

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 1

Application # 21Z-0044
1851 Clark Rd

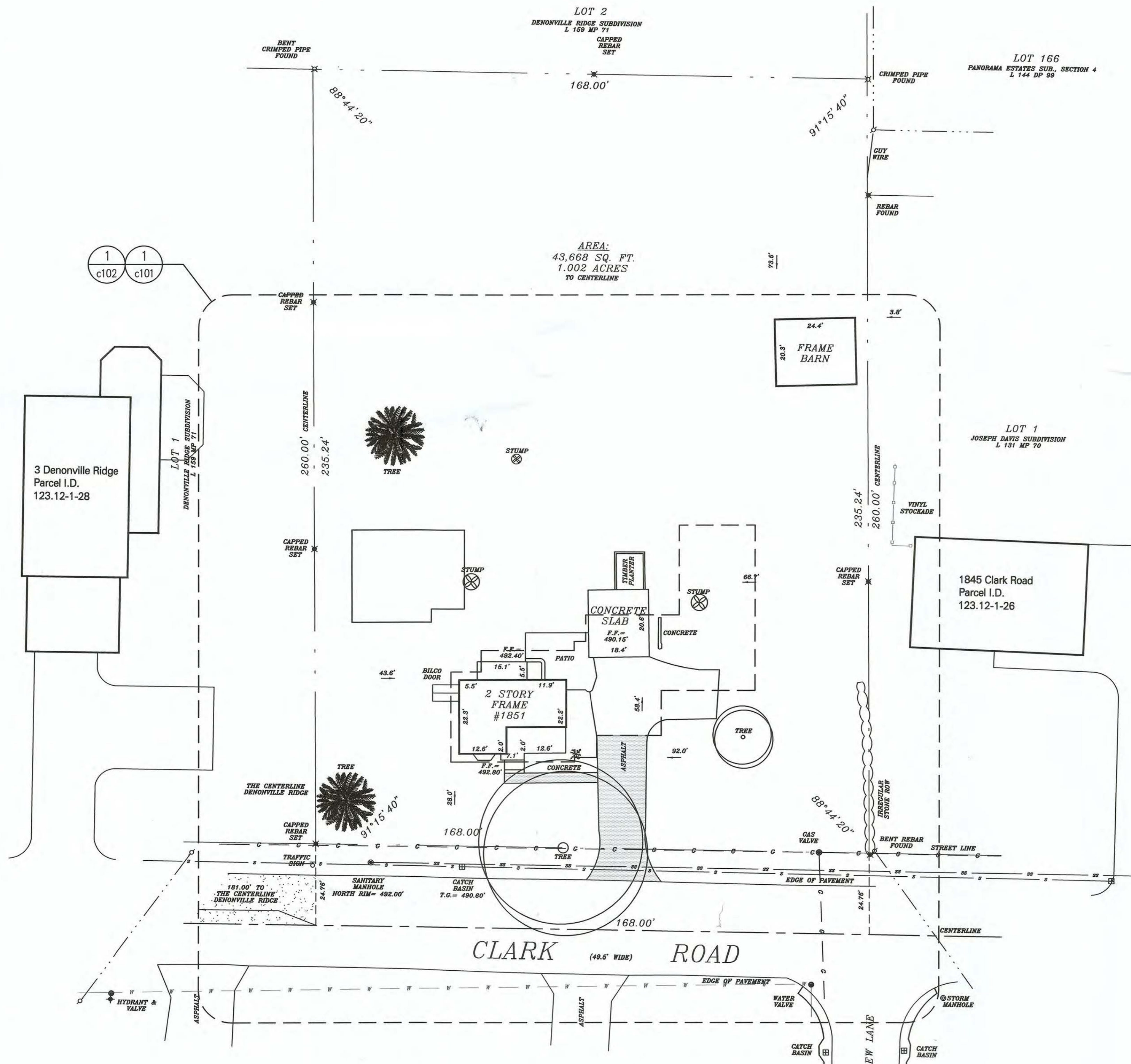
See Pages to Follow

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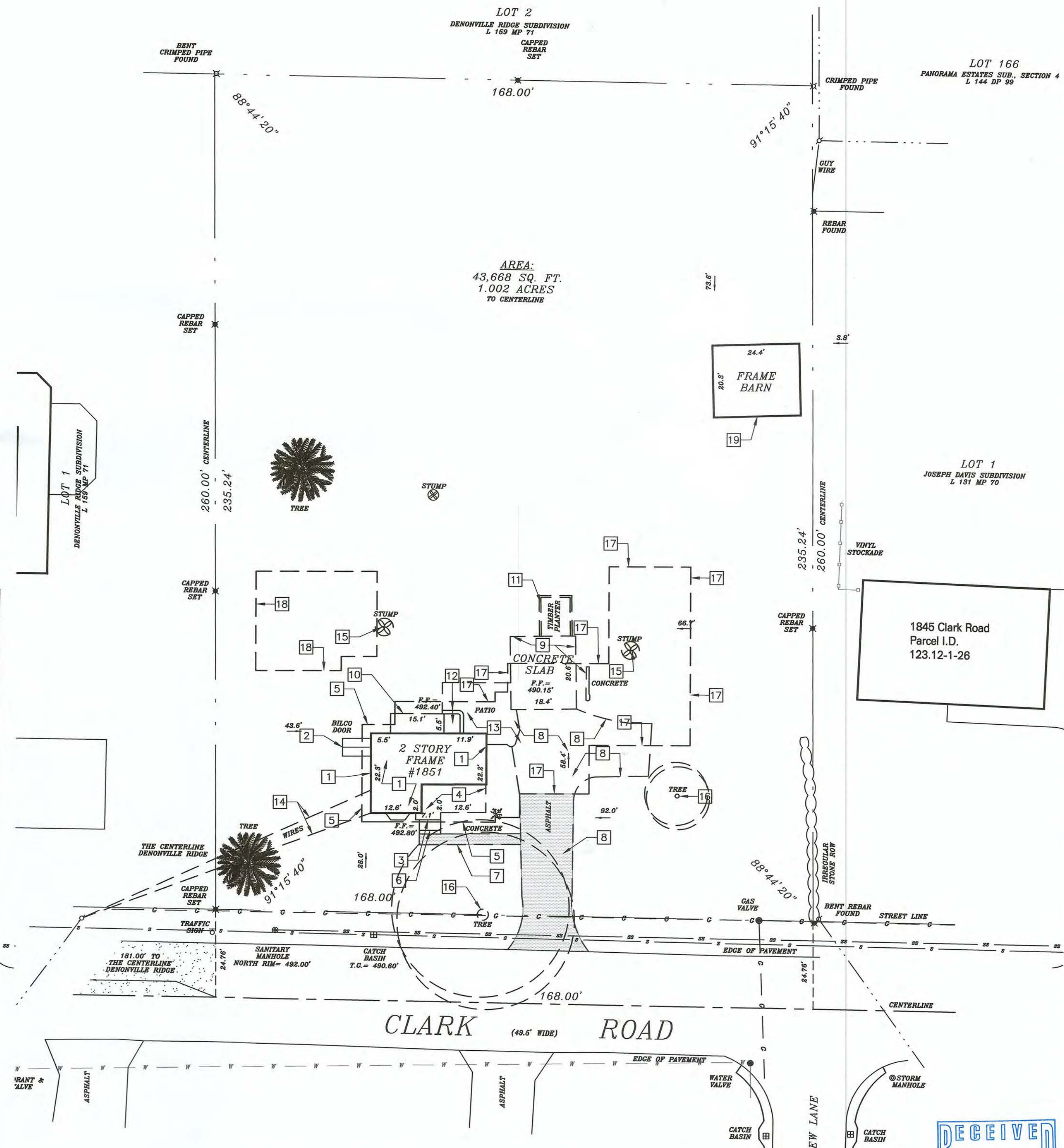
---	PROPERTY LINE	---	SWALE
- - -	SETBACK LINE	- x - x -	SILT FENCE
- - -	CENTERLINE	+ 102.55	PROPOSED SPOT ELEVATION
- - -	EXIST. CONTOUR	(X-X)	DETAIL NUMBER
- - -	PROPOSED CONTOUR	(X-X)	DETAIL REFERENCE SHEET NUMBER
SS	NEW STORM SEWER	[Hatched Box]	PROPOSED NEW IMPERVIOUS SURFACES
S	NEW SANITARY SEWER	[Solid Box]	EXISTING IMPERVIOUS SURFACES
G	NEW NATURAL GAS SERVICE	[Dotted Box]	EXISTING STRUCTURE
W	EXIST. WATER SERVICE	[Cross-hatched Box]	PROPOSED NEW STRUCTURE
E	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.		



