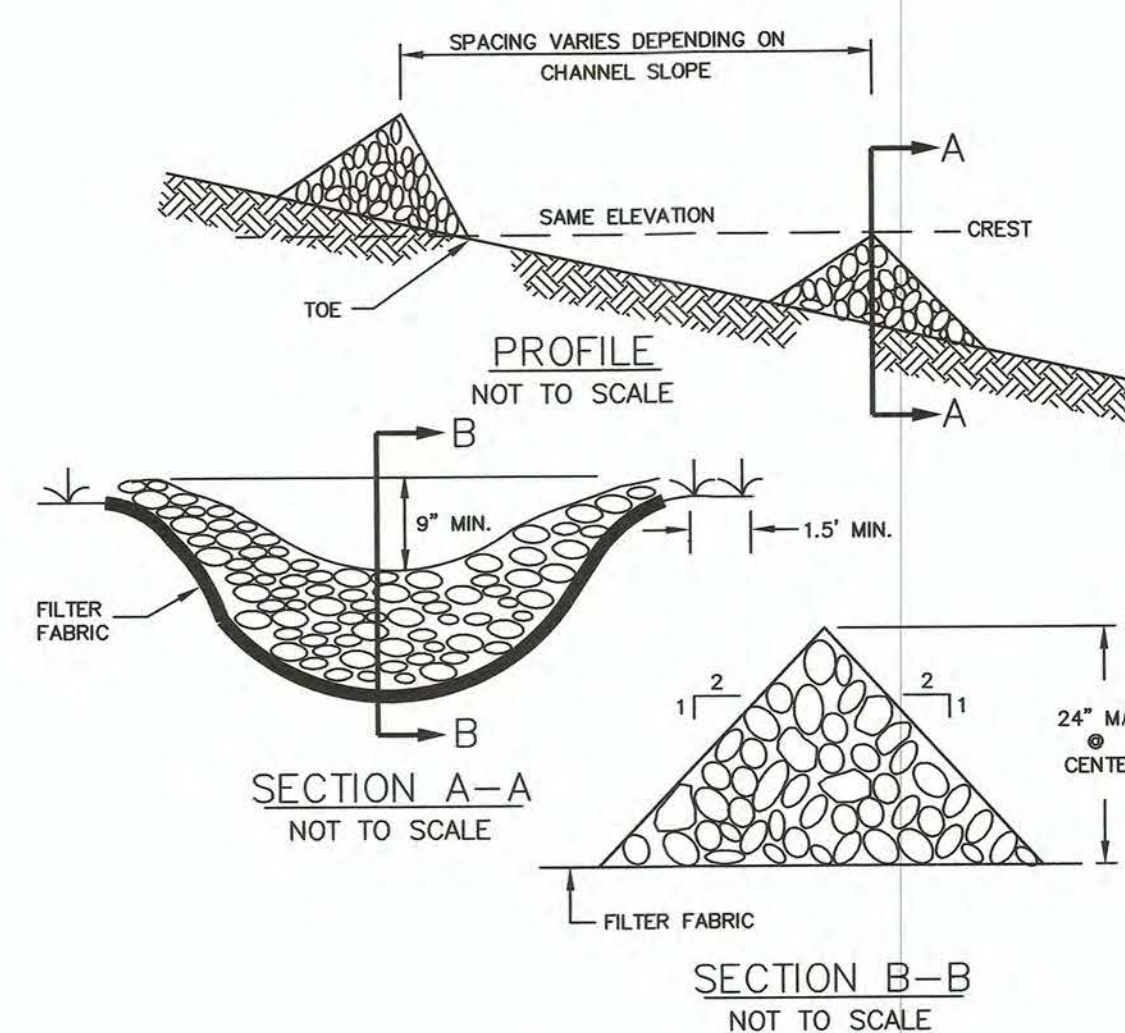
6 STRAW BAIL COLLAR



7 DECIDUOUS TREE PLANTING DETAIL



8 CONIFEROUS TREE PLANTING DETAIL



CONSTRUCTION SPECIFICATIONS

- 1.) STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATION SHOWN IN THE PLAN.
- 2.) SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- 3.) EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- 4.) PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- 5.) ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

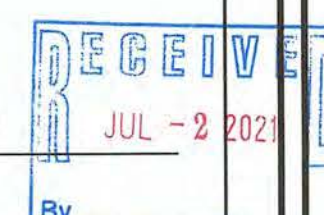
MAXIMUM DRAINAGE AREA - 2 ACRES

3 CHECK DAM DETAIL

APPROVALS

BY _____ DATE _____

ENGINEERING AND PLANNING





Mark A. Pandolf
1851 Clark Road
Rochester, NY 14625

July 1, 2021

Town of Penfield Zoning Board of Appeals
3100 Atlantic Avenue
Penfield, NY 14526

Re: Letter of Intent – Zoning Board of Appeals Area Variance
Property: 1851 Clark Road, Rochester, NY 14625

Dear Members of the Zoning Board of Appeals:

Please accept this Letter of Intent that addresses the five (5) factors for consideration by the Zoning Board:

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of this variance.

Applicant Response: There will be no undesirable change in the character of the neighborhood, and no detriment to nearby properties created by the granting of this variance. The proposed design will bring a positive change to an existing property and add a positive change to the neighborhood. The character of the new addition is in keeping with the style of the original 1890 farmhouse, by using the same roof pitch, overhangs, horizontal clapboard siding, large 2-over-2 double-hung wood windows, and a natural stone foundation cladding.

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

Applicant Response: There is no feasible method to achieve the intended design of appropriately connecting the proposed addition to the existing house without requiring an area variance. The existing house, built in 1890, is closer to the street than its contemporary neighbors. The intent of the proposed design is to strategically and thoughtfully connect the original farmhouse to the new addition with a transparent entrance foyer. To minimize the portion of the new addition that encroaches upon the required setback, the building steps back beyond the required setback once circulation allows in the floor plan. Most of the proposed addition is beyond the 50-foot setback. The result is a simple, straightforward solution that clearly delineates the original farmhouse from the new addition, yet ties them together.

