



ORIGINAL

RECEIVED  
JUN 17 2025

## TOWN OF PERINTON

TOWN OF PERINTON

1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796

(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

NUMBER 29-2025 FEE \$ \$100  
(verify fee with staff)

MEETING DATE 7/28/25

### APPLICATION FORM - AREA VARIANCE - **RESIDENTIAL**

Please see Zoning Board of Appeals Procedures and Application Requirements

#### 1. APPLICANT

Name Joel DeMarco Phone [REDACTED]

Mailing address 2110 Whitney Road E City Fairport Zip 14450

Interest in Property: Owner ☒ Lessee ☐ Other ☐

#### 2. PROPERTY OWNER (if other than applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

#### 3. ATTORNEY (if represented)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

#### 4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or

Town of Perinton have any interest in the owner/applicant or the subject property?

Yes \_\_\_\_\_ No ☒

If yes, who?

Name \_\_\_\_\_ Address \_\_\_\_\_

INTEREST (explain):

5. **LOCATION:** Street Address OR tax id # if no street address given 2110 Whitney Road E  
Fairport, NY 14450
6. **SIZE OF PARCEL:** 3.8 acres
7. **PRESENT USE OF PROPERTY:** ~~Residence~~ Residential SED 6/17/25
8. **ZONING DISTRICT:** RT 1.2.5 **TAX ACCOUNT #** 179.20-1-14
9. **APPLICATION FOR VARIANCE OF CODE SECTION(S):**

208.14 (G) - 1 & 208.14 (G) - 2

10. **DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:**

Requesting an oversize accessory structure and such over sized accessory structure to be in the front yard instead of the rear yard as allowed by code.

11. **DESCRIBE THE LOCATION, USE AND SIZE OF STRUCTURES, AND OTHER LAND USES WITHIN 100 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY**

To the west, there will be a stone base driveway installed when site work occurs for the barn. This will meet up with the current paved driveway . This area will eventually be paved once the area settles. To the south of the barn is unoccupied land, some wooded and some lawn. To the east of the barn there will be ~45 ft of unoccupied land that meets up to right away access to neighboring property.

Directly north will be unoccupied land, some wooded and some lawn. To the northwest of the barn is a 3,200 sf residential house with attached three car garage. There is also an in ground pool just north of the house.

12. **HOW SUBSTANTIAL IS THE VARIANCE REQUESTED IN RELATION TO THE CODE?**

**CODE REQUIRES:** Code requires accessory structure to be smaller than 200 sf or up to 1% of the total lot area and accessory structure to be in the rear yard.

**REQUEST IS:** Request is for a 1,280 sf accessory structure and the accessory structure to be located in the front yard instead of the rear yard.

13. **WILL GRANTING YOUR REQUEST RESULT IN AN INCREASE IN POPULATION DENSITY?**

NO X YES \_\_\_\_ **IF YES, WHAT EFFECT WILL THIS HAVE ON AVAILABLE GOVERNMENT FACILITIES?**

14. WILL YOUR REQUEST RESULT IN A SUBSTANTIAL CHANGE IN CHARACTER OR BE  
DETRIMENTAL TO SURROUNDING PROPERTIES? NO X YES \_\_\_\_\_

15. CAN THE DIFFICULTY WHICH LEADS YOU TO APPLY FOR THIS VARIANCE BE SOLVED IN  
ANOTHER MANNER? NO X YES \_\_\_\_\_ *If yes how?*

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

16. WHY DO YOU FEEL YOUR VARIANCE REQUEST IS PROPER?

The variance for the sf is proper, as this pole barn size is typical for the area. Without the increased sf, I  
would not be able to use the barn as intended. The front setback variance is necessary due to elevation  
changes in the rear setback, which would require an unreasonable amount of fill to level the property.  
Thought not major, we would also loose a large maple tree, easy access to the rear yard and general  
aesthetics in the rear if the barn was set in the rear of the property.

17. IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT? NO X YES \_\_\_\_\_

I certify that the information supplied on this application is complete and accurate, and that the project  
described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: \_\_\_\_\_

Date

6/13/25

Printed name of Applicant \_\_\_\_\_

Joe E. DeMarco

Property Owner (If other than applicant)

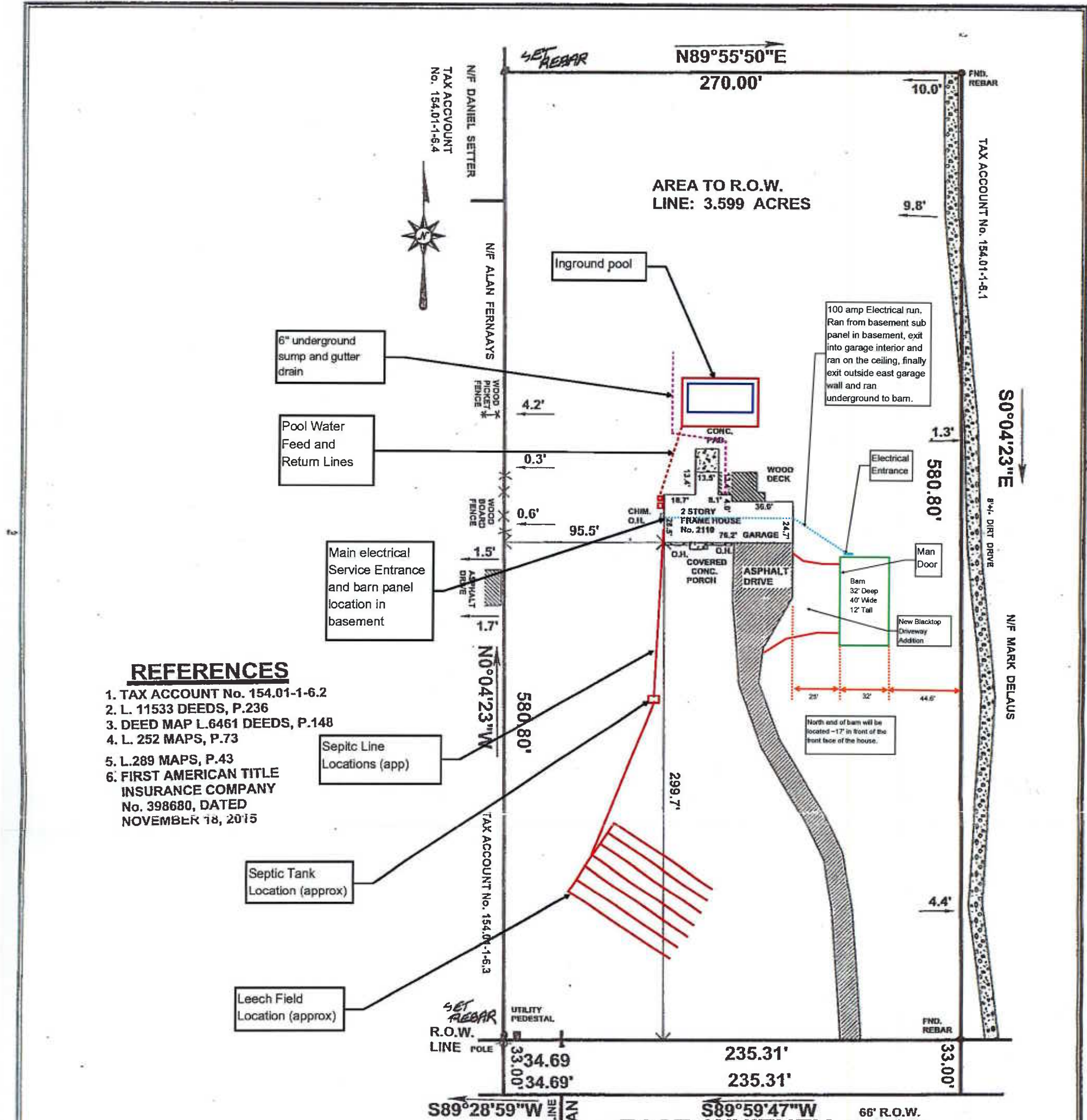
I have read and familiarized myself with the contents of this application and do hereby consent to its submission  
and processing.