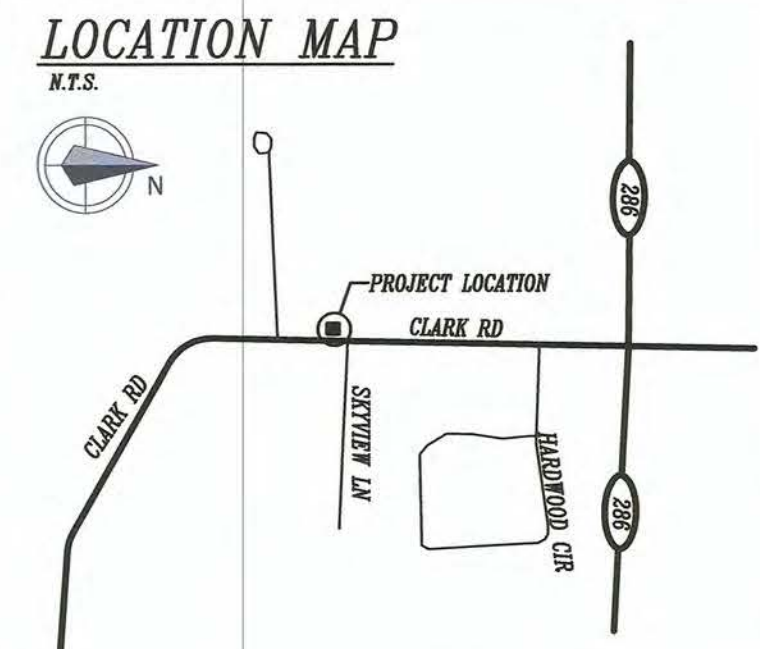
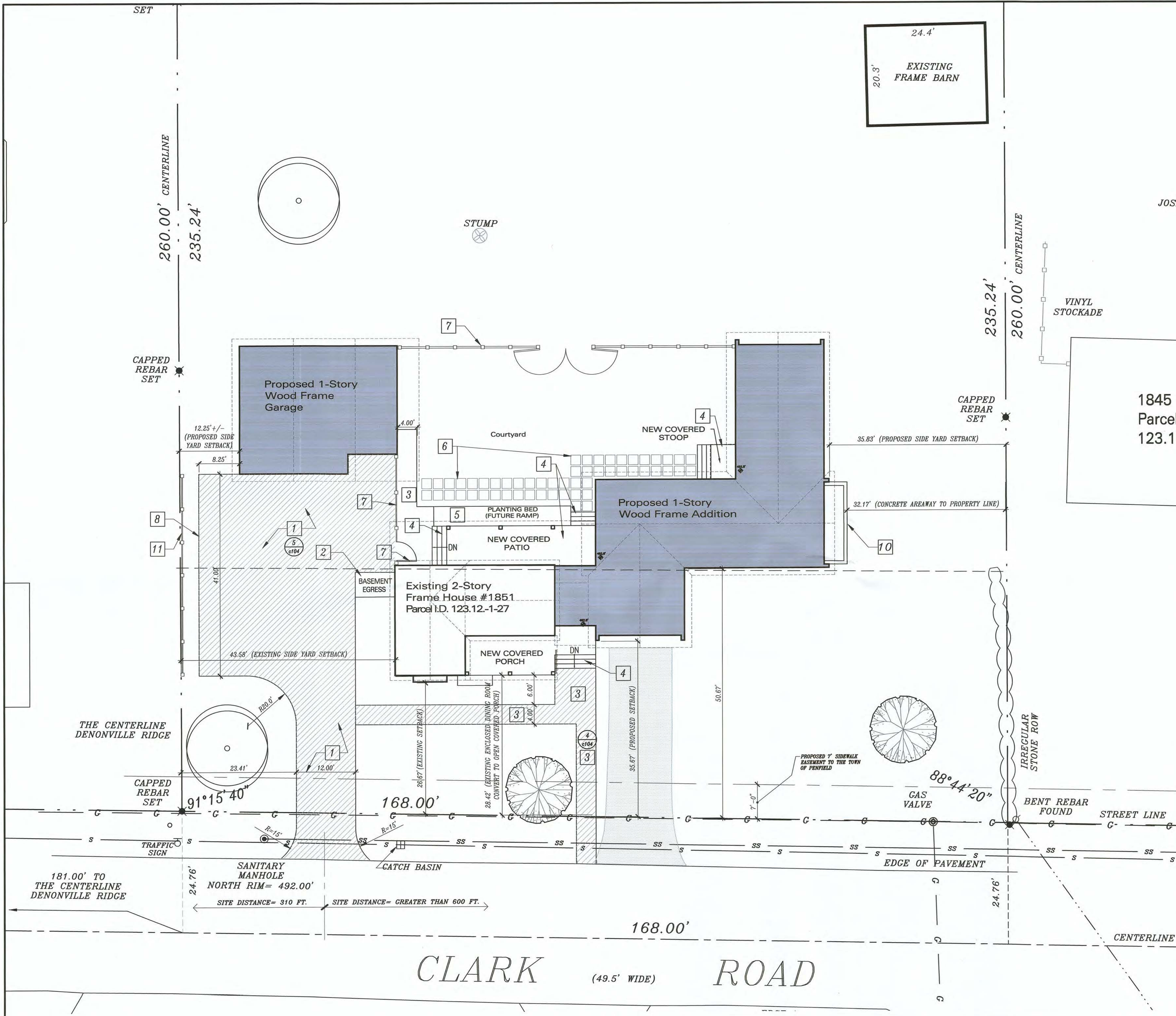
1 OVERALL SITE PLAN - EXIST. CONDITION
1"=20'-0"



2 SITE PLAN SELECTIVE REMOVALS
1"=20'-0"



SCANNED



LOT 1
 JOSEPH DAVIS SUBDIVISION
 L 131 MP 70

1845 Clark Road
 Parcel I.D.
 123.12-1-26

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: 43,668 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"

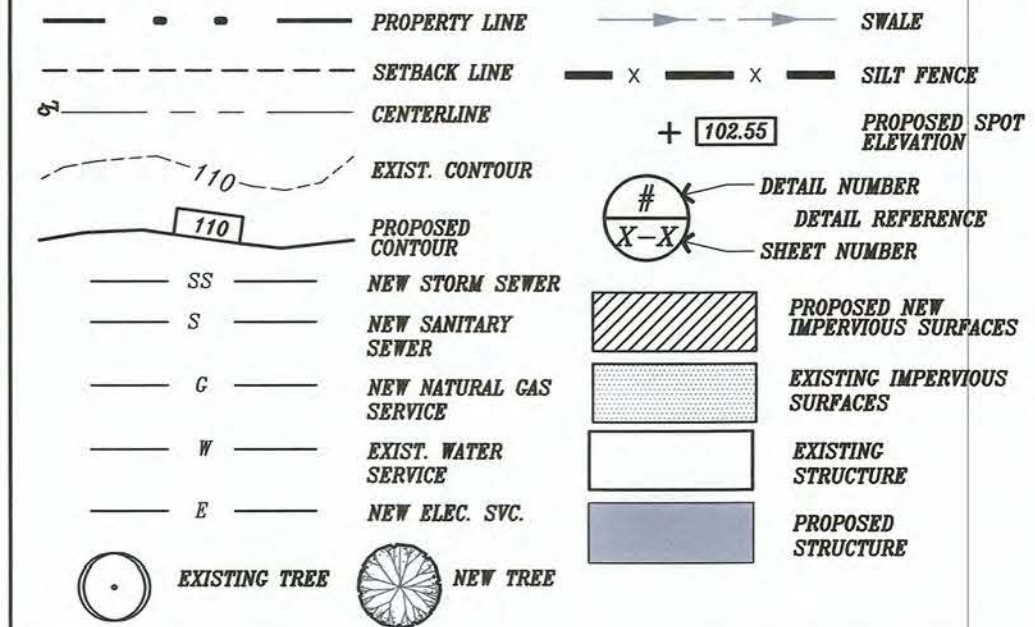
KEYNOTES (SITE PLAN)

- 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
 BOUNDARY CONSULTANTS
 FIELD MEASUREMENT CERTIFICATES
 ALTA/NSPS SURVEYS
 5 SOUTH FITZHUGH STREET
 ROCHESTER, NY 14614
 PHONE: (585) 325-7520
 SURVEYORS@ONEILLRODAK.COM



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

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



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 #2710
 Rochester, NY 14625
 Phone: 585-385-7000
 Fax: 585-385-4386
 www.TSE123.com

