



Emailed Public Comments

Town of Pittsford | 2021 Zoning Code Update

Throughout the course of the Town of Pittsford's 2021 Zoning Code Update, a series of public comments were submitted to the project team via the project email, zoningupdate@townofpittsford.com. The following pages includes the details of all such comments received through June 10, 2021. Greetings, salutations, and other personally identifying information have been redacted to maintain anonymity and privacy.

Date & Time

3/13/2021 11:46

Comment

I wanted to follow-up with you regarding the zoning workshop. First, appreciate your efforts to engage the community and use technology to do so.

I attempted to bring this topic up in the meeting, but it was not addressed.

I appreciate the effort by the team to explain how the process will work. Certainly feel comfortable they can execute the project and improve the code. They described the process for updating the code well and should be able to execute on direction from the board.

However, the strategy, goals, and key components of the project are missing. What are the key points, and where do we expect the biggest challenges? My impression is that we are engaging consultants too soon. The board needs to articulate the elements of strategy and goals before spending money on consultants. It is critical to define objectives before jumping into the project. I was expecting that to be the start of the presentation today. If we can't clearly articulate the goals, opportunities, challenges, then we should pause the project. The consultants need a clear definition of success, and the community needs to know where we are going. Ideally, can do in one page.

As we engage the community, it should be relevant to the most critical needs and changes. Just pointing to the entire plan and map, asking for general input, dilutes effort. You want to get input on the most important and controversial elements. The session today was process focused, not content focused.

Let me know your thoughts on path forward.

Reply

Thanks so much for taking the time to reach out regarding our Zoning Code Update. I appreciate your faith in our ability to effectively complete the update and to improve our Zoning Code in the process.

With regard to our underlying needs assessment, strategy and goals for the Zoning Code Update, these have been previously explored and defined via our most recent Comprehensive Plan and Active Transportation Plan processes - both of which entailed extensive community input over the course of the past five+ years.

Zoning changes are the next natural step following a community planning process. Our Zoning Code Update will make a reality of the goals and recommendations expressed in the completed Comprehensive Plan and Active Transportation Plan. Zoning code updates translate these community plans into the legal language necessary to implement the needed changes identified by our community members.

I invite you to visit our Zoning Code Update website at www.townofpittsford.org/zoningupdate. You will find there our Comprehensive Plan and our Active Transportation Plan, as well as a link to our current Zoning Code and other informational materials. The website also provides an interactive mapping tool which allows you to give us your thoughts about how and where to implement zoning changes that will best meet the needs defined in our Comprehensive Plan and Active Transportation Plan. You may also send comments and suggestions to zoningupdate@townofpittsfor.org or, of course, feel free to follow up with me as well.

Date & Time

3/13/2021 13:06

Comment

Thanks for the presentation. I was impressed by the quality of it and your plan for guiding the town through the review process.

I have two suggestions for changes to the code.

1. Allow homes to have in-law suites for 3+ generation families.
2. Allow residents to conduct limited farming, such as raising chickens, rabbits etc., with appropriate restrictions to allow neighbors to enjoy their homes.

Reply

Thank you for attending the Workshop and for your comments. I've taken note of your comments, but am also forwarding your message over to the project email address.

Date & Time

3/17/2021 21:05

Comment

Would it be possible to incorporate some kind of user friendly, "historic looking" small but efficient parking garages to enhance parking around the town and in the village.

Reply

Thank you for reaching out! We have taken note of your comment and have included it in our review of public input.

As part of the Zoning Code Update, we will be reviewing parking requirements and making adjustments as deemed necessary. As for the appearance of buildings and structures, this can be influenced by the Zoning Code's design guidelines and site plan review requirements. However, we are still early on in the Zoning Code Update process, and have not determined to what extent these regulations within the Zoning Code will be updated. We encourage you to review the draft regulations as they become available and let us know if we have adequately addressed your concern.

