

*DRAFT*  
**AGENDA**

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Pittsford Zoning Board of Adjustment (ZBA)  
Public Hearings MONDAY June 2, 2025  
Pittsford Municipal Town Offices, 426 Plains Rd. Conference Room  
7:00 p.m.

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Call the Public Meeting to order.

Approve or Amend the draft Meeting's Agenda.

Introduction & Presentation of Meeting Procedure.

**Open the Public Hearing on Application 25-21 from Thomas Grace jr. (Owner) and Jessee Zaengle (Applicant)** which requests demolition of the existing (pre-zoning, non-conforming) single family residential structure, and a set-back variance for construction of a two-bedroom single family residential structure. The property is located at 206 Oxbow Rd. (Parcel #0866). The (pre-zoning, non-conforming) parcel's dimensions or topography and FEMA Flood Hazard area does not allow the proposed replacement structure to conform to the prescribed Rural Zone set-backs.

a. Swear in any new Interested Parties, submit and/or review written testimony, receive oral testimony.

b. Close or Continue this Public Hearing. Enter Deliberative Session; as required.

Exit Deliberative Session and issue instructions to the Zoning Administrator.

**Next Meeting:** Set a date for future Meetings, as applications require.

**Adjourn**



# TOWN OF PITTSFORD ZONING APPLICATION

Application for: (Check all that Apply): ☐ Zoning Permit ☐ Appeal of Admin Decision ☒ Variance  
☐ Site Plan Review ☐ Subdivision ☐ Conditional Use ☐ Lot Line Adjustment

\*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

## APPLICANT INFORMATION

Name: JESSE ZAENGLE Telephone #: 802-558-1941

Mailing Address: 386 BUTLER LANE, PITTSFORD, VT, 05744

E-mail Address: jesse.zaengle@gmail.com

## OWNER INFORMATION (If Different than Applicant)

Name: Thomas W Corcoran - TW Corcoran Inc Telephone #: 802-342 0865

Mailing Address: 87 Beaver Pond Rd Proctor VT

E-mail Address: \_\_\_\_\_

## PROJECT LOCATION

Parcel #: 0866 Tax Map #: 24 Lot #: 192 Plot #: 0206

Street Address: 206 Oxbow Road

Is the Property in a Flood Plain? ☒ Yes ☐ No Wetlands area: ☐ Yes ☐ No

(.73 ACRES) +/- - PARTIALLY, THE 22' ABUTTING ROAD

Lot Size: .76 ACRES Zoning District: RURAL & VILLAGE

Present Use of Property: ☐ Vacant ☒ One-Family ☐ Two-Family ☐ Multi-Family

☐ Commercial ☐ Industrial ☐ Other: Describe 1900'S CONSTRUCTION, TOWN WATER

## PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

☒ New Building ☐ Alteration/Addition ☐ Change of Use ☐ Subdivision

Description of Proposed Work: TAKE DOWN OLD STRUCTURE NEAR ROAD AND PUT UP A 2 BED NEW HOME.

## CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by themselves, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: \_\_\_\_\_

Date Received 4/11/25 Permit #: 25-21

Fee Paid/Date \_\_\_\_\_

HELEN E. MCKINLAY, TREAS.  
PITTSFORD, VT

2BA + ZONING \$365 + RECORDS \$15  
\$380 OF PD PAID  
MAY 13 2025

**LEGAL DESCRIPTION OF PROPERTY – A PLOT PLAN IS REQUIRED WITH ALL APPLICATIONS**

Zoning; Section 1302

Application #: 25-21

**Effective Date:**

No zoning permit shall take effect until the time for appeal under Section 1401 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

**Completion:**

All activities as authorized by the issuance of the permit shall be commenced within one (1) year of the effective date of the permit and shall be completed within two (2) years of the effective date or the permit shall become null and void. The applicant must reapply and obtain another zoning permit to complete the activities as initiated under the original permit. The Zoning Administrator may allow an extension of up to two (2) years.

The issuance of a zoning permit does not relieve the applicant of any responsibility for obtaining other required local, state, or federal permits or approvals, as necessary.