PANDOLF-REMIS RESIDENCE

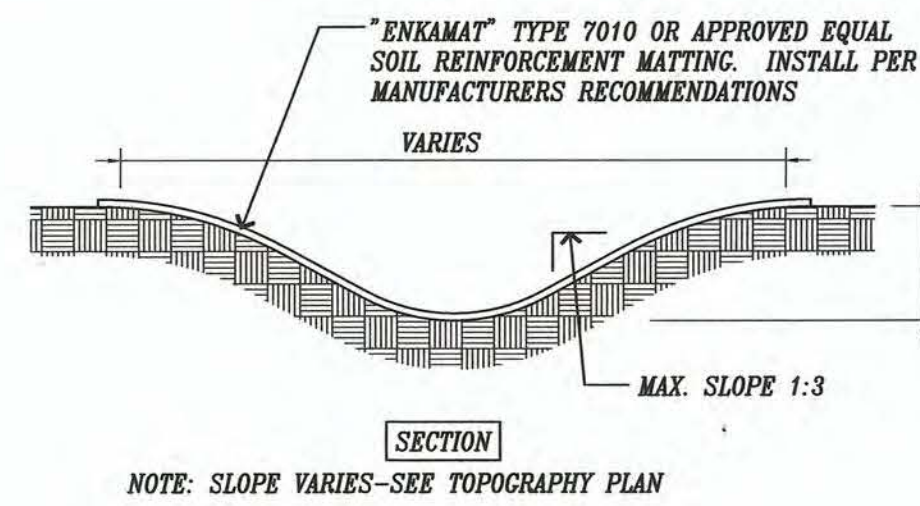
PARTIAL SITE PLAN



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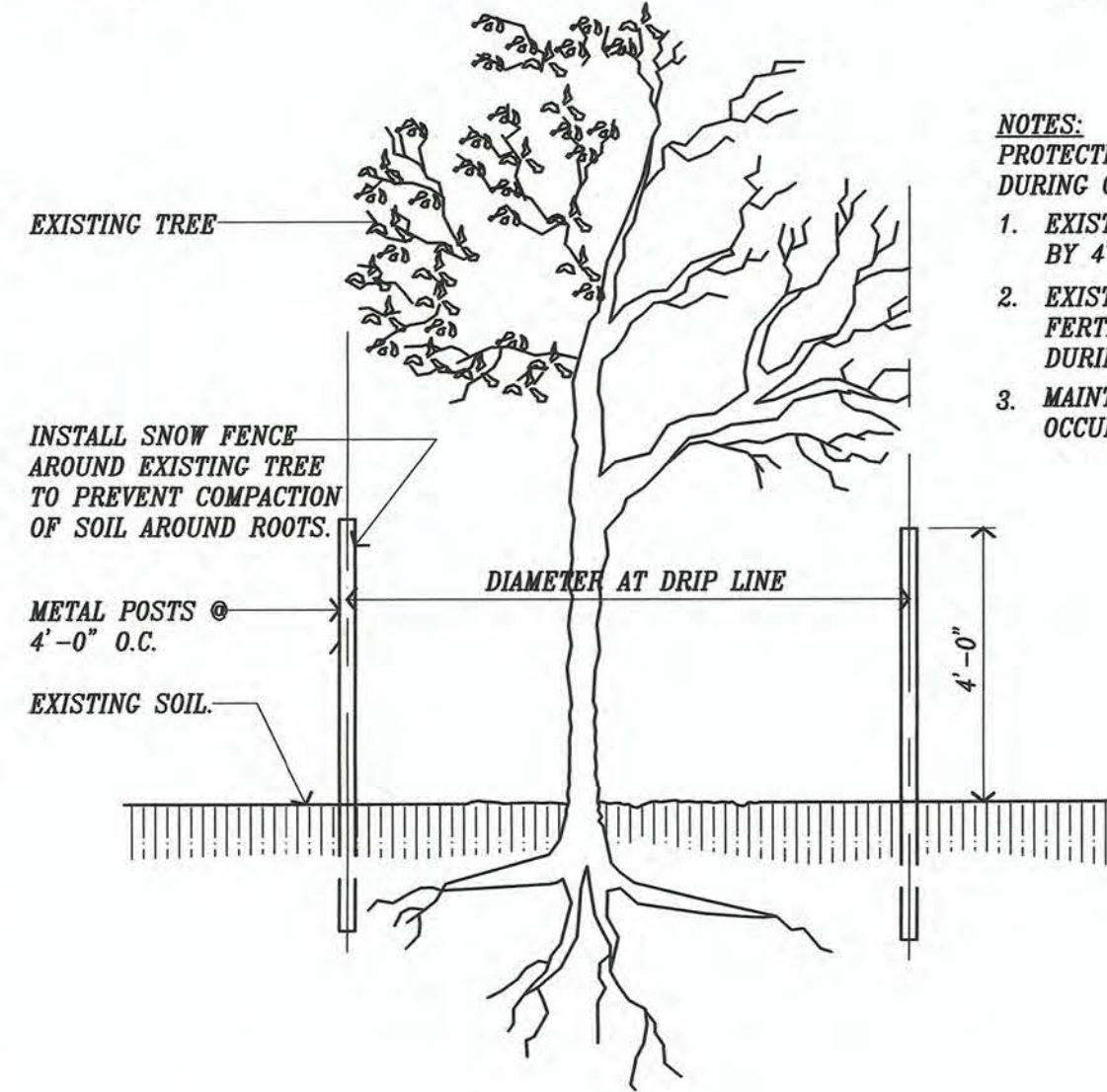
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 TSE 21-06-07
 DATE
 6.28.2021

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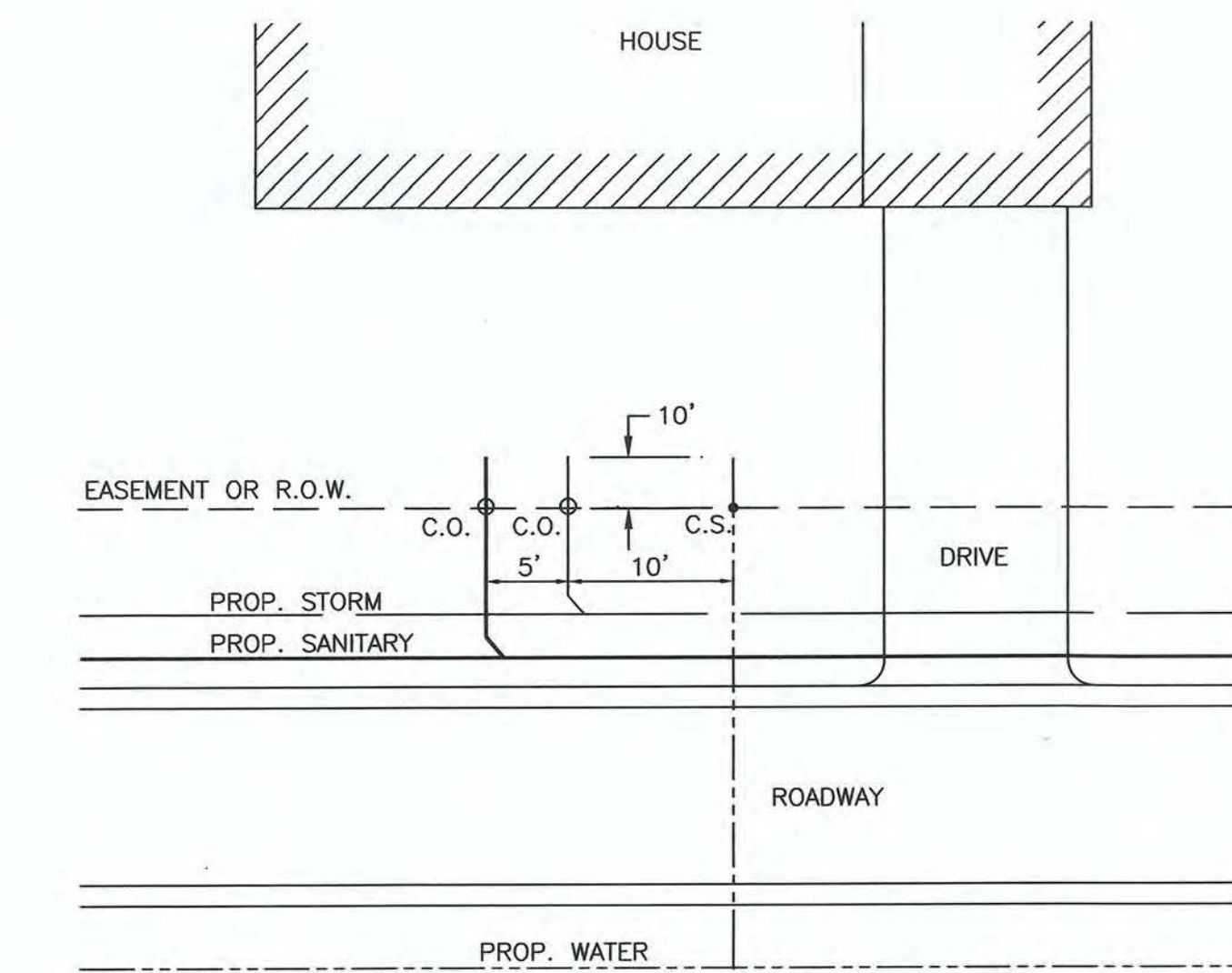
- NOTES:**
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
 2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED ABOVE, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
 4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.