3) Whether the requested area variance is substantial

Applicant Response: The requested area variance is not substantial. The proposed addition neither asks for less of a front yard setback than the original house, nor even the same front setback as the original house. Rather, the proposed design aligns the front wall of the new addition with the back wing of the original house, then it steps back to respect the minimum 50-foot setback. Existing, non-conforming portions of the original house will be removed, such as the front entrance foyer that is currently the closest element to the street (and not original to the 1890 farmhouse). And the existing enclosed, conditioned dining room will be converted (back) into an open porch, which is consistent with the period of construction.

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4) Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.

Applicant Response: The proposed area variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The variance, if granted, will allow for significant improvements to an existing property and provide a positive change.

5) Whether the alleged difficulty was self-created.

Applicant Response: The alleged difficulty, which is the challenge of appropriately connecting a new addition to an existing non-conforming house, was not self-created. As the homeowner, rather than demolish the 1890 farmhouse, my intent is to save it and improve the property by thoughtfully connecting the new addition to the existing house, and then stepping back the new addition to respect the required setback for the remainder of the house.

Thank you for your consideration of this requested Area Variance.

Yours Truly,

Mark A. Pandolf, AIA, LEED AP

SCANNED²

47

1845

11

1851

CLARK ROAD

1850

1854

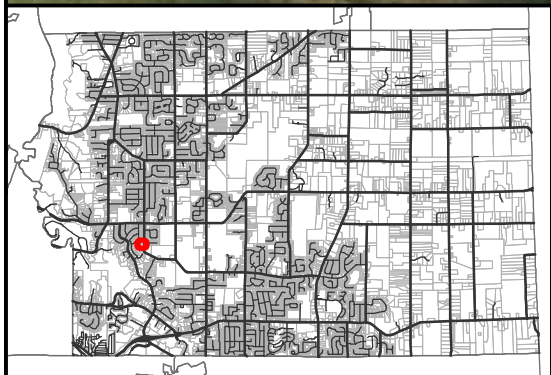
3

1851 Clark Road Aerial Map



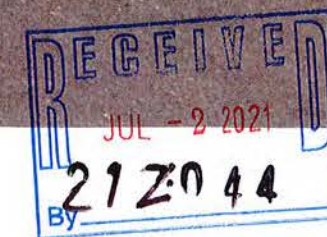
The Town of Peabody certifies that this Aerial Map is a digital reproduction of a map or maps collected to date by the Town of Peabody for the convenience of and use by the Public and Town Staff. The Town of Peabody does not make any representation, expressed or implied, as to the accuracy of such materials. The Town of Peabody, its Agents and Employees, shall not be responsible or liable for any damages of any nature whatsoever for errors and/or omissions, if any, relating to or contained within such map.

Map Sources: NYS&D 08/01/2012





21 20 44



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JUL -2 2021
By 212-044

SCANNED



SCANNED

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 2

Application # 21Z-0045
1492 Sweets Corners Road

See Pages to Follow

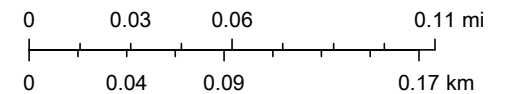
Town of Penfield GIS Map - 1492 Sweets Corners Road



7/23/2021, 9:25:57 AM

 Parcels

1:4,514



Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri,

Town of Penfield
2020, Town of Penfield



Engineers & Surveyors



July 8, 2021

Town of Penfield
3100 Atlantic Ave.
Penfield, NY 14526

Attn: Town Zoning Board

Re: 1492 Sweets Corners Road

Dear Mr. Chairman and Members of the Board,

Enclosed for your review are application materials for a zoning area variance at 1492 Sweets Corners Road. We plan to subdivide out a 2.658 Acre homestead parcel out of the original 35.702 acres. The property is owned by Richard and Mary Montgomery.

There is an existing storage barn on the homestead that is 2,160sf which is larger than allowed by section 250-5.1F (12) of the zoning code, for a 2.658 acre parcel.

In answer to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; we claim that granting of this variance would produce no undesirable change in the character of the neighborhood as the storage barn is well screened and offset from the road and screened from any future development of the larger parcel, so as not to be noticeable.

It is not the case that the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Due to the plan for the remaining 31.361 acres, the new size of the homestead lot cannot be reasonably or easily increased to the point where a variance would no longer be necessary. The remaining lands that the homestead parcel was cut from could contain 15-2 acre lots, increasing the homestead parcel to the necessary 4.96 acres would reduce the number of possible lots to 14; therefore, losing the potential value of that additional lot.

The requested variance is substantial in that the barn is almost twice the size of what would be allowed on the proposed lot size, but it is not visually substantial in that there would be no change to the character of the neighborhood. The barn itself is well screened from any current or potential neighbors.

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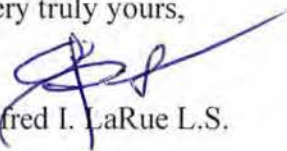
217-045

It is not the case that the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, as has been stated, the barn currently exists and is screened by plenty of foliage from road and neighbors, current and potential.

As to whether the alleged difficulty was self-created, the difficulty was self-created, but there are few alternatives available to preserve the value of the remaining land so as to get the greatest number of lots and the value those represent.

Should you have any questions or require additional information, please contact me.

Very truly yours,



Alfred I. LaRue L.S.

SCANNED

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 3

Application # 21Z-0046
1623 Plank Road

See Pages to Follow

S:\3131\DWG\3131-1623-Resubdwg July 12, 2021

HORIZONTAL CONTROL DATA:

CONTROL TIES TO THE REFERENCED MONUMENT STATIONS WERE ESTABLISHED THROUGH PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 PART IN 10,000.

