

**ZONING BOARD OF APPEALS AGENDA**

Public Hearing Application #1

Application # 21Z-0005  
10 Fernstone Lane  
Scott Banister

*See Pages to Follow*

212-0005



Dear Penfield Town Board,

This letter of intent addresses the area variance request for a pool located at #10 Fernstone Lane, Penfield NY.

- 1) The desired location for the pool is behind the house and adjacent to the existing deck. The reason for locating it behind the house is to minimize its visual impact to the neighboring homes. The view toward the neighbor on the West (#4 Fernstone) and toward the property behind is completely blocked by trees and shrubs. The view toward the neighbor on the East (#12 Fernstone) will be mostly blocked by newly planted trees. The impact of the pool in this location will be the same as a smaller pool, so I believe if the variance is granted, there will be no increased negative effects.
- 2) To avoid the area variance, the pool could be located beside the house, but that would be much more visually obtrusive to the neighbors and toward the street, and also not be adjacent to the existing deck. Alternatively, the size of the pool could be reduced, but doing so would not significantly lessen the impact to the neighbors, and would be less desirable for our large family. Lastly, the existing deck could be reduced, but that would be cost prohibitive, as it would have to be completely removed then rebuilt with relocated structural footings.
- 3) The size of the area variance request is only 3', still leaving 7' of space to the rear lot line. There *will only be a small area of the round pool extending into this area. The property adjacent to the rear is completely wooded.*
- 4) The requested variance will have no increased physical or environmental impacts on the surrounding area. No trees will be removed and the disruption to the soil will be very minimal.
- 5) The request for the variance is self-created, but is in the best interests of our neighbors and ourselves, primarily for the minimized visual impact.

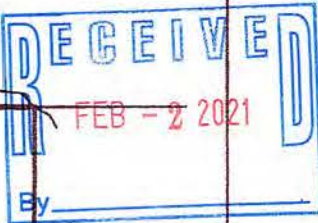
Respectfully,

A handwritten signature in cursive script that reads "Scott Banister".

Scott Banister



212-0005



S 89°-27'-44" E 116.70

#10

ACCESS EASEMENT PER L. 10632 D. 300

FERNSTONE LANE

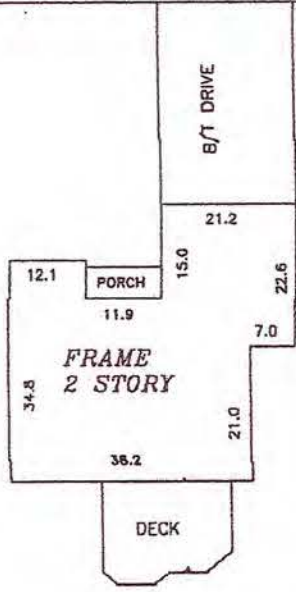


N 00°-32'-16" W 171.51

S 00°-32'-16" E 171.24

35.7

35.8



LOT 2

LOT 3

N 89°-35'-53" W 116.70

MAP OF A SURVEY OF LANDS SITUATE AT 10 FERNSTONE LANE BEING LOT 3 WOODLAND CHASE SUBDIVISION TOWN OF PENFIELD MONROE COUNTY, NEW YORK

REFERENCES LIBER 330 OF MAPS, PAGE 88 LIBER 11467 OF DEEDS, PAGE 478 CHICAGO TITLE INSURANCE COMPANY No. 1616-02468 OCT. 17, 2016

GARY L. DUTTON LAND SURVEYORS

6115 ROUTE 15A SPRINGWATER, NEW YORK 14560 585-367-3304 FACSIMILE 367-3172

PROPERTY SUBJECT TO RESTRICTIONS EASEMENTS PER L. 10632 D304

SCALE: 1"=30" DATE: NOV. 9, 2016

I certify to the parties listed hereunder that this map was made NOV. 9, 2016 from notes of an instrument survey.