1 SHALLOW DRAINAGE SWALE DETAIL
N.T.S. FILE:

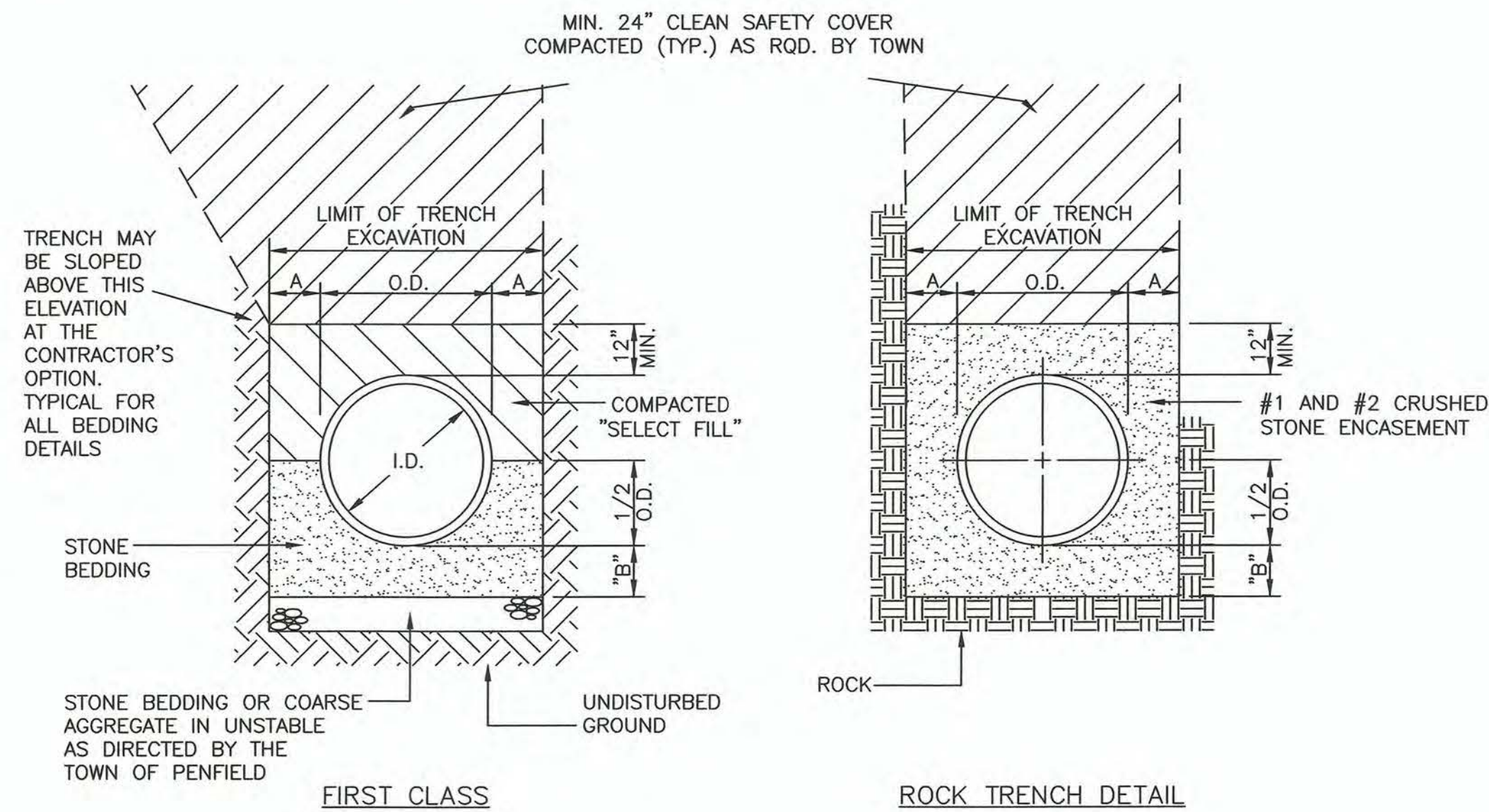


- NOTES:**
PROTECTION AND MAINTENANCE DURING CONSTRUCTION.
1. EXISTING TREES WILL BE SURROUNDED BY 4'-0" HIGH SNOW FENCES.
 2. EXISTING TREES AND BUSHES WILL BE WATERED, FERTILIZED AND PRUNED AS THEY REQUIRE DURING CONSTRUCTION.
 3. MAINTENANCE OF THESE TREES TO OCCUR ON A REGULAR BASIS.