Signature of property owner \_\_\_\_\_

Date \_\_\_\_\_

Printed Name of property owner \_\_\_\_\_





"GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE, COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS COMPLETED ON JUNE 8, 2017 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 7, 2017 USING THE REFERENCE MATERIALS LISTED.

*Bruce E. Fries*



BRUCE E. FRIES N.Y.S.P.L.S. NO. 050263  
4150 RIDGE CHAPEL ROAD, MARION, NEW YORK 14505

# **INSTRUMENT SURVEY MAP** 2110 EAST WHITNEY ROAD PART LOT 7, TOWNSHIP 12, RANGE 4 TOWN OF PERINTON

MONROE COUNTY

NEW YORK

SCALE: 1"=60'

BRUCE E. FRIES  
PROFESSIONAL LAND SURVEYOR

JUNE 8, 2017

PHONE: 800-772-3734

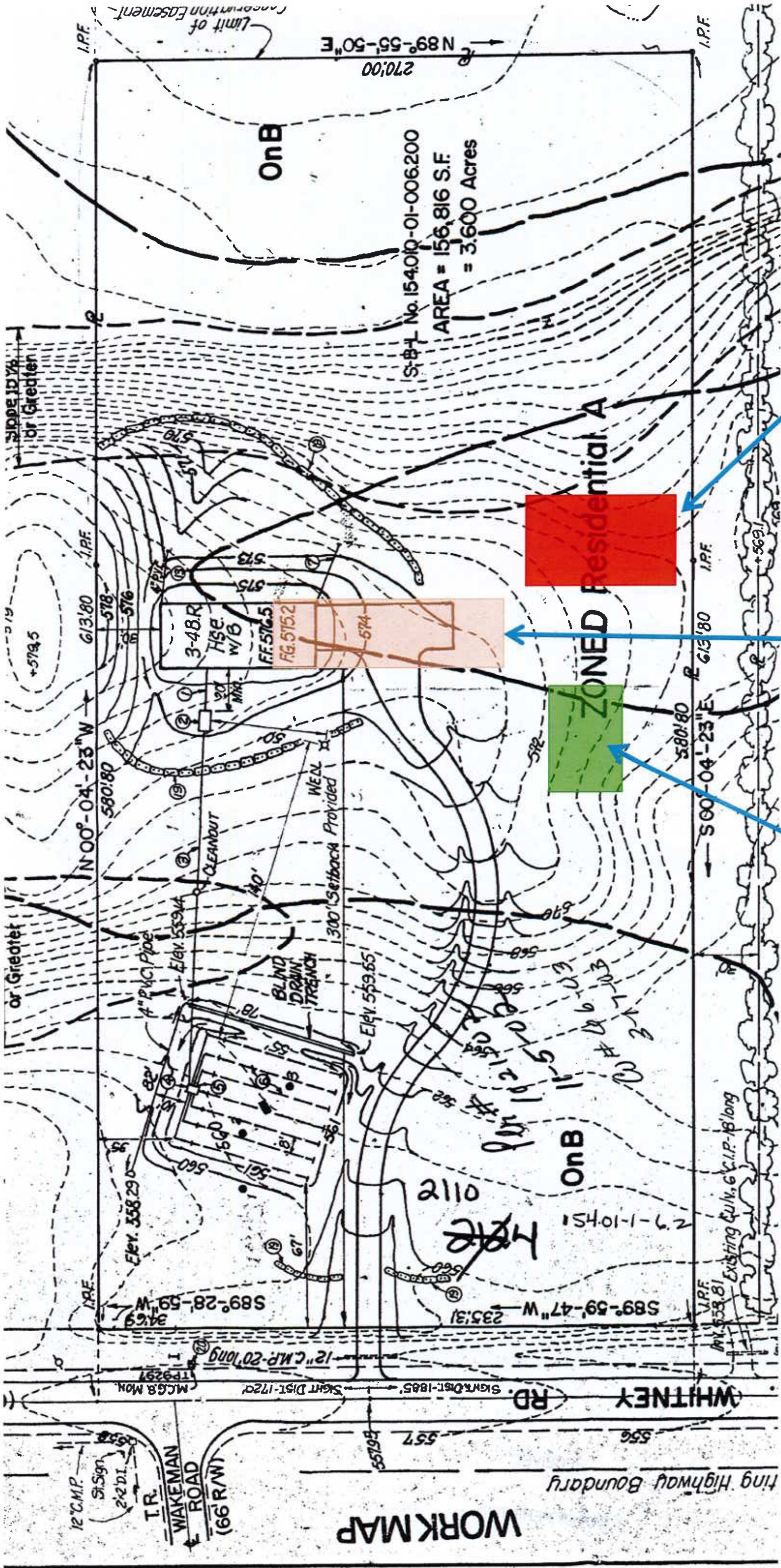
4150 RIDGE CHAPEL ROAD ■ MARION, NEW YORK 14505