Date & Time

3/22/2021 12:02

Comment

Does the survey to give input need to be filled out all in one sitting?

Or will I lose information if I leave before finishing all sections.

Reply

Thank you for reaching out. I apologize for not following up with you sooner. Each section of the Interactive Map could be completed at a separate time, so all comments you submitted have been recorded. Since the commenting period for the Map is now closed, please feel free to email me any additional comments you have and I will ensure they are included in our review of public input.

Date & Time

4/16/2021 16:52

Comment

I was not sure if I could add a comment to the map for the Zoning update. I would like to see a gas station with possibly a convenience store on the South Side of Jefferson Ave, across from the new YMCA (Jefferson and Clover). I believe the area is zoned as commercial since there is an office park and restaurant there, so I don't think it would be a huge stretch. On this side of town we have to drive into the village, Bushnell's Basin or Monroe Ave to get gas. It would be nice to have something closer to us.

Reply

Thank you for reaching out! All community members were invited to leave comments on the map, but we are also happy to accept your input via email. We have taken note of your comment and have included it in our summary of public input. Your comment specifically will be considered as part of the revised district and use regulations.

Date & Time

4/24/2021 9:16

Comment

Due to the limited space on the comment portion of the map, I am sending my requests directly to this email address. Please add them to the public comment portion for your review.

Attachments 1 & 2

(See following three pages)

Reply

Thank you for reaching out and providing such thorough feedback on accessory dwelling units and solar energy systems! We have downloaded the attachments you sent and have included them in our summary of public input.

Accessory Dwelling Units – ADU.

The Town of Pittsford will recognize that the primary intent of ADU is purely to facilitate “Aging In Place” - All new or modified construction of ADU must be in compliance with state and federal standards for accessible design to include “accessibility standards to be determined by the Town Of Pittsford.” But to include the ability to be readily accessible to and usable by disabled persons, doors designed sufficiently wide to allow passage by disabled persons in wheelchairs, dedicated and individually accessible routes on the property and into and through the dwelling units of either new or modified construction, light switches, electrical outlets, thermostats, and other environmental controls in accessible locations, reinforcements in bathroom walls requiring installation of grab bars, usable kitchens and bathrooms such that ADU are wheelchair compliant.

No approval will be granted for temporary structures or prefabricated structures that are not deemed permanent structures or additions to the property or residence.

ADU status will not be granted to mobile units such as travel trailers, self contained trailers or recreation campers or units.

No approval will be granted and penalties will be assessed for ADU that are intended for or used for rental property of any type, whether temporary or permanent for current property owner of future property owner, including “for profit” considerations such as “AirBNB or other for profit agencies of systems to provide temporary housing of any duration.

ADU whether new or modified must be self contained with kitchen, baths, etc, square feet not to exceed.....

All applications of ADU - All buildings and structures to be erected will be subject to all regulations for construction in the Town of Pittsford. To include strict adherence to Town of Pittsford Lot and Bulk regulation as set in the Town Zoning code.

All applications of ADU – All modifications to existing structures will be subject to all regulations for construction in the Town of Pittsford.

Application –A building permit will be required and approval from all applicable Town Of Pittsford boards are required.

All attached or detached ADU construction will require stamped architectural drawings.

All provisions of the building application will be strictly enforced. To include – Contractor proof of liability insurance, workers comp. & disability insurance.

Locations of ADU to include zoning board approval for property setbacks and strict adherence to Zoning law will requires ADU to be either attached to, or located within, the living area of the proposed or existing primary dwelling or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

ADU – “detached” - must be no less than 10 feet from existing dwelling. If less than 10 feet all applicable NYS fire codes are required to include the installation of automatic sprinkler systems for both dwellings.

All modified existing structures for the purpose of ADU will be required to upgrade as necessary to meet Energy Conservation Construction Codes (RES-check Comp. Cert.) from the Architect and enforced during construction inspection.