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

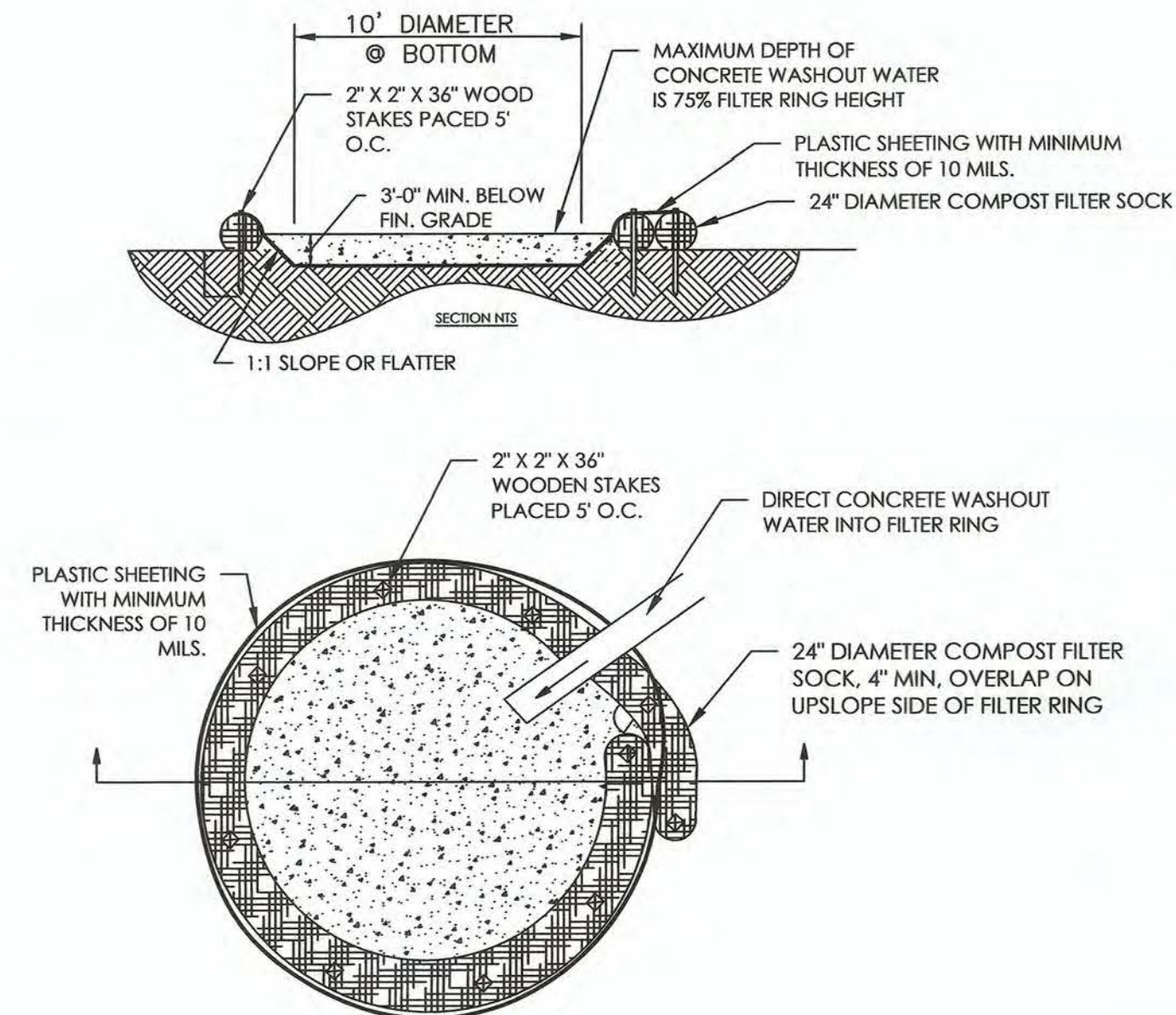


5 TYPICAL LATERAL LAYOUT
N.T.S. FILE:



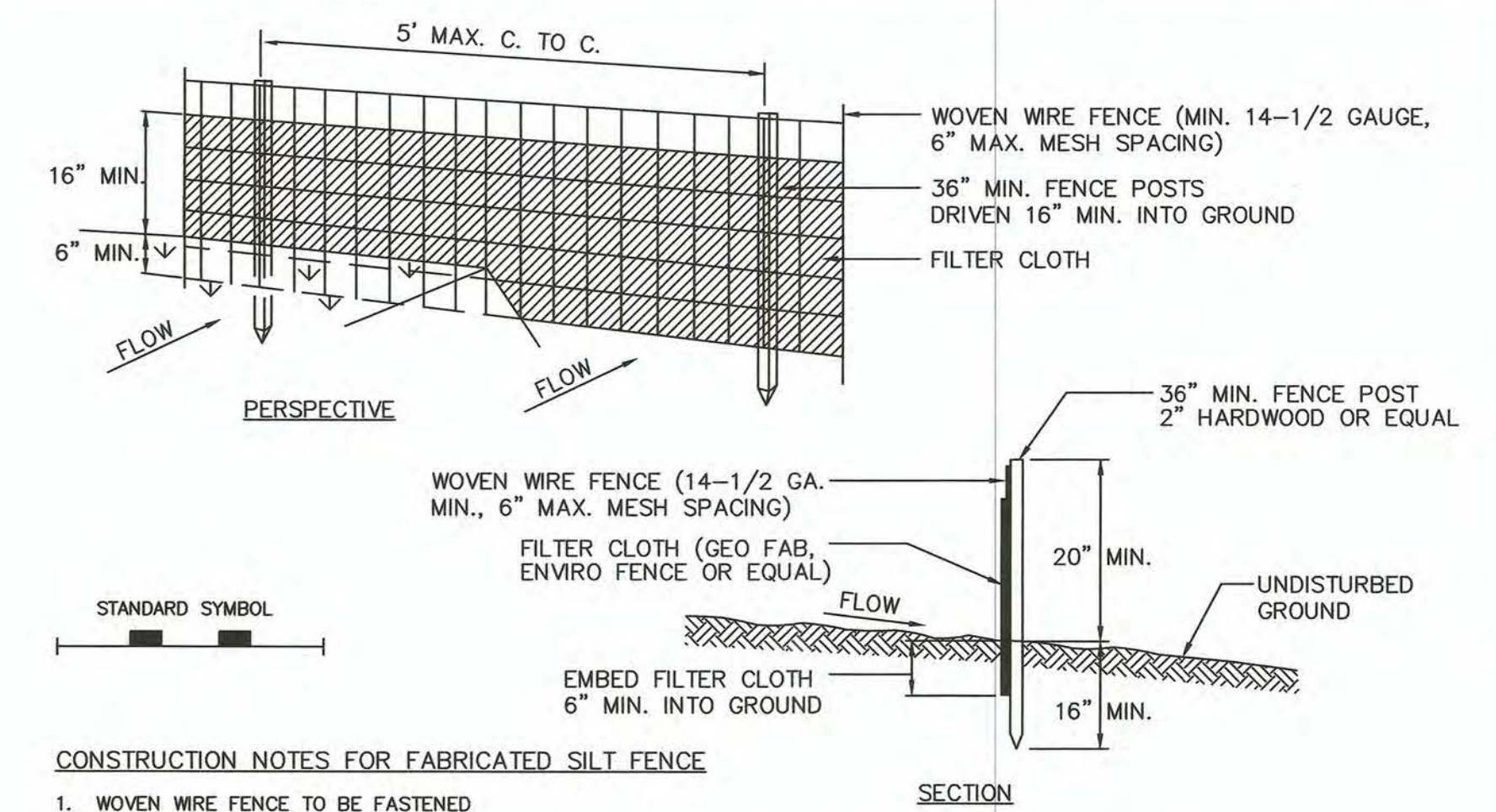
PIPE DIA.	"A"	"B"
UP TO 18"	1'-0"	6"
21" TO 36"	1'-6"	9"
OVER 36"	2'-0"	12"

3 BEDDING DETAILS
N.T.S. FILE:



- NOTES:**
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 LINER SHALL BE REPLACED 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 REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECAST RAINSTORMS, 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.