MONUMENTS USED WERE:
STATION: 2338 (MCGS)
-NO PUBLISHED COORDINATES

STATION: 2336 (MCGS) 2001
-NO PUBLISHED COORDINATES

REFERENCE:

LIBER 12247 OF DEEDS, PAGE 297
(SBL #96.03-1-69.1)

LIBER 8081 OF DEEDS, PAGE 652
(SBL #96.03-1-69.2)

LIBER OF DEEDS, PAGE
(CONVEYANCE)

MAP ENTITLED "SCOFERO SUBDIVISION"
FILED IN THE M.C.C.O.
LIBER 266 OF MAPS, PAGE 49

ABSTRACT OF TITLE PREPARED BY COLONY
ABSTRACT COMPANY
SEARCH NO. 11,978
DATED OCTOBER 20, 1987

EASEMENTS:

ELECTRIC LINE EASEMENT ALONG SALT ROAD TO R.G.E.
LIBER 3319 OF DEEDS, PAGE 535

ELECTRIC LINE EASEMENT ALONG PLANK ROAD TO R.G.E.
LIBER 1427 OF DEEDS, PAGE 148

PROJECT STATISTICS:

- #1623 PLANK ROAD
1.1 OWNER - JOSEPH SCOFERO
1.2 ZONING CLASSIFICATION - RURAL AGRICULTURAL-RA-2
1.3 SBL# - 96.03-01-069.1
1.4 PARCEL AREA - 15.36± ACRES TO R.O.W.
- #1402 SALT ROAD
2.1 OWNER - JOSEPH J. & KIMBERLY A. SCOFERO
2.2 ZONING CLASSIFICATION - RURAL AGRICULTURAL-RA-2
2.3 SBL# - 96.03-01-069.2
2.4 PARCEL AREA - 2.0± ACRES TO R.O.W.

3.1 CODE REQUIREMENTS	CODE	PROPOSED
LOT AREA (MIN)	2.0 ACRES	2.0 ACRES
- WITH 1603 SQ.FT. BARN (1%)	3.7 ACRES	3.0 ACRES
LOT WIDTH (MIN)	200' AT R.O.W.	200'
FRONT SETBACK (MIN)	50'	50'
REAR SETBACK (MIN)	30'	30'
- ACCESSORY BLDG.		
GREATER THAN 300 SQ.FT.	50'	39.4'
SIDE SETBACK (MIN)	10'	10'

MAP FILED IN THE M.C.C.O.:

DATE:

LIBER OF MAPS, PAGE

APPLICANT:

JOSEPH SCOFERO
1402 SALT ROAD
WEBSTER, N.Y. 14580

Copyright © 2021
PARRONE engineering

Designed By: J.T.
Drawn By: D.S.
Checked By:

DATE: JULY 12, 2021

SCALE: 1" = 60'

JOB No.: 3131

RECEIVED
JUL 14 2021
217-046

PARRONE
engineering

THE PIANO WORKS
349 WEST COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752

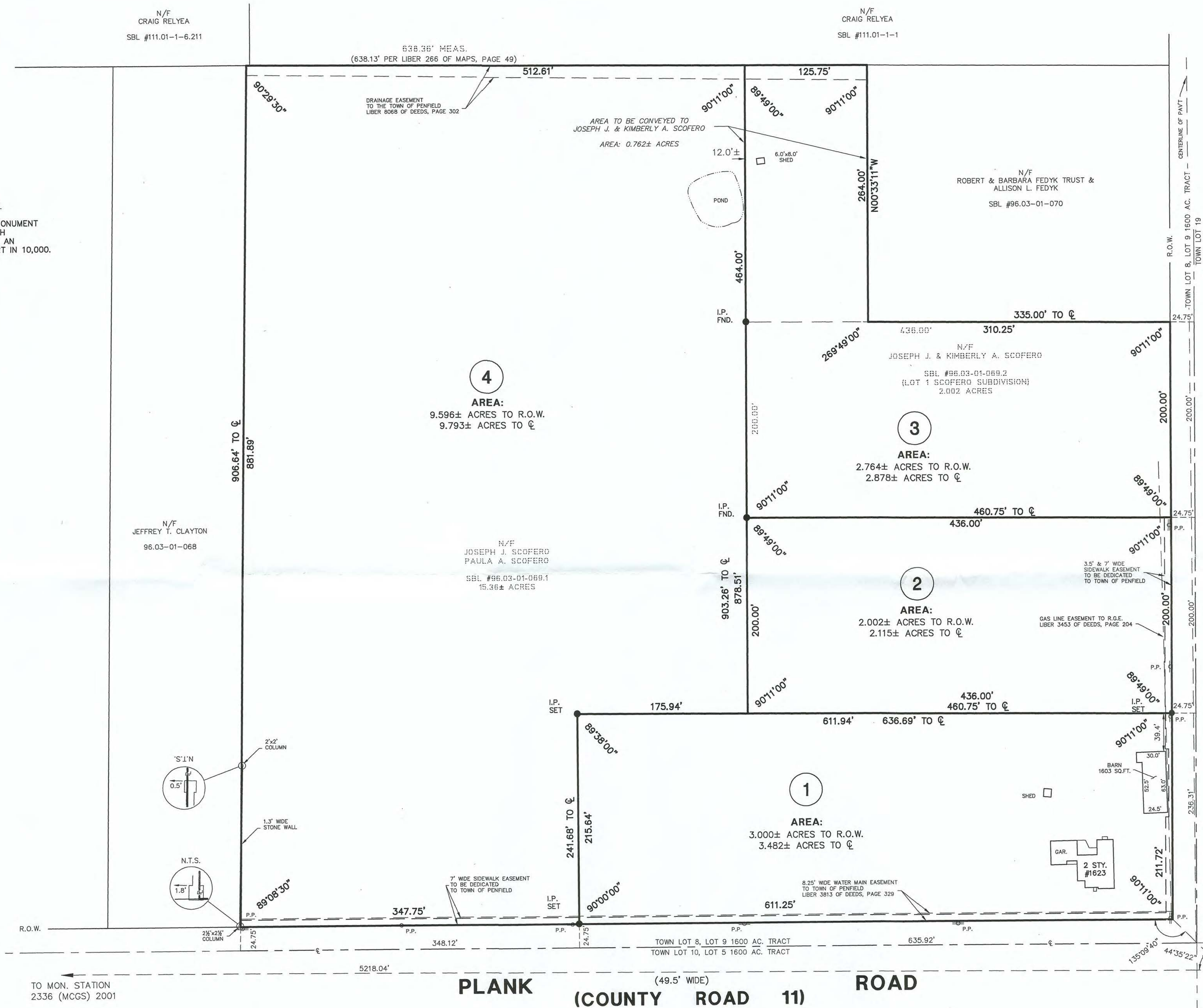
MAP OF A SUBDIVISION

SHOWING:

J. SCOFERO SUBDIVISION
BEING A RESUBDIVISION OF LOT 1 SCOFERO SUBDIVISION
AND OTHER LANDS

SITUATE IN:

SUB LOT 9 OF THE 1600 ACRE TRACT * TOWN LOT 8 * TWP. 13 * RANGE 4
OF THE PHELPS AND GORHAM PURCHASE
TOWN OF PENFIELD MONROE COUNTY NEW YORK



ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 9, 2021.