▼ Attachment 2 (see comment on Page 6)

SED - Solar Energy Devices -ie solar energy systems, photovoltaic, solar panels, solar systems, solar collectors, solar array

Town of Pittsford NY proper residential application for SED:

All applicant for SED or GMSED must provide results of a NYSERDA-New York State Energy Research and Development Authority energy audit. For approval of application, results of audit must show “Good to Excellent” rating for the full home based on its energy performance. Applicant with poor ratings can be directed to NYS programs to improve existing systems. Applicant can reapply after making improvements to home to acquire a good to excellent rating.

Town of Pittsford historical designated areas, residences, neighborhoods, developments, school districts & buildings, commercial buildings and properties in historically designated or eligible for historic designation, areas that are designated of significant and distinguishable historic character but may lack individual distinction, areas-homes-properties that have individual historic designation or are applicants for historic designation, areas of significant or historical landscape features are ineligible for application to acquire SED.

All SED must be permitted and electrically inspected.

All neighboring/adjacent properties must be notified of the application for installation of SED by Town Of Pittsford Zoning Dept. Neighboring properties have 30 days to file a complaint against installation of SED with Town Of Pittsford Zoning Board against request to install SED.

All SED must be specific to applicant use only.

SED will not be shared by multiple residents across property boundary lines.

SED must be mounted specifically to roof tops of existing residential homes, garages, preexisting structures, barns, outbuildings, sheds, detached structures.

Intent to add or build structures “specifically” for the use of mounting SED requires approval that the new structure will be living space, garage, barn, storage space or will be denied.

SED accumulative capacity (square generating area) must be such as to not exceed the one year historical average of one-1 residential applicant single use property – sized accordingly and appropriately.

SED as rooftop installed are not to exceed the height or width of existing roof or mountain areas.

At end of product life, all non-generating or dysfunctional SED must be permanently removed or replaced.

All SED must be properly disposed of. Removal and or storage of, burying or disposing of by any means, on site is prohibited.

GMSED – Ground Mounted Solar Electrical Devices

Ground Mounted Residential SED – prohibited. All SED must be building mounted as described above.

If Ground mounted is approved:

All applicant for SED or GMSED must provide results of a NYSERDA-New York State Energy Research and Development Authority energy audit. For approval of application, results of audit must show “Good to Excellent” rating for the full home based on its energy performance. Applicant with poor ratings can be directed to NYS programs to improve existing systems. Applicant can reapply after making improvements to home to acquire a good to excellent rating.

Town of Pittsford historical designated areas, residences, neighborhoods, developments, school districts & buildings, commercial buildings and properties in historically designated or eligible for historic designation, areas that are designated of significant and distinguishable historic character but may lack individual distinction, areas-homes-properties that have individual historic designation or are applicants for historic designation, areas of significant or historical landscape features are ineligible for application to acquire GMSED.

All ground mounted GMSED must be permitted and electrically inspected.

All neighboring/adjacent properties must be notified of the application for installation of GMSED by Town Of Pittsford Zoning Dept. Neighboring properties have 30 days to file a complaint against installation of GMSED with Town Of Pittsford Zoning Board against request to install GMSED. All GMSED must be specific to applicant use only.

GMSED will not be shared by multiple residents across property boundary lines.

Visibility:

Supporting structures and panels of GMSED must not be visible from any location on adjacent property whether residential or commercial. If not possible to make non-visible from neighboring property, application for installation will be denied.

GMSED must not be visible from “any” roads, sidewalks, trails, paths, waterways.

A ratio of property-size-to-distance to the “point of use” must be developed with the intent of controlling site location of GMSED. (extremely large property lots must not be granted the allowance of moving GMSED extreme distances from homes as to distract from the property as a whole.)

No structures, pads, raised landings, raised land, temporary buildings will be constructed for the purpose of supporting or mounting GMSED.

Any trees to be removed will be noted on a permit application and shall be accompanied by a plan demonstrating the need to remove living trees as well as a plan for replacement of the trees on the same property.