6 CONCRETE WASHOUT DETAIL
N.T.S. FILE:

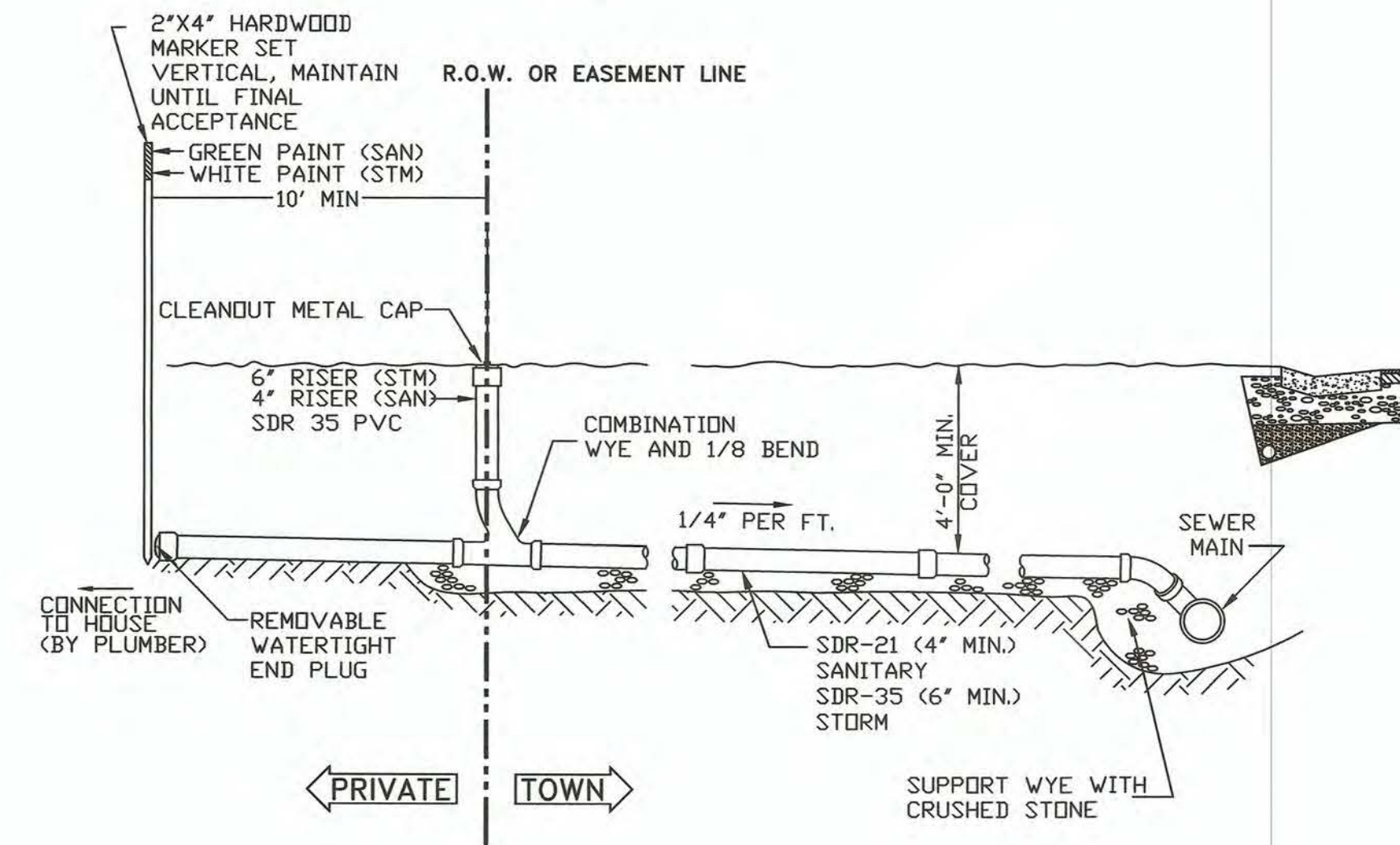


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

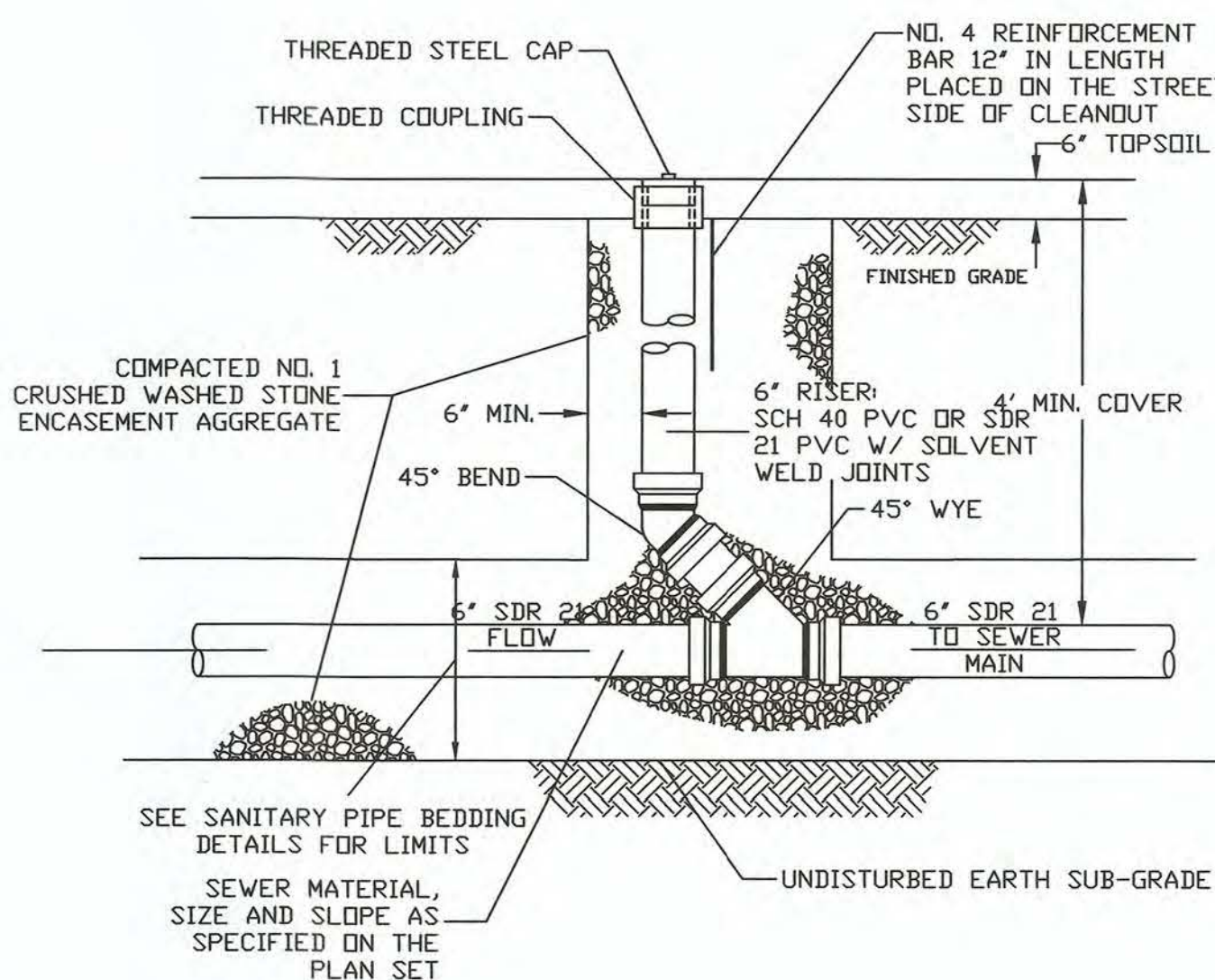
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
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, MIRAFI 100X, STABILINKA T140N OR PREFABRICATED GEOFAB, ENVROFENCE OR APPROVED EQUAL

4 SILT FENCE
N.T.S. FILE:



7 TYPICAL STORM & SANITARY SEWER BUILDING LATERAL
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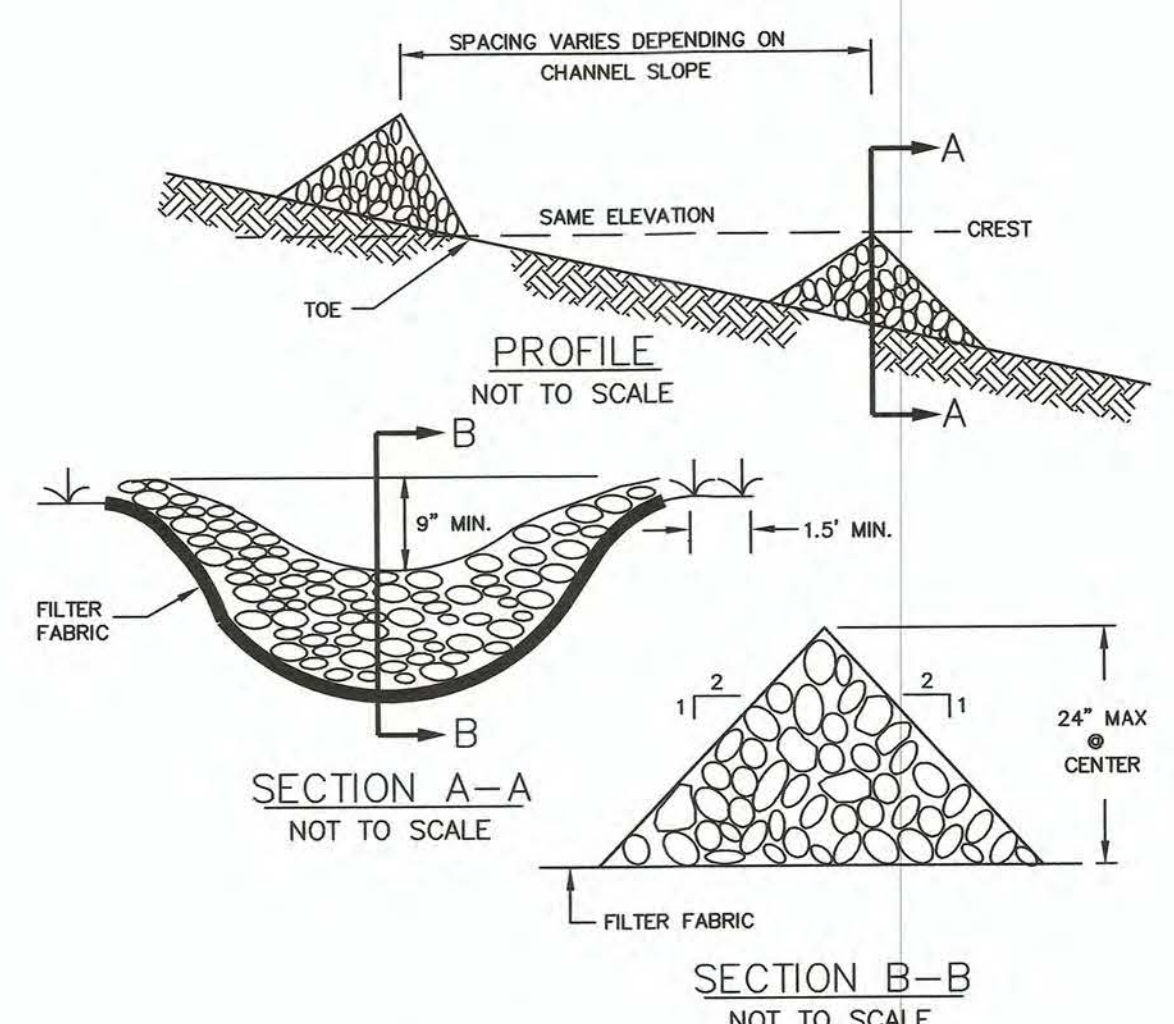
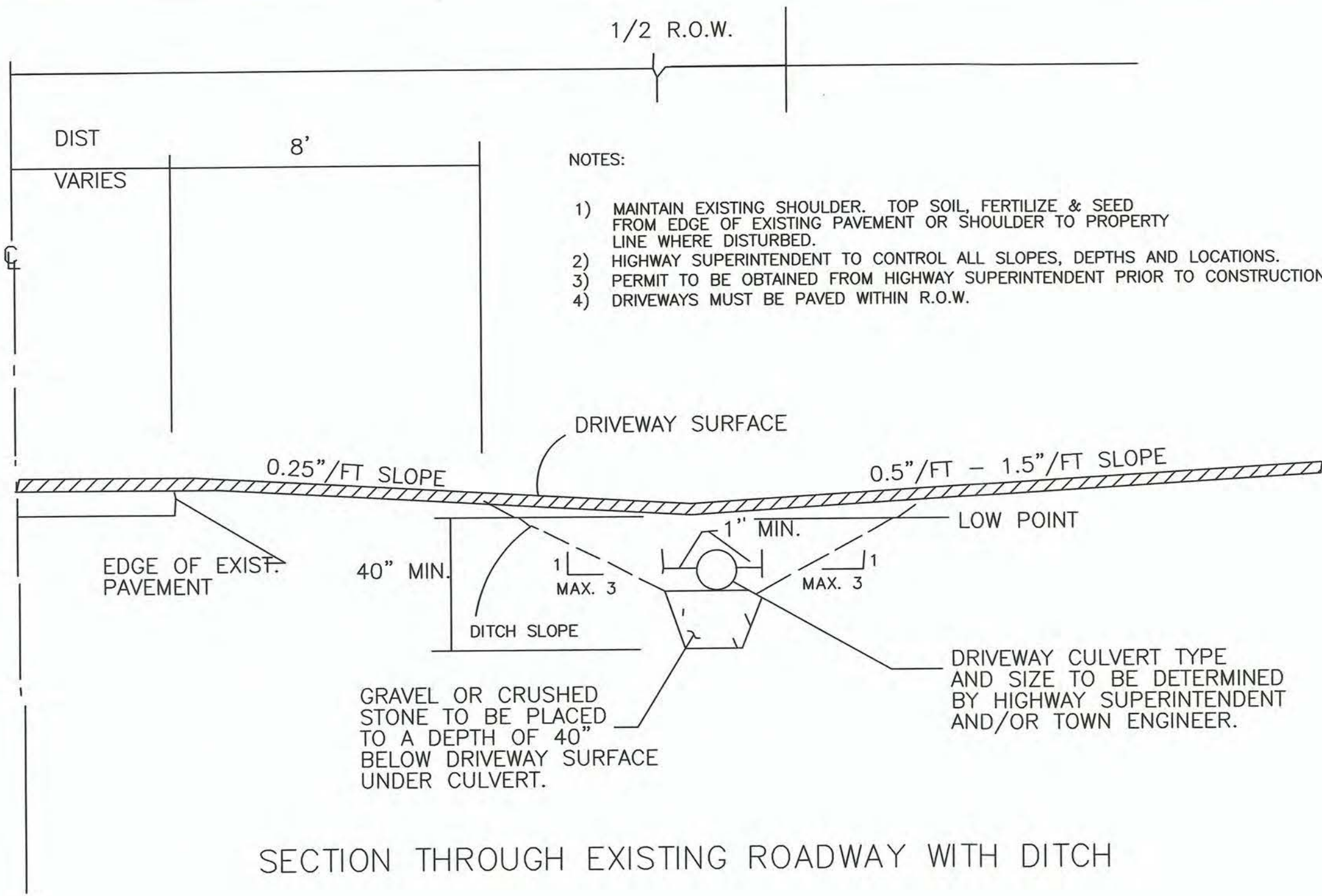
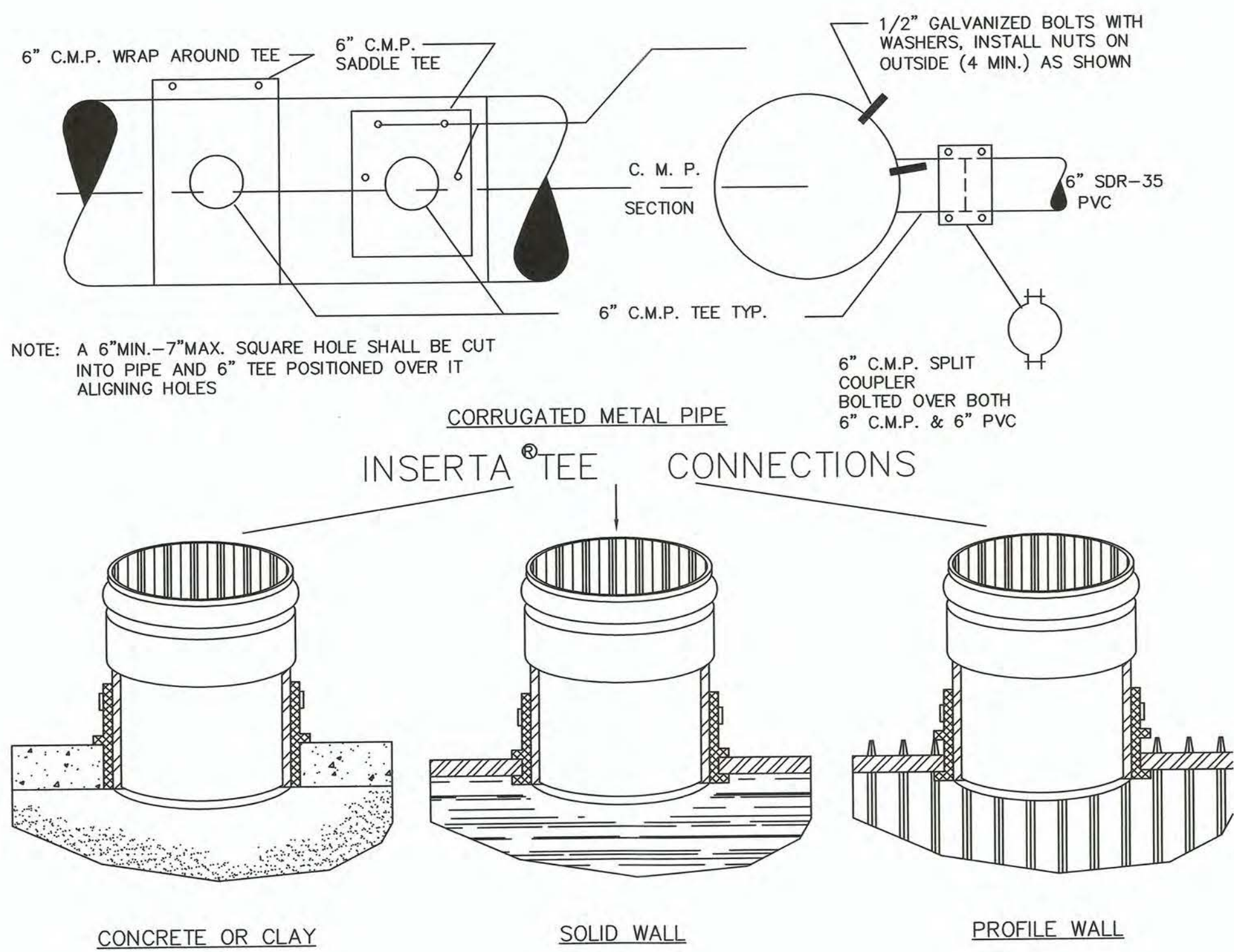