FAX: 800-772-7419

CERTIFIED TO:

RECEIVED  
JUN 17 2025  
TOWN OF PERINTON





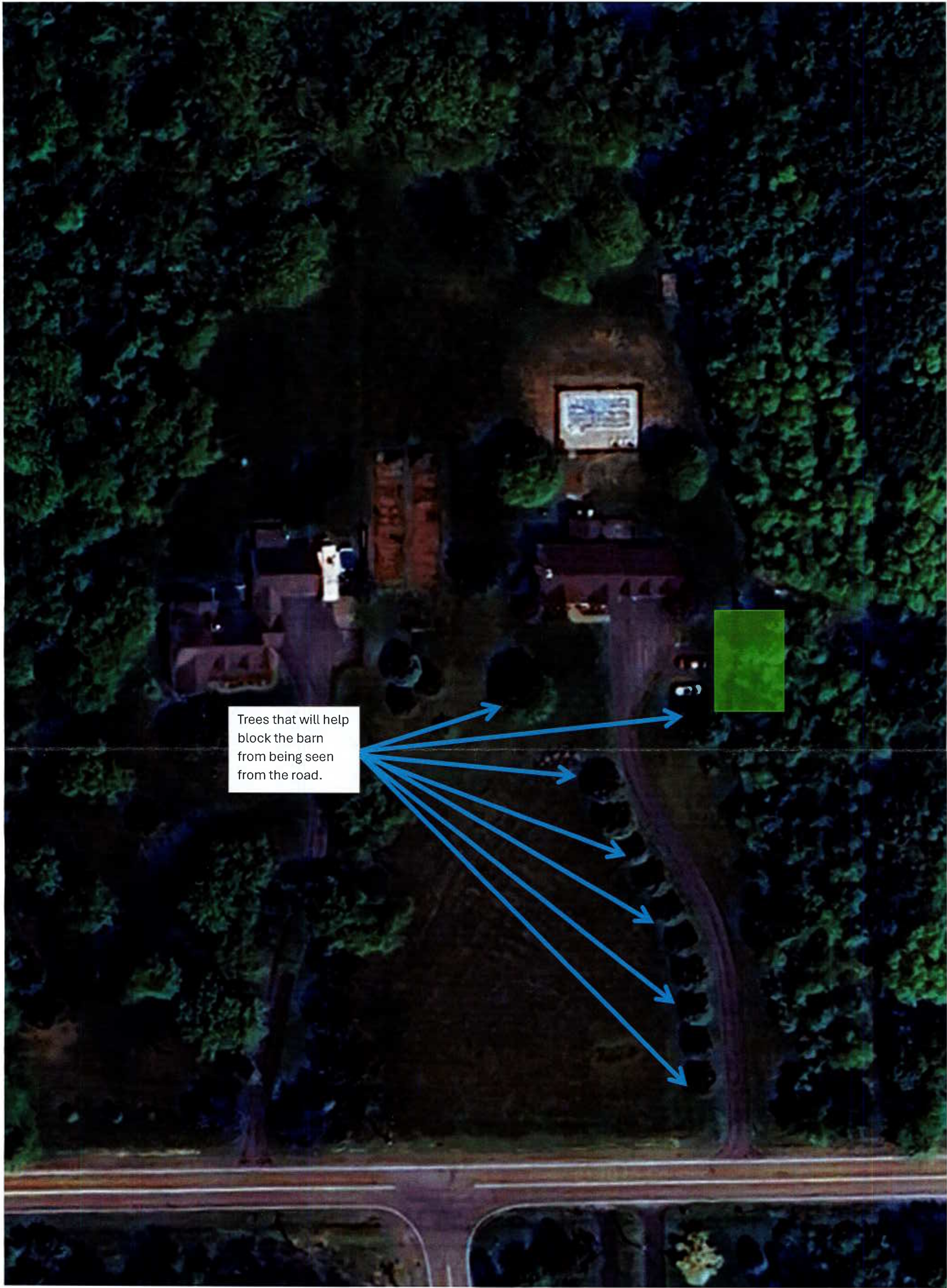
Potential area in rear setback. This general area has an elevation change of ~6'. This location would also essentially "cutoff" access to the rear of my property on the right side of the house. It would also most likely require a variance from distance to property line and disrupt the aesthetics of my backyard.