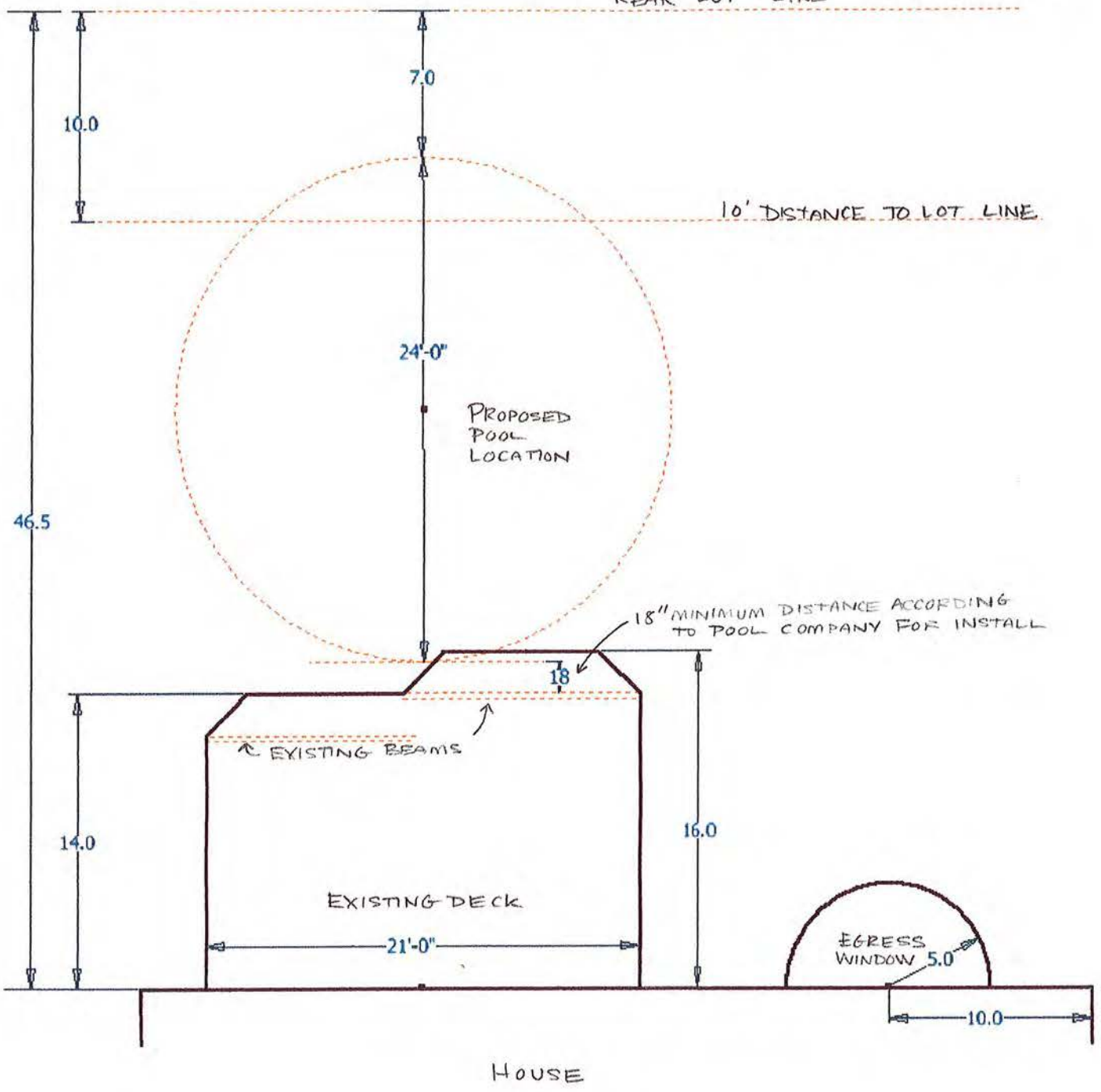
MARGARET BANISTER HOMESTEAD FUNDING CORP., ISAOA STEWART TITLE INSURANCE COMPANY OLVER KORTS LLP



"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies"

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law"

JOB No. 2016-219 FIELD BOOK DISK No. 4291



RECEIVED  
 FEB - 22 2021  
 By \_\_\_\_\_





2916

2919

2912

ATLANTIC AVE

2917

FERNSTONE LANE

2

2911

6

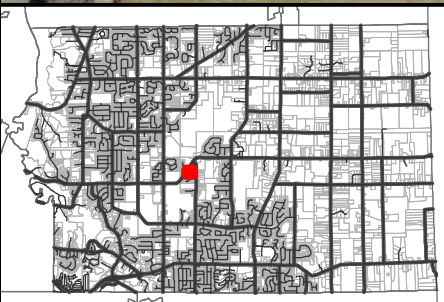
10

14

2909

1737

2907



### 10 Fernstone Lane Aerial Map



This map is provided as a service. It is not intended to be used as a substitute for a professional survey. The information shown on this map is for informational purposes only and should not be used for any legal or financial purposes. The user of this map is advised to consult with a professional surveyor for any legal or financial purposes. The user of this map is advised to consult with a professional surveyor for any legal or financial purposes.