8 IN GRASS AREAS LATERAL CLEANOUT
N.T.S. FILE:

APPROVALS

BY: _____ DATE: _____
ENGINEERING AND PLANNING

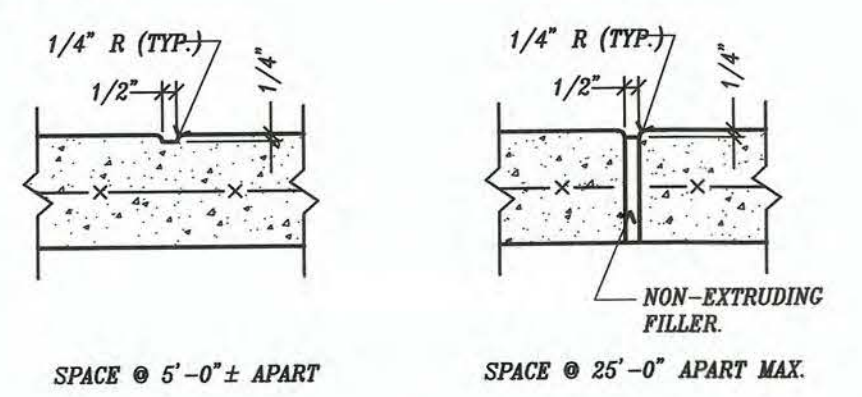
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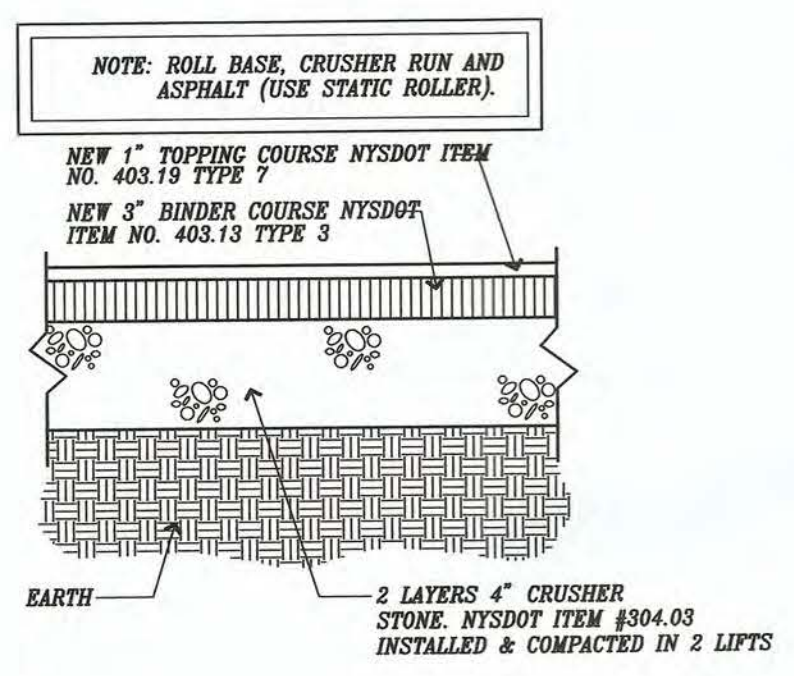
- CONSTRUCTION SPECIFICATIONS
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATION SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE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