Current location of house and attached barn. The house is more centered on the property than the original construction plans.

Proposed barn location in front setback. Elevation change of ~3'. This location has minimal impact to the property "flow" and reduces the amount of required additional paved driveway.

RECEIVED  
JUN 17 2025  
TOWN OF PERINTON

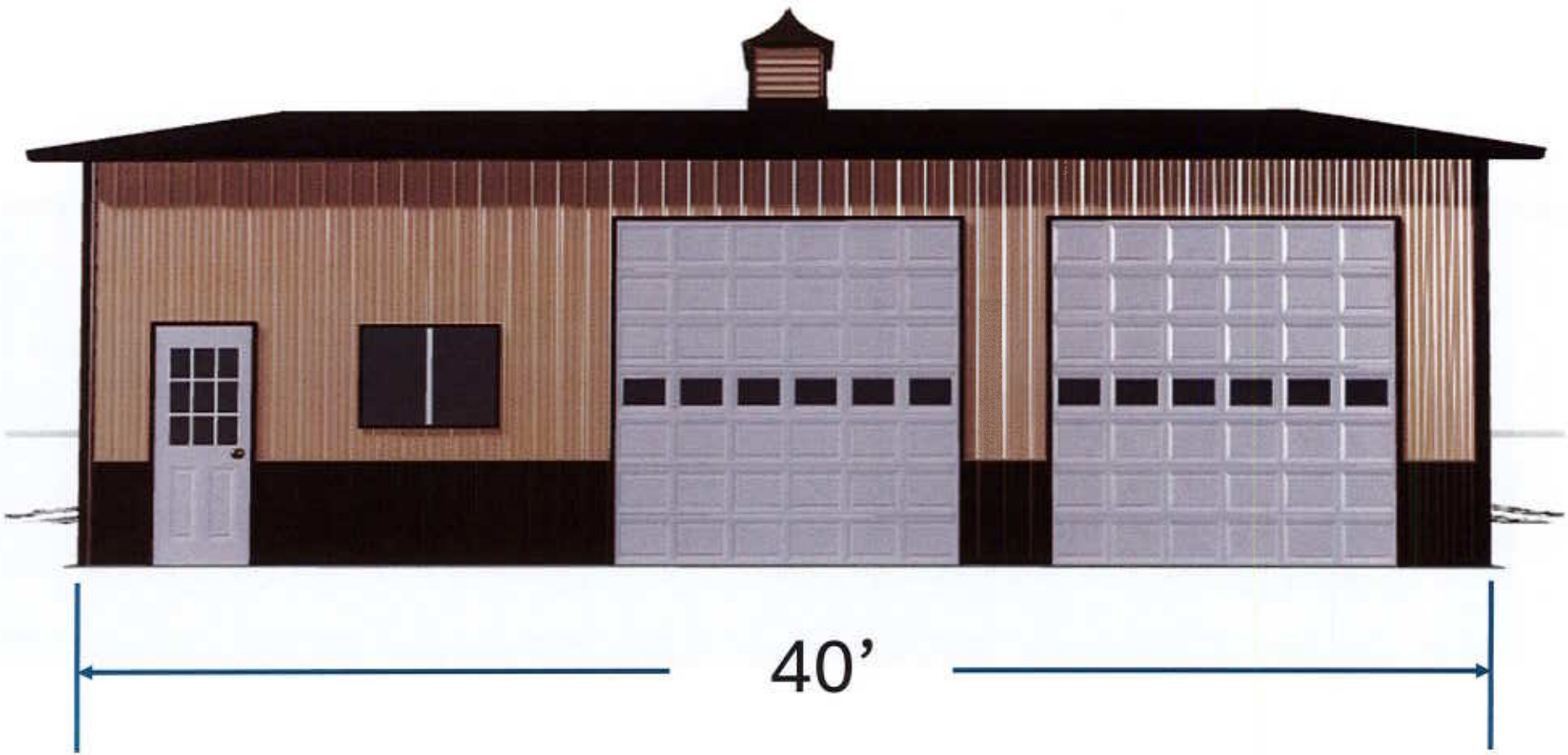




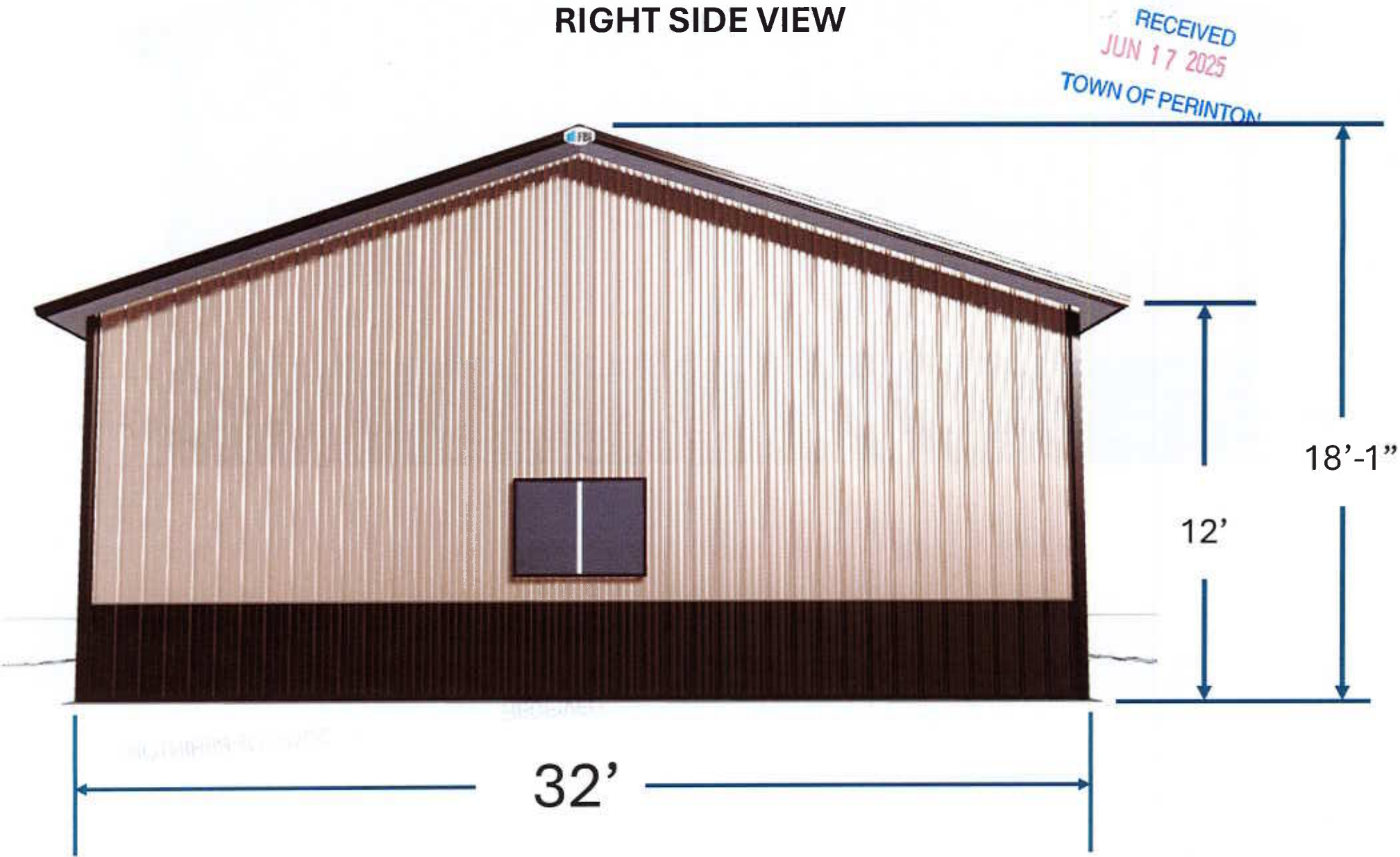
RECEIVED  
JUN 17 2025  
TOWN OF PERINTON