**DETERMINATION AND INITIAL ACTION OF THE ADMINISTRATIVE OFFICER**

Zoning District of the subject property: RURAL + VILLAGE

Identification and Classification of the proposed use(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(P = permitted, C = conditional, E = exempt, X = prohibited)

☒ Application is REFERRED to the Appropriate Municipal Panel (AMP) for the following approval(s): ZBA  
☒ Conditional Use (for uses classified as such above) VARIANCE ☐ Site Plan Review ☐ Other BY JMB 5/2/2025 JMB

Date: \_\_\_\_\_

**FINAL ACTION OF THE ADMINISTRATIVE OFFICER**

- ☐ APPROVED  
☐ APPROVED with condition that all conditions of the AMP approvals shall apply  
☐ DENIED  
☐ No Permit Required \_\_\_\_\_

Signature and Date: \_\_\_\_\_

**Notes to Applicant:**

- 1) An applicant and/or interested person (as defined in 24 VSA § 4464 may appeal a decision or act of the Administrative Officer within 15 days of the date of the decision by filing a notice of appeal with the Secretary of the Board of Adjustment and by filing a copy of the notice with the Administrative Officer.
- 2) Other application materials and submittals are required for proposed uses that require a site plan review and/or a conditional use or variance permit. The Administrative Officer will provide you with the forms and directions.



PERMIT ADDENDUM TO PROVIDE ADDITIONAL INFORMATION

Parcel ID #: 0866 Map ID#: 24-192 In Reference to zoning permit #: 25-21  
0206

Please Check One: ☒ Variance ☐ Conditional Use ☐ Subdivision

PROPERTY AND SUBDIVISION INFORMATION

Street Address of Property: 206 Oxbow Rd

Original Lot Size: 0.73 ± Ac Number of Lots to Be Created: N/A

Proposed Lot Sizes: ☒   
Lot 1 \_\_\_\_\_ Lot 5 \_\_\_\_\_ Lot 9 \_\_\_\_\_  
Lot 2 \_\_\_\_\_ Lot 6 \_\_\_\_\_ Lot 10 \_\_\_\_\_  
Lot 3 \_\_\_\_\_ Lot 7 \_\_\_\_\_ Lot 11 \_\_\_\_\_  
Lot 4 \_\_\_\_\_ Lot 8 \_\_\_\_\_ Lot 12 \_\_\_\_\_

Will there be any restrictive covenants on any deeds?

☐

No

☐

yes (attach sheet describing which lots and nature of restrictions)

Has the original lot ever been part of a subdivision before? If yes, please fill out the following:

Date: \_\_\_\_\_ Number of Lots: \_\_\_\_\_ Name of Subdivider: \_\_\_\_\_

Proposed Conditional Use or Nature of Variance Requested (be specific):

DOE TO SIZE OF LOT, EXISTING NON CONFORMING STRUCTURE  
AND FLOOD PLAIN. (IRREGULAR SHAPE OF LOT)

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true, accurate, and complete and that the applicant has full authority to request approval for the proposed use of the property and any proposed structures.

Property Owner's Signature \_\_\_\_\_

Date

MAY 28, 2015

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate and that the information provided is complete.

Applicant's Signature \_\_\_\_\_

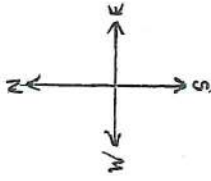
Date \_\_\_\_\_

Date Application Received: \_\_\_\_\_

Fee Received: \_\_\_\_\_

APPLICATION 25-21

0866



BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area
BAS	First Floor	670	670	670
CRL	Crawl Space	0	670	0
FHS	Half Story, Finished	160	320	160
Ttl Gross Liv / Lease Area		830	1,660	830

EXISTING:

LIVING HOUSE

672 sqft

Stoop

15 sqft

LIVING AREA 687 sqft  
FLOOR AREA, TOTAL 1660 FT<sup>2</sup>

PROPOSED:

HOUSE

1<sup>ST</sup> FL 1220 sqft

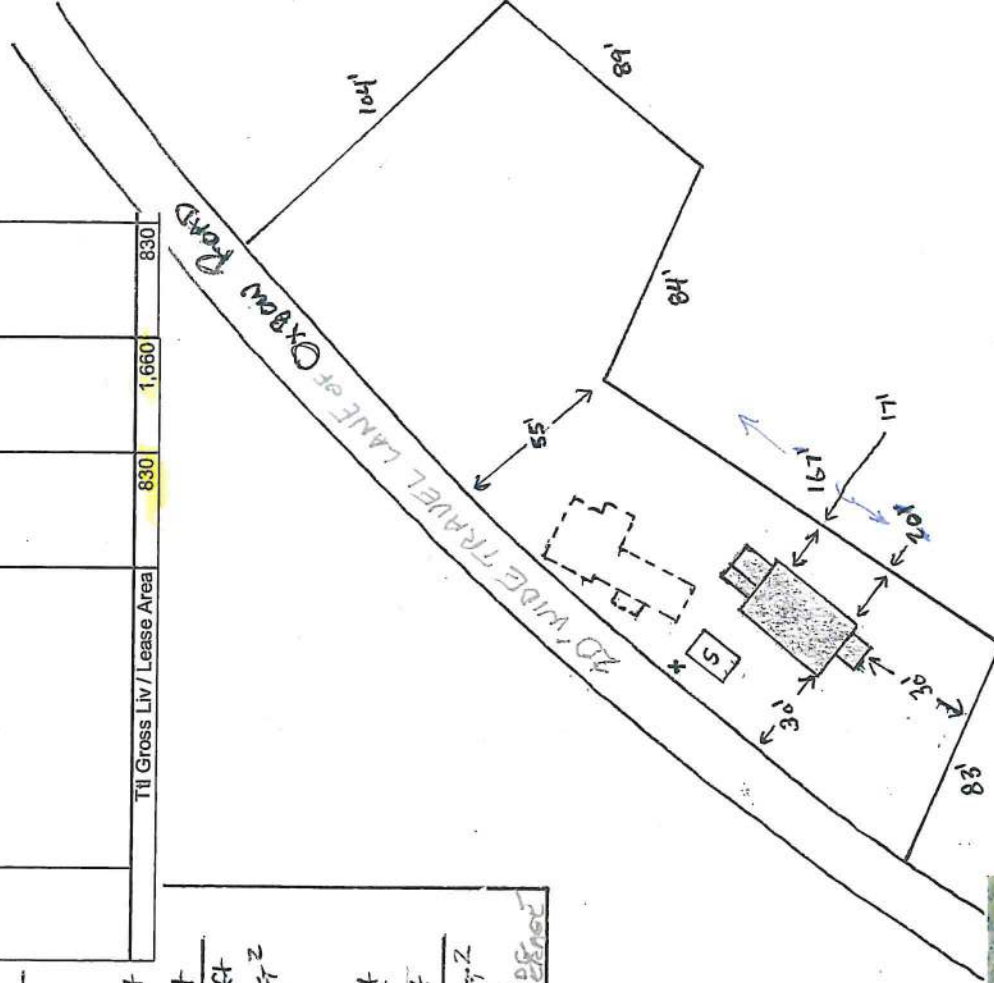
Porch

2<sup>ND</sup> FL 476  
70 sqft

FLOOR AREA, TOTAL 1766 FT<sup>2</sup>  
1290 FT<sup>2</sup> STRUCTURE (122) = 4% BLDG COV  
36,799 SQ FT PARCEL 4% COVERED

1 INCH = 68 FEET

- [Solid Box] : NEW STRUCTURE
- [Dashed Box] : EXISTING STRUCTURE
- [Box with S] : SEPTIC
- + : WATER MAIN