MAXIMUM DRAINAGE AREA - 2 ACRES

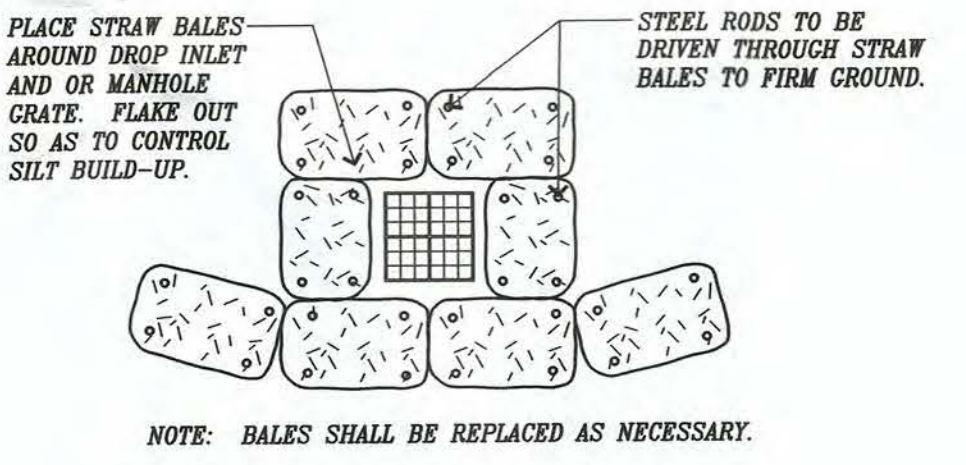
1 TYPICAL STORM SEWER LATERAL CONNECTION
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2 DRIVEWAY ENTRANCE SECTION
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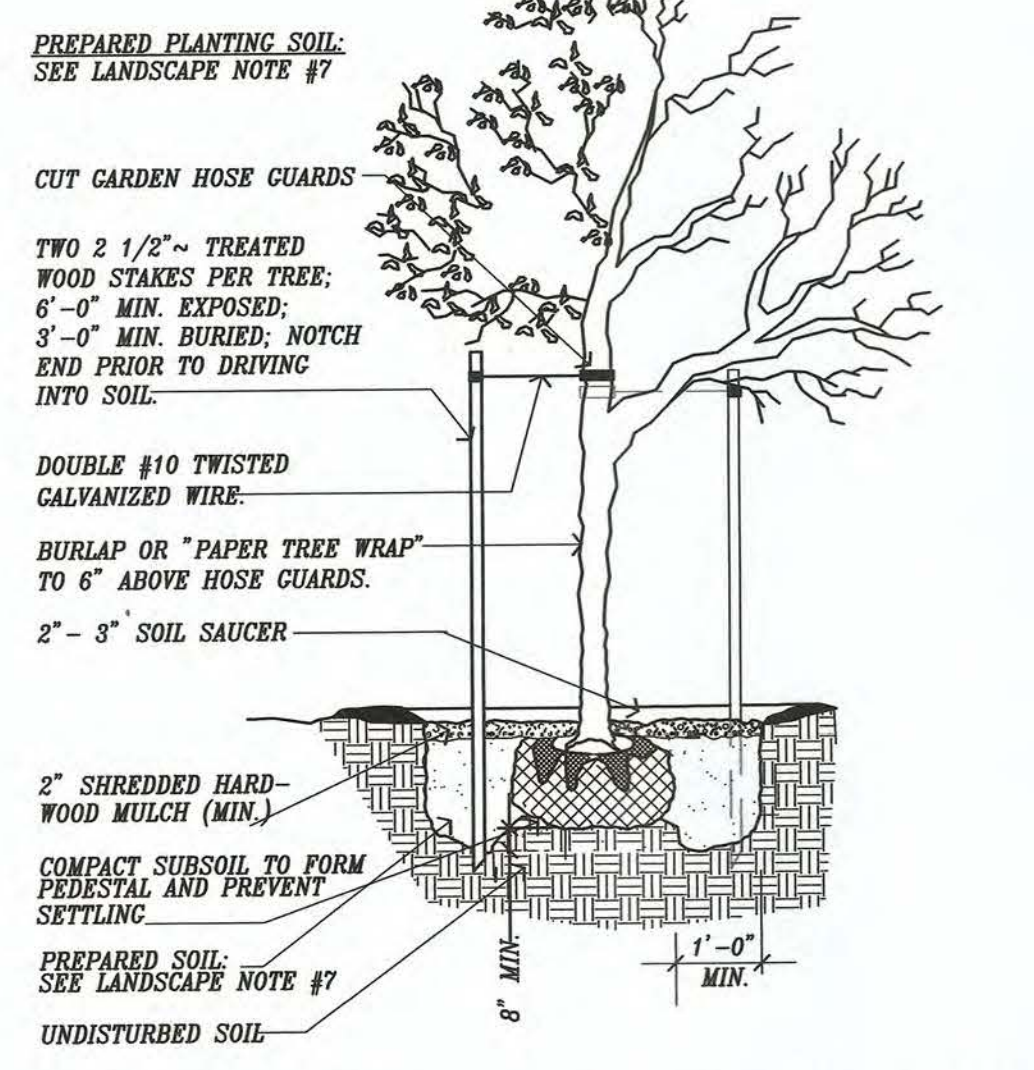
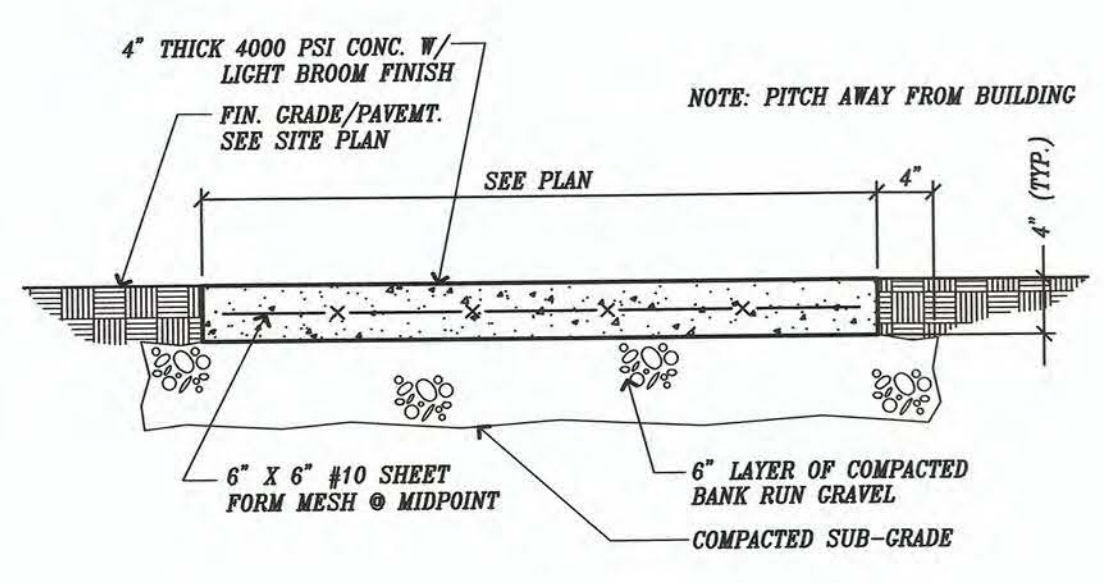


6 STRAW BAIL COLLAR
N.T.S. FILE:



5 ASPHALT PAVEMENT DETAIL
N.T.S. FILE:

4 CONCRETE WALK
N.T.S. FILE:



7 DECIDUOUS TREE PLANTING DETAIL
N.T.S. FILE:



8 CONIFEROUS TREE PLANTING DETAIL
N.T.S. FILE:

APPROVALS

BY _____ DATE JUL - 2 2021

ENGINEERING AND PLANNING

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PANDOLF-REMIS RESIDENCE
1881 CLARK ROAD
ROCHESTER, NY 14625

SITE DETAILS

STATE OF NEW YORK
JENNIFER TORCHIA
No. 07000
REGISTERED PROFESSIONAL ENGINEER

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DATE
6.28.2021

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c104



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.

SCANNED



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,

A handwritten signature in black ink, appearing to read "Mark A. Pandolf". The signature is fluid and cursive.

Mark A. Pandolf, AIA, LEED AP

SCANNED²

47

1845

1851

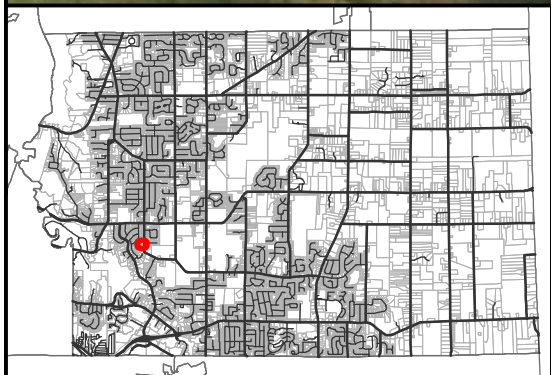
11

CLARK ROAD

1850

1854

3



**1851 Clark Road
Aerial Map**

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