DAVID S. STAERR, P.L.S.
PARRONE ENGINEERING

LIC. NO. 049962



This plat is approved in accordance with the provision of Section 239-F, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

FOR THE GENERAL MUNICIPAL LAW:

County Highway Superintendent

FOR THE MONROE COUNTY MONUMENTATION LAW:

Monroe County Surveyors Office

APPROVED BY: MONROE COUNTY HEALTH DEPARTMENT

Monroe County Department of Public Health

Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office

NOTE: Other Department of Public Health Approvals may be needed

REVISIONS:

BY:

DATE:

APPROVED BY:

TOWN CLERK

DATE:

APPROVED BY:

PLANNING BOARD CHAIRMAN

DATE:



PARRONE
engineering

ROCKSOLID

July 13, 2021

Penfield Building and Zoning Department
Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526-9798

THE PIANO WORKS
349 W. COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752
WWW.PARRONEENG.COM

RE: Zoning Board of Appeals
Letter of Intent
For the J. Scofero Subdivision

Greetings:

Joseph Scofero located at 1402 Salt Road has requested we prepare a subdivision of 15.4± acres of land he owns known as 1623 Plank Road. The subdivision consists of a 3.0 acre parcel (Lot 1) which encompasses the existing house and storage barn, a vacant 2.0 acre parcel (Lot 2) along Salt Road, separating and then joining a 0.76 acre parcel to Joseph Scofero's existing parcel (Lot 3) and creating a vacant 9.6 acre parcel (Lot 4) along Plank Road.

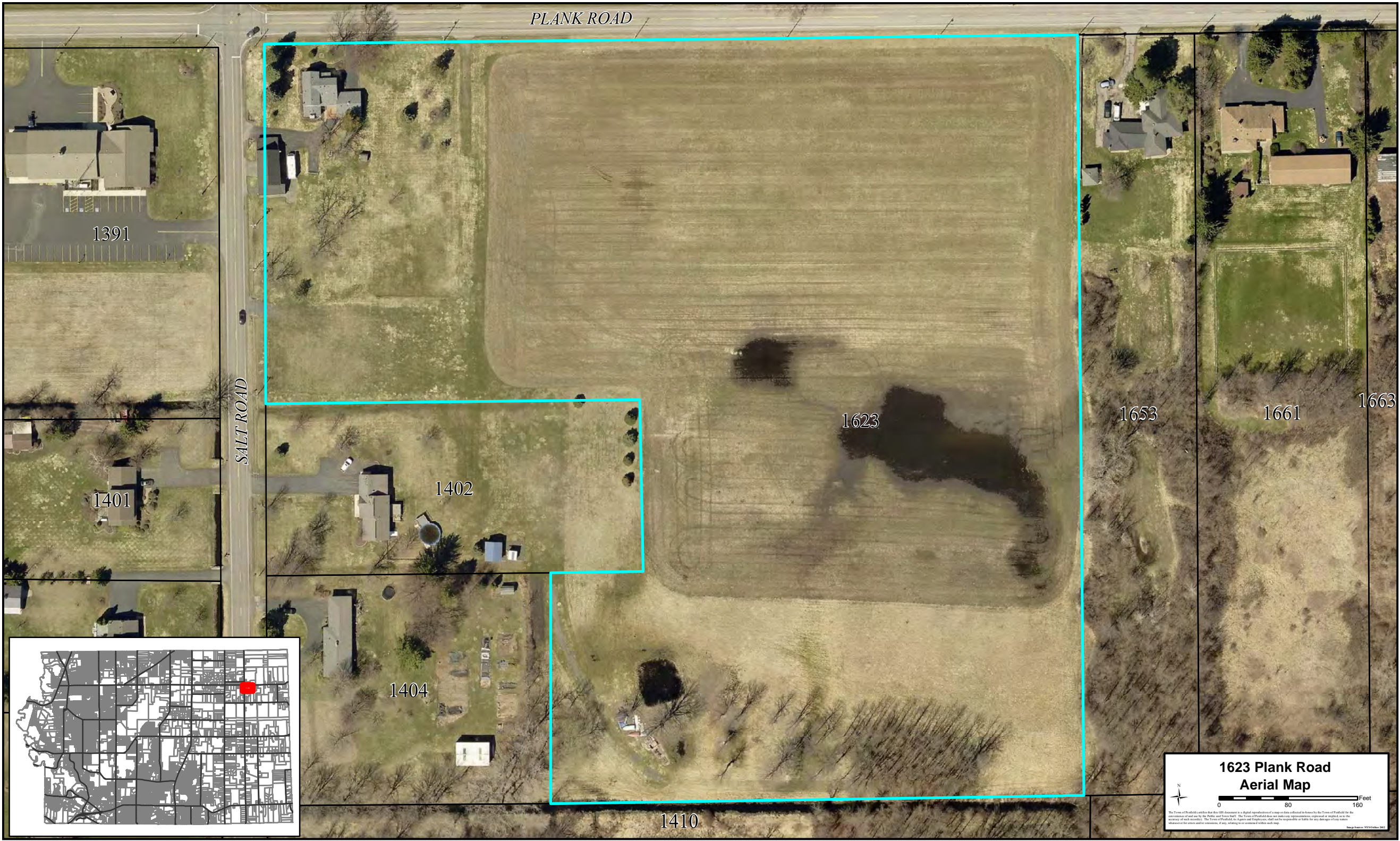
We are requesting an area variance from a minimum 50 feet side setback to the storage barn to a 39.4 feet side setback. This is a result of maintaining a minimum lot frontage of 200 feet for Lot 2.