At end of product life, all non-generating GMSED must be permanently removed or replaced.

All SED must be properly disposed of. Removal and or storage of, burying or disposing of by any means, on site is prohibited.

All mechanical structures associated with supporting GMSED, - concrete, steel, wood, electrical wiring, all associated infrastructure will be removed, properly disposed of and the underlying and adjacent ground will be returned to it’s natural condition prior to installation of GMSED.

Date & Time

5/6/2021 8:53

Comment

Will any zoning update look into the potential need to consider new guidelines or review existing guidelines for placement of Political Organization and Political Slogan Sign postings in residential neighborhoods?

Please understand, this is not to be misconstrued as an issue with free speech etc..

The issue though I am concerned about however is the potential impact of postings on residential neighborhood and community values.

As stated in the latest Pittsford Messenger,Pittsford is one of the loveliest spots in NYS and that the town planners and the historic preservation add economic value to the town and community as a whole....and support identifiable aesthetic character in Pittsford that equates to economic value.

Reply

Thank you for reaching out! Zoning Codes can regulate the size and design of signs, but cannot regulate the content of signs (this would violate the First Amendment right to free speech as you noted). Therefore, political signs cannot be regulated separately through the Zoning Code. We will, however, be reviewing and adjusting the Zoning Code's sign regulations with respect to time, place, and manner (e.g. size, design, permanence, location, illumination, etc.) as deemed necessary as part of this Update process.

We have taken note of your comment on signage and have included it in our summary of public input.

Date & Time

5/13/2021 16:01

Comment

I submitted a comment – *[comment ID redacted]* - and didn't put it in the right place on the map. This was intended to be a general comment, but I didn't realize I should put it in that box. Just wanted to clarify!

Reply

Thank you for following up. No worries about your comment being placed in the wrong location – it will still be considered a general comment being outside the Town boundary. Thanks for participating in the Interactive Map!

Date & Time

5/23/2021 12:41

Comment

I believe Pittsford needs more housing for quality low income families & more housing for seniors. It seems the only way Pittsford can develop a more diverse community.

Reply

Thank you for providing your input on low-income and senior housing for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.

Date & Time

5/23/2021 23:34

Comment

Thank you so very much for all the work you have done and continue to do on revising the Zoning Code. I wish to comment on the zoning for in-law apartments. I think that the words that say they should remain as part of a **single family dwelling** should be eliminated. For example, if I had an in-law apartment, and my parents had died and my good friends next door were looking for a place for their parents to rent so they could move to Pittsford and be near their grandchildren, I would be so happy to rent it to them. Grandparents, children, and grandchildren united. Wonderful. The people who have the in-law apartment should be free to choose how they will use it. If there is space for parking and another small structure on a persons property, I think stand alone structures should be allowed.

Reply

Thank you for providing your input on in-law apartments for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.

Date & Time

5/24/2021 22:01

Comment

I was very happy to see the Town's commitments to diversity, inclusion, sustainability, and historic character in the 2019 Comprehensive Plan. I am writing to urge you to follow through on those commitments by legalizing mixed-use development and multifamily housing, including apartments, townhomes, and accessory dwelling units such as in-law apartments and tiny homes, throughout all residentially zoned areas in Pittsford.

Pittsford has an ugly past of racially discriminatory housing practices such as deed restrictions. To be truly inclusive of low-income families and people of color, the Town must allow the construction of apartments, townhomes, and rental properties in its new zoning code. Discriminatory housing policies have prevented many people of color from building the wealth and credit associated with homeownership, and as a result are shut out of Pittsford's housing market today. A commitment to diversity and inclusion requires building smaller housing units and rental properties as a pathway to homeownership in Pittsford.

Legalizing the construction of multifamily housing and mixed-use development throughout the town would also reduce our environment footprint by allowing families to live in smaller, more energy efficient homes. It would also allow residents to walk to more places instead of driving everywhere, such as walking to a neighborhood corner store instead of having to drive to Wegmans for every grocery purchase.