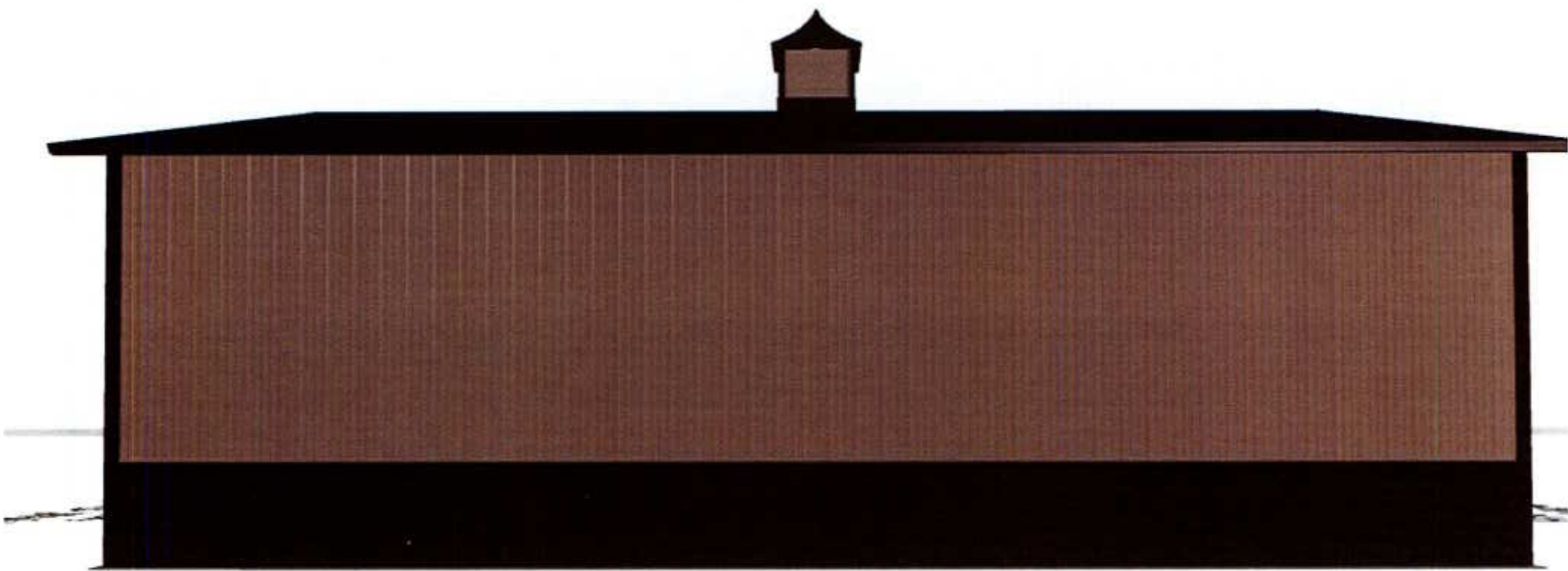
FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