We are also requesting an area variance to the size of Lot 1 from being a 3.7 acre parcel (due to the size of storage barn) to being a 3.0 acre parcel. This lot size is consistent with the predominate character of the parcel sizes in the area and does not negatively affect the surrounding community.

Thank you for your consideration,

David S. Staerr, P.L.S.
PARRONE ENGINEERING

SCANNED



PLANK ROAD

SALT ROAD

1391

1401

1402

1404

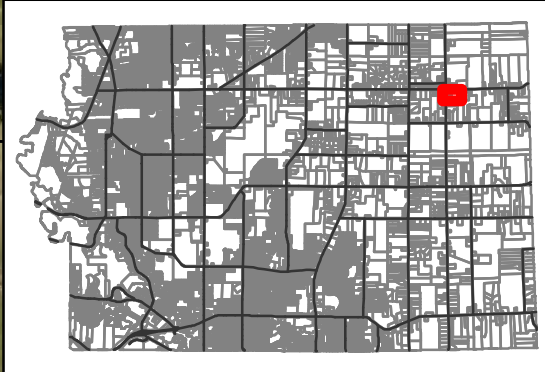
1623

1653

1661

1663

1410



**1623 Plank Road
Aerial Map**

0 80 160 Feet

The Town of Portland confirms that this file is a digital representation of a map created by the Town of Portland for the convenience of and use by the Public and Town Staff. The Town of Portland does not make any representation, expressed or implied, as to the accuracy of such materials. The Town of Portland, its Agents and employees, shall not be responsible or liable for any damages of any nature whatsoever for errors and/or omissions, if any, relating to or contained within such map.

Map Source: NYS&D 08/01/2012

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 4

Application # 21Z-0047
1441 Hogan Road

See Pages to Follow

after deck addition, # roof & gable dormers





Letter of Intent

I want to build a 7 Foot wide porch on the front of my house.

I want to add 2 Gable dormers and put a roof over this 7 foot porch.

I am requesting a variance in regard to the set back requirement
From the front property right of way.

My house sits 55' 2" back from the right of way.

I want to build a 7 foot wide porch that will decrease this set back to
48' 2"

I request a 2 foot variance to accomplish this.

Thank you

Peter Massong

July 15 2021

SCANNED



CONTACT

Lot No. 1
HOGAN ROAD - D'ANGELO SUBDIVISION

LINE PER BOUNDARY LINE AGREEMENT 7899/230

89°22'28"

110.00'
35'
90°37'32"
20'

~~20' x 20'~~
STORAGE

AREA:
1.00 ACRES
43450 sq. Ft.

* DEED DOES NOT
MATHEMATICALLY CLOSE

NOW OR FORMERLY
CAHOON
7899/228

395.32' (DEED) &
395.42' (CALC.) &

8.7'

24x38
INSIDE BASEMENT

26.5'
FR. GAR. 26.3'
CONC.
40.2'
FR. 1 STORY No. 1441
40.2'
4'x6' STEP

CELLAR ENTRANCE
4.5' x 5.5'

21.3'

NEW PORCH

24.75'

90°00'12"

110.00'

89°54'44"

24.75'

1207.85' TO KENNEDY ROAD &

SE COR LANDS OF DZIELAK 2927/i

HOGAN (49.5') ROAD

REFERENCE

- 1.) Liber 3307 of Deeds, page 549
- 2.) Liber 263 of Maps, page 32
- 3.) Monroe Abstract No. 53452-1, dated 6/3/2004

PARCEL SUBJECT TO

*Easement to RG&E, L.3516 P.217

CERTIFICATIONS

SCANNED

Copies of this map not bearing the land surveyor's embossed seal shall not be considered a true

Unauthorized alteration or addition to a survey by a licensed surveyor's seal is a violation of the New York State Education Law

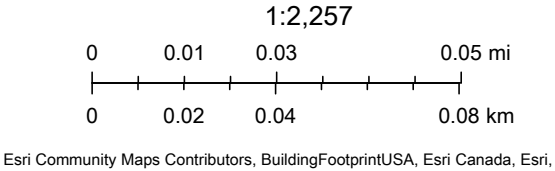
Certifications indicated hereon shall run only

