

Draft

## **Pittsford Zoning Board of Adjustment (ZBA) Minutes July 28, 2025**

*ZBA Members Present:* Stanley Markowski (Chair), Richard Conway, Ed Keith Jr., Charles Simpson, Jim Lacoille

*Others Present:* Jeff Biasuzzi (Zoning Administrator (ZA) and Recorder), Brian Kamuda (Applicant/Owner), Barbara Lalancette (neighbor)

The Meeting opened at 7:03 pm in Town Office Conference room.

S. Markowski requested a Motion to approve the Agenda. R. Conway made a Motion to approve, C. Simpson seconded, all approved and Motion passed.

The Public Hearing was opened by S. Markowski, who introduced the ZBA Members & ZA, then discussed the Agenda and meeting procedure.

Brian Kamuda and J. Biasuzzi were sworn in.

At Chairman Markowski's request, ZA J. Biasuzzi described Application 25-32; for a 25' x 46' x 32+/- ft. high addition to the south wall of the pre-zoning, non-conforming (on side setback) building that houses Kamuda's Market and rental apartment(s). This is a Conditional Use in the Village zoning district. The project complies with prescribed setbacks on three sides. The ZA's opinion is that Zoning Section 808 provides for expansion of the dimensional non-conformity on the west side of the building. The application is compliant with prescribed coverage and height criteria. The property is under one acre in area, so Act 250 review is not required.

B. Kamuda further described the plans to expand the deli area. The existing stairs & landing to the new addition would be relocated. The current off-street truck delivery location would continue to be off the south end of the building.

B. Lalancette asked why the site plan included the outline of the former Otter Creek Hotel. B. Kamuda stated the Site Plan was from an earlier survey, and the Hotel notation was not relevant to the Application.

Members asked following questions regarding the existing detached garage on the south part of the property, change in number of employees, parking. Mr. Kamuda preferred to keep the garage as it added storage space for the business. The addition may allow 1-2 additional employees, to be determined. The existing parking would not change.

After asking for any additional information or questions, S. Markowski asked for a Motion from the Board on how it wanted to proceed. R. Conway made a Motion to Close the Hearing and approve Application 25-32 as submitted. E. Keith seconded the Motion, all Members approved and the Motion passed.

The Chairman authorized the ZA to draft a Summary of Facts, Conclusions of Law, and Decision for the Board's review. He asked for a Motion to conclude the meeting. R. Conway so Moved; C. Simpson seconded, all approved and the Meeting adjourned at 7:20 pm

Respectfully submitted by J. Biasuzzi