Finally, multifamily housing and mixed-use development would allow more areas of the Town to look and feel like the historic village, instead of monotonous subdivision neighborhoods that look and feel like everywhere in suburbia and nowhere in particular.

I grew up in Pittsford, graduated from Sutherland, and recently returned to Pittsford after living in the *[location redacted]* area for several years. I am a professional with a graduate degree and will be looking to buy a house sometime in the future. Like many in my generation, I like walkable communities with medium-density housing and mixed use development. I also value environmental sustainability and inclusiveness of people from all class and race backgrounds. I would only consider buying in Pittsford if there is a major change in its zoning code. If it remains primarily large, single-family zoning without any regard for mixed-uses throughout the Town, I would consider looking in places like Brighton, the City, or other East Coast cities with suburbs that are a little ahead of Pittsford in terms of adopting modern zoning codes for livable communities. I hope you will take this opportunity to respond to what the next generation of homeowners will be looking for.

Thank you for your attention and for your commitment to making Pittsford a more inclusive, sustainable, and vibrant place in the future.

Reply

Thank you for providing such thorough input on multi-family housing and mixed-use development for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.

Date & Time

5/24/2021 23:39

Comment

Hello I live on *[street name redacted]* in Pittsford and I strongly believe we need to end zoning restrictions that only allow single family homes to be built in Pittsford. We need more affordable places to live and that needs to be a priority for Pittsford. We are one of the most segregated places in the country and that is embarrassing, and just plain immoral. Living in this community should not only be possible for select few with resources. We must change these zoning laws if we want to make any progress in the type of community we say we want to be. If we want to continue to thrive, to attract young families and other workers to our town, we have to start to undo the harmful effects of past policy, and building more affordable housing in Pittsford is one way to accomplish this.

Reply

Thank you for providing your input on single-family zoning for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.

Date & Time

5/25/2021 10:35

Comment

I live at [address redacted], in the [location redacted] part of Pittsford and I wanted to understand what the area directly below is zoned for, specifically the area with the X's. According to the Interactive Map, It all appears to be Zoned residential.

Now, several years ago, Bill Smith informed the neighbors that there can be no development on the land (see his email below) that is highlighted in Red.

Can you explain this to me? I just would like to understand if it is zoned Residential, does it not mean that it can be developed?

Let me know when you have a moment.

Attachment



Reply

Bill Smith is correct in saying the land cannot be developed.

Zoning is like an overlay on the land that determines what it can be used for. In this case the land (the overall larger parcel) was used for single family residential development (the subdivision) the Zoning required that 50% of the land be set aside as open space/remain undeveloped.

The land that surrounds the subdivision is that % 50 open space, so while the zoning of the parcel is still residential that parcel's development potential was "exhausted" with the development of the subdivision.

Date & Time

6/2/2021 13:40

Comment

My concern is about zoning to encourage developers to leave space to plant native perennial and trees when building houses, etc.

to zone to promote pollinator friendly roadside practices to provide valuable links to enhancing pollinator pathways.

can zoning be utilized to positively affect the maintenance of Town of Pittsford green spaces, like the DeBlaze Space along Irondequoit Creek. That would include mowing, management of invasives, incorporation of native species.

Reply

Thank you for providing your input on landscaping and green space requirements for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.

Date & Time

6/10/2021 10:15

Comment

Thank you for reading my comments

I have lived here since 1986 and yet not since the pandemic have I explored so extensively the beautiful trails and neighborhoods like I have during the pandemic.

What I realize is that a community is built on the ground, people on foot meeting each other in open and green space. In these environments there is always a smile, a friendly hello despite the mask or no mask. We have a gem of a community and any way that the trails and sidewalks can be expanded I say YES!

Reply

Thank you for providing your input on trails and green space for the Town's Zoning Code update! We have taken note of your comment and have included it in our summary of public input.