Town of Penfield GIS Map - 1441 Hogan Road



7/23/2021, 9:20:57 AM

 Parcels



ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 5

Application # 21Z-0049
1676 Penfield Road

See Pages to Follow



ENTERED 212-0049
JUL 16 2021 1676 Pont. Rd
SCANNED ✓



Agnew 21

1676 Penfield Rd

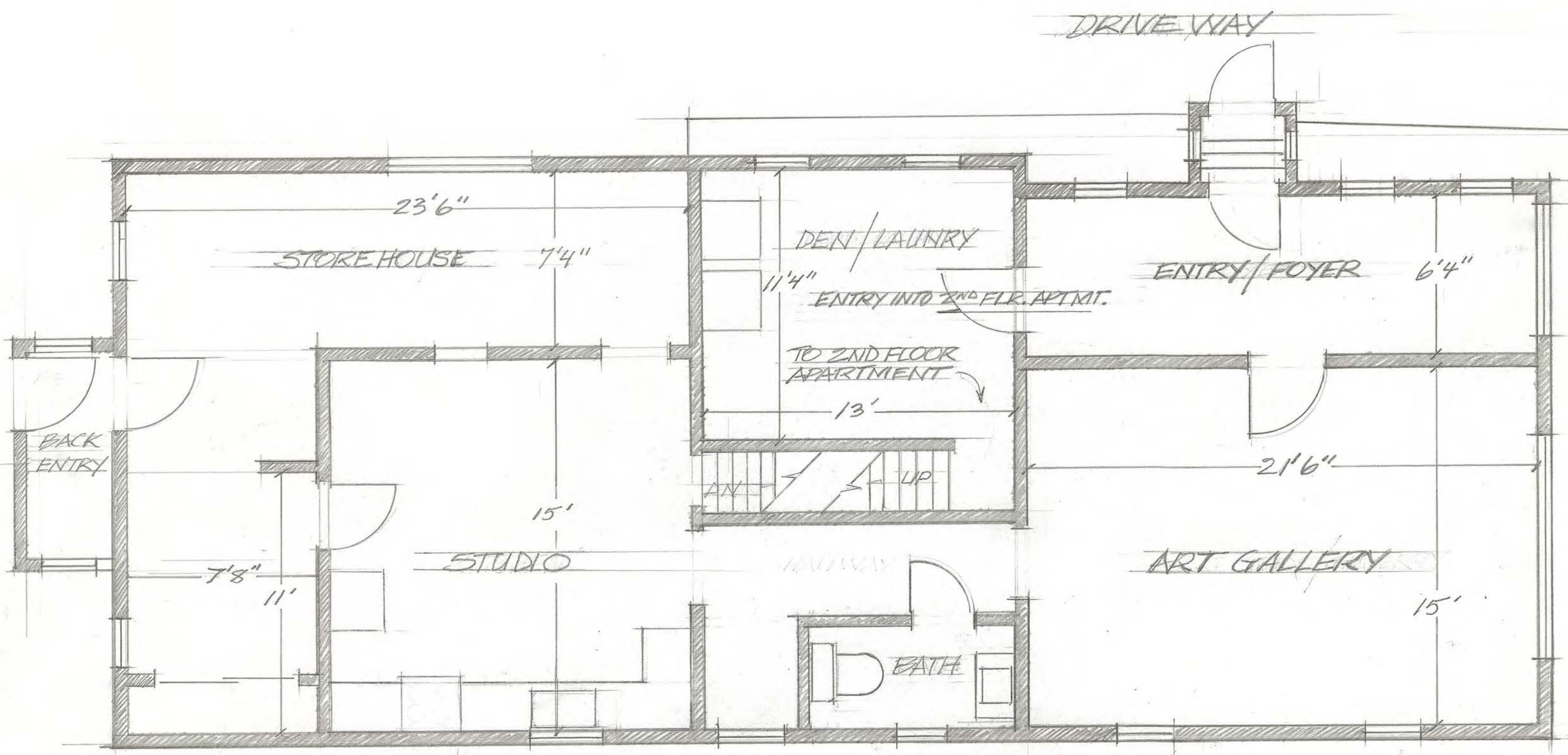