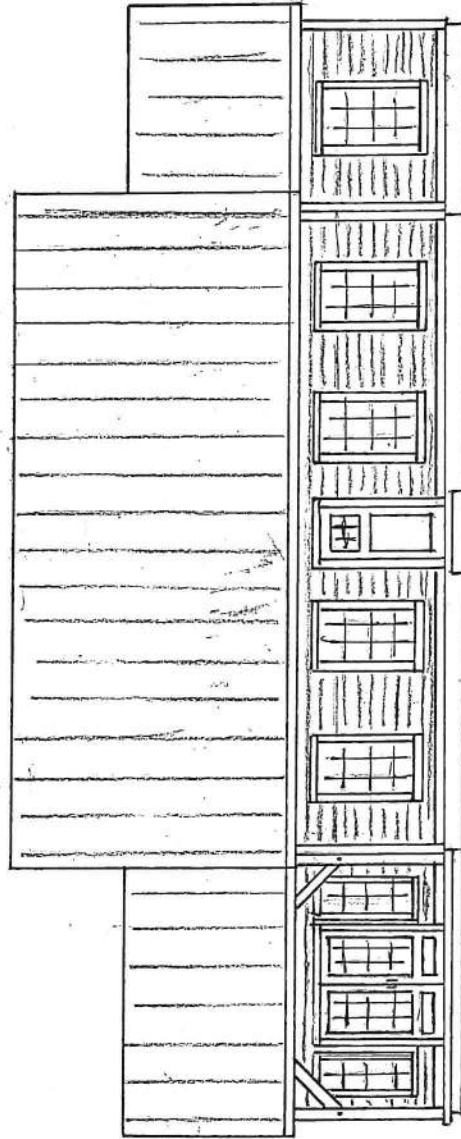
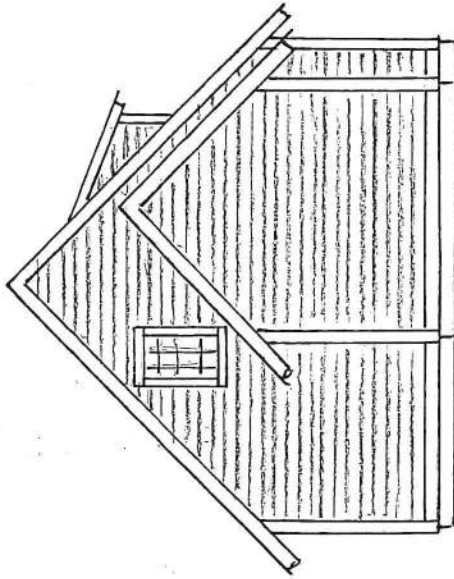
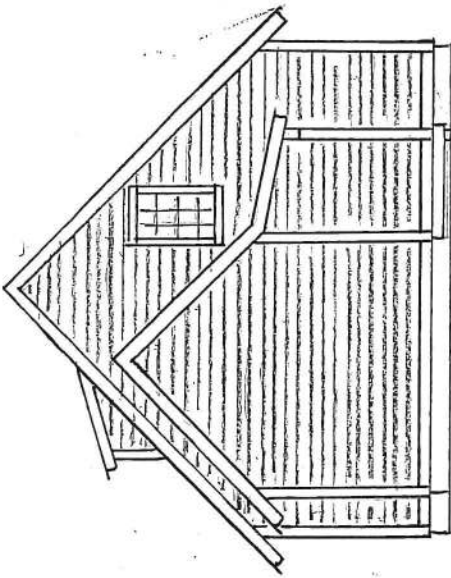
EXISTING SFR

PROJECT:

206 OXBOW ROAD  
PITTSFORD, VT

SCALE: 664:1

DATE: April 2025



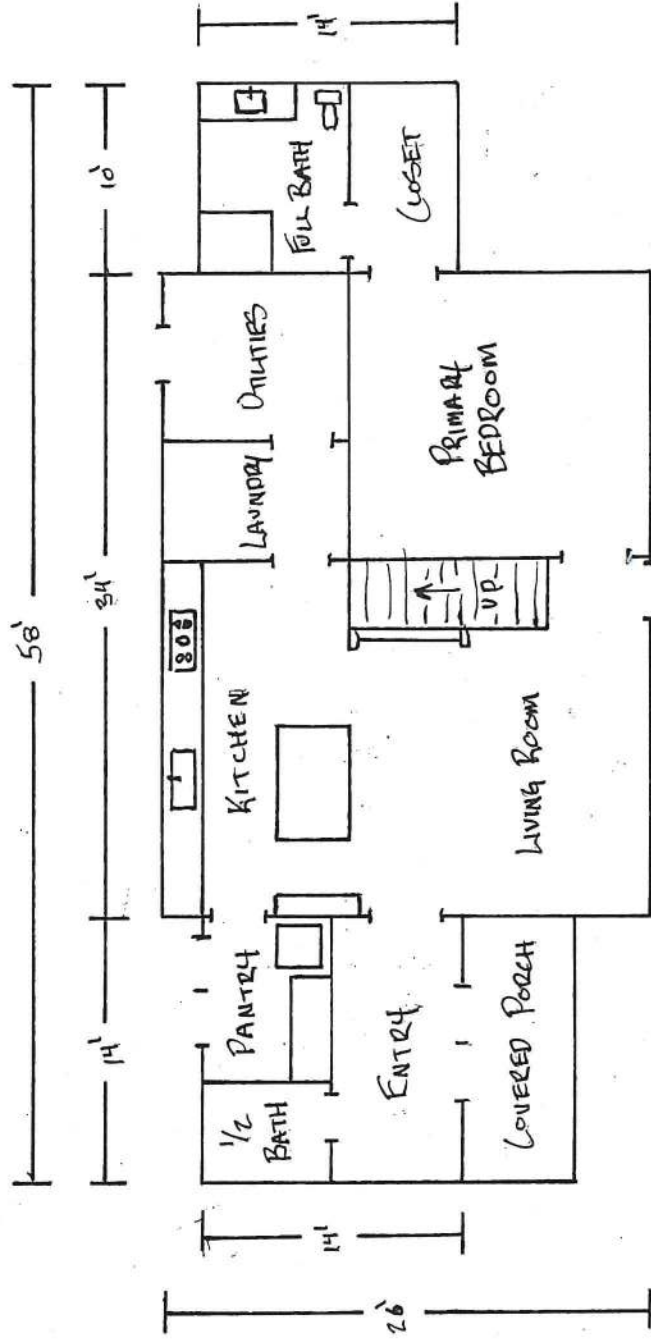
PARCEL 0866  
APPLICATION 25-21

PROJECT: 106 Oxbow Road  
Pittsford, VT

SCALE: 1/20:1

DATE: April 2015





FOUNDATION:  
CEMENT SLAB w/ 4" FOOT WALLS

SECOND FLOOR:  
Full Bath - 1 Bedroom

2 BEDROOM / 2.5 BATH

APPLICATION 25-21  
PARCEL #0866

PROJECT:

206 Oxrow Road  
Pittsford, VT

SCALE: 1/2" = 1'

DATE: April 2025

N  
↑

~~RURAL~~

RORAL

0.20,  
in Vit

ROAD

0866  
F/ Martin  
24-192-0206  
0.73 AC

village



APPLICATION 25-21  
PARCEL 0866  
EXISTING SFR  
PROPOSED SFR  
AT 206 OXBOW RD.

# Natural Resources Atlas

Vermont Agency of Natural Resources



**LEGEND**

Contours - LIDAR 1ft.

Contour Line, Index Major

Contour Line, Index Minor

Contour Line, Intermediate Even

Contour Line, Intermediate Odd



**Flood Hazard Zones**

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chan

Area with Reduced Risk Due to Lev

Area with Risk Due to Levee

Parcels (standardized)

Roads

**1: 1,362**

May 2, 2025

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

69.0 34.00 0 69.0 Meters

1" = 114 Ft. 1cm = 14 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

**NOTES**

Map created using ANR's Natural Resources Atlas



# ARTICLE IV: LOT SIZE, SETBACKS, YARDS, HEIGHT LIMITATIONS

The following requirements apply to all uses, whether Permitted, Conditional, or Exempt.  
Conditional Uses shall meet the requirements of Article V, and all uses shall comply with all other applicable provisions of this Ordinance.

DISTRICT	USE	MINIMUM LOT SIZE	MAXIMUM LOT COVERAGE	SETBACKS (Feet)	MINIMUM FRONTAGE (feet)	MAXIMUM BUILDING HEIGHT
RURAL	Single family dwelling	1 Acre	20%	Front* 40	25	40
	Two family dwelling	2 Acres	20%	Side 25	25	40
	Multi-Family dwelling	2 Acres + 15,000 sq. ft. for each additional dwelling unit (Max. 8 per structure)	20%	Rear 25	100	40
	All other uses			25	100	40
VILLAGE	Single family dwelling*	2 Acres	20%	Front* 40	25	40
	• Lot not contiguous to existing federal, state or town highway	10,000 sq. ft.	25%	Side 15	75	40
	Two family dwelling*	20,000 sq. ft.	25%	Rear 15	75	40

## Section 1111: Lots in More Than One Zoning District

Where a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend not more than thirty (30) feet into the more restricted part, provided the lot has the requisite amount of frontage on a street in the less restricted district. Notwithstanding the foregoing, if any portion of the subject lot is located in the Commercial districts, the required frontage may exist in either the more or the less restricted district.