ENTERED 212-0049
JUL 16 2021
SCANNED ✓



Agnello 21

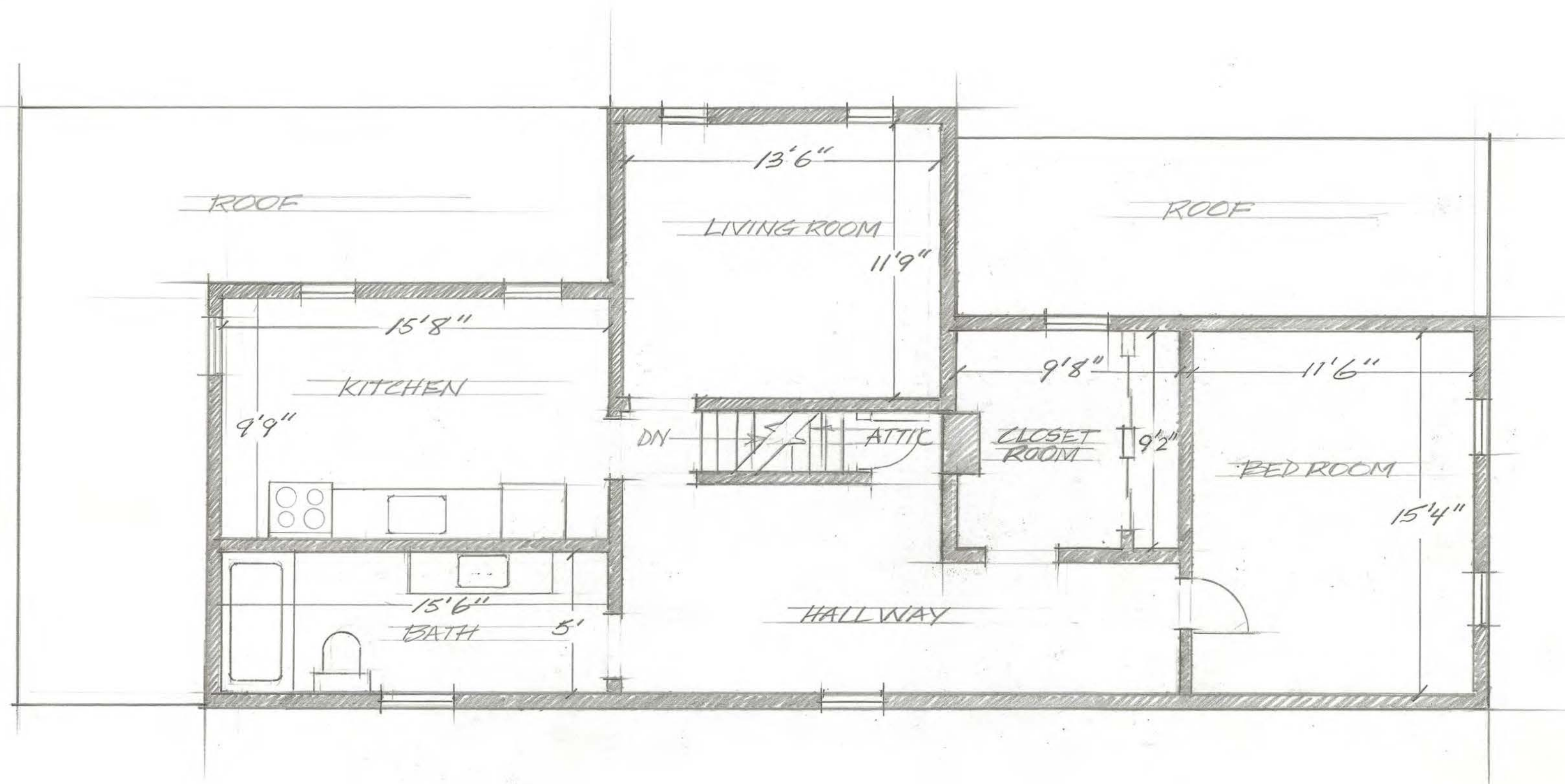
1676 Perfield Rd

ENTERED
212-0049 JUL 16 2021
✓ SCANNED



1676 PENFIELD RD. FRONT HOUSE

1ST FLOOR



1676 PENFIELD RD. FRONT HOUSE

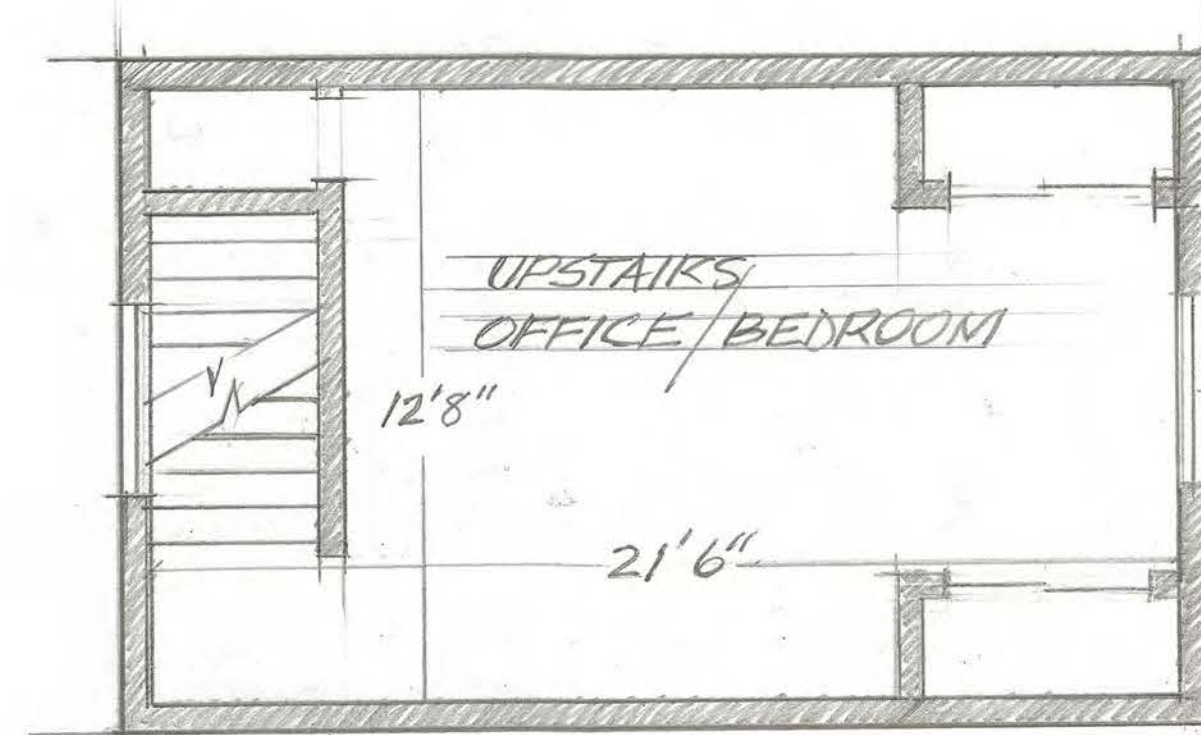
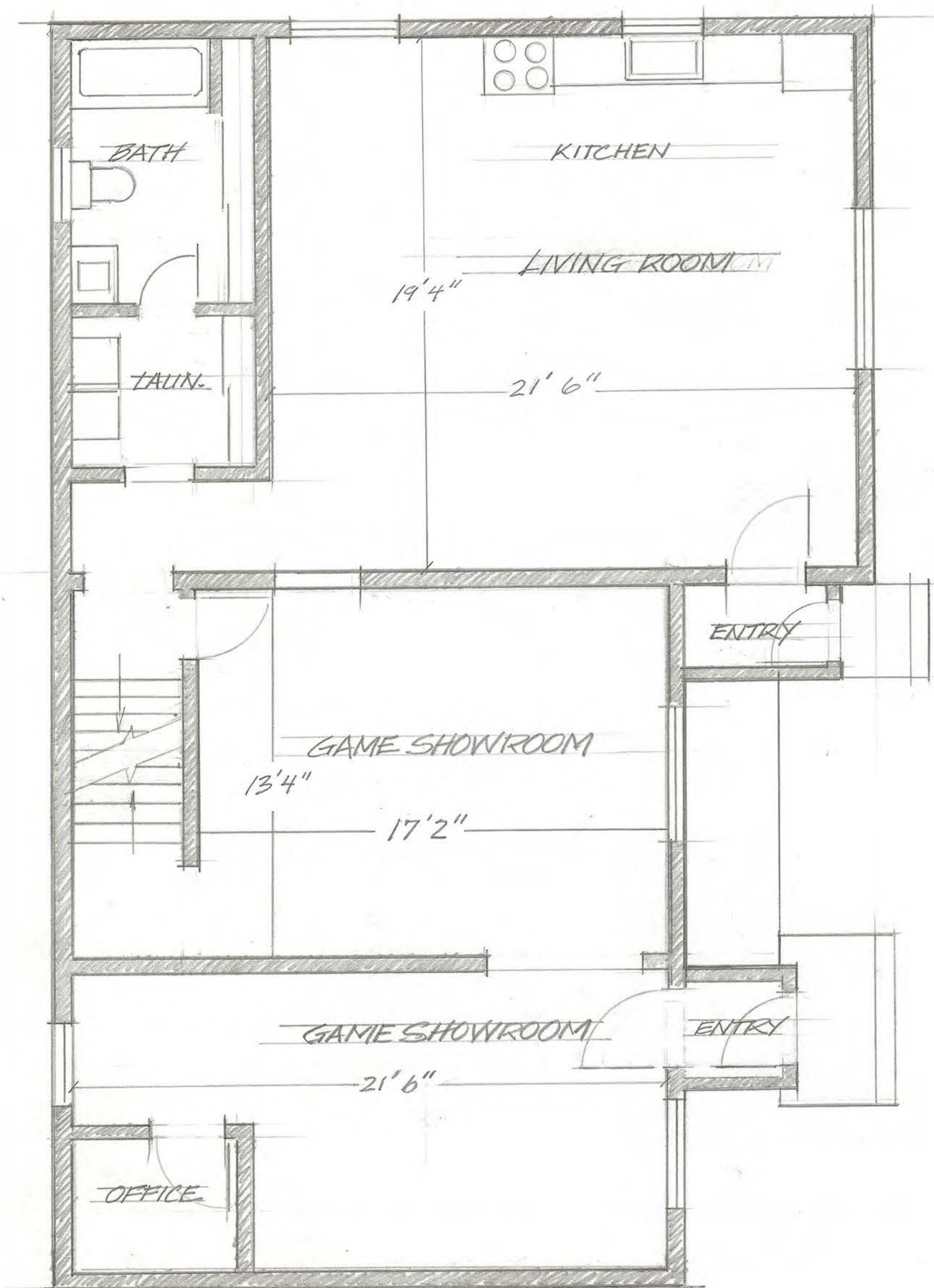
2ND FLOOR

ENTERED

JUL 16 2021 212-0049

SCANNED

1676 Penfield Rd



2ND FLOOR

1676 PENFIELD RD BACK BLDG. 1ST FLOOR

1676 Penfield Rd

ENTERED
JUL 16 2021 212-0049
SCANNED ✓



217 00 49

Letter of Intent

1676 Penfield Road is a property in the commercial district of the Panorama Valley area. The property consists of two structures, as well as a garage situated on approximately one-half acre of land.

The former owners had operated two businesses on the property. The main structure included a live-in situation with a dress boutique. The second structure consisted of a tailor shop with live in accommodations.

We would like to maintain the same utilization of space;

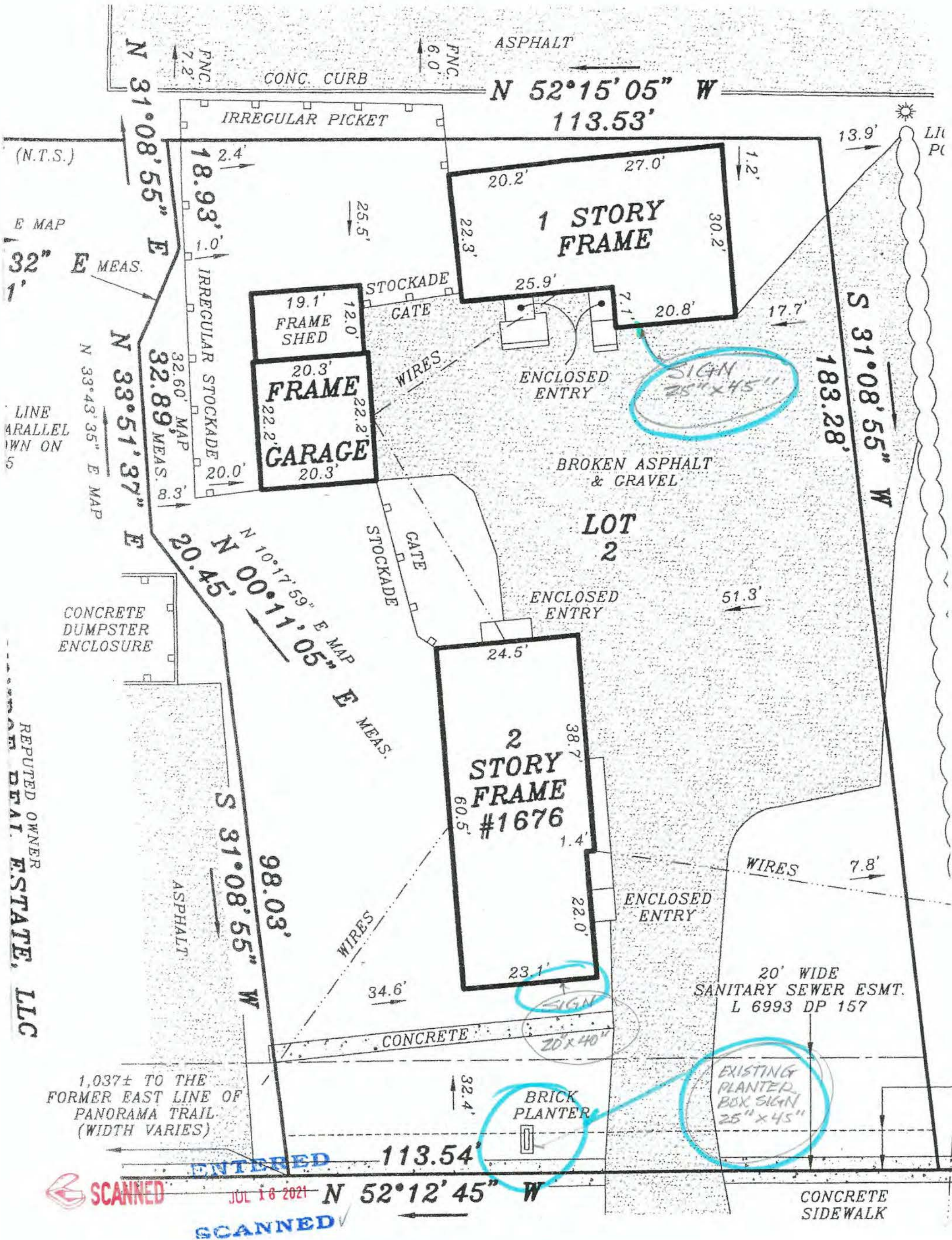
- 1) Agnello Studio Art Gallery will be in the front structure.

This structure has the ability to also include live in accommodation, or the ability to rent separately to a possible residential tenant. The art gallery will be operated by the owner of the property. The existing layout already lends itself well for this.

- 2) Flower City Amusements will be located in the second structure. This business will consist of arcade showrooms. Patrons will have the opportunity to visit both the Art Gallery, and the arcade showrooms.

There will be ample parking (refer to site plan). Our signage will utilize the same format that existed with the previous businesses (refer to renderings and photos). Both of the structures have needed and will continue to need cosmetic treatment. No structural modifications have been or will be necessary for our undertakings. It is our hope and intent with these two businesses to bring something interesting and unique to an already thriving area.

SCANNED



Town of Penfield GIS Map - 1676 Penfield Road



7/23/2021, 9:23:40 AM

 Parcels

1:1,128

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri,

Town of Penfield
2020, Town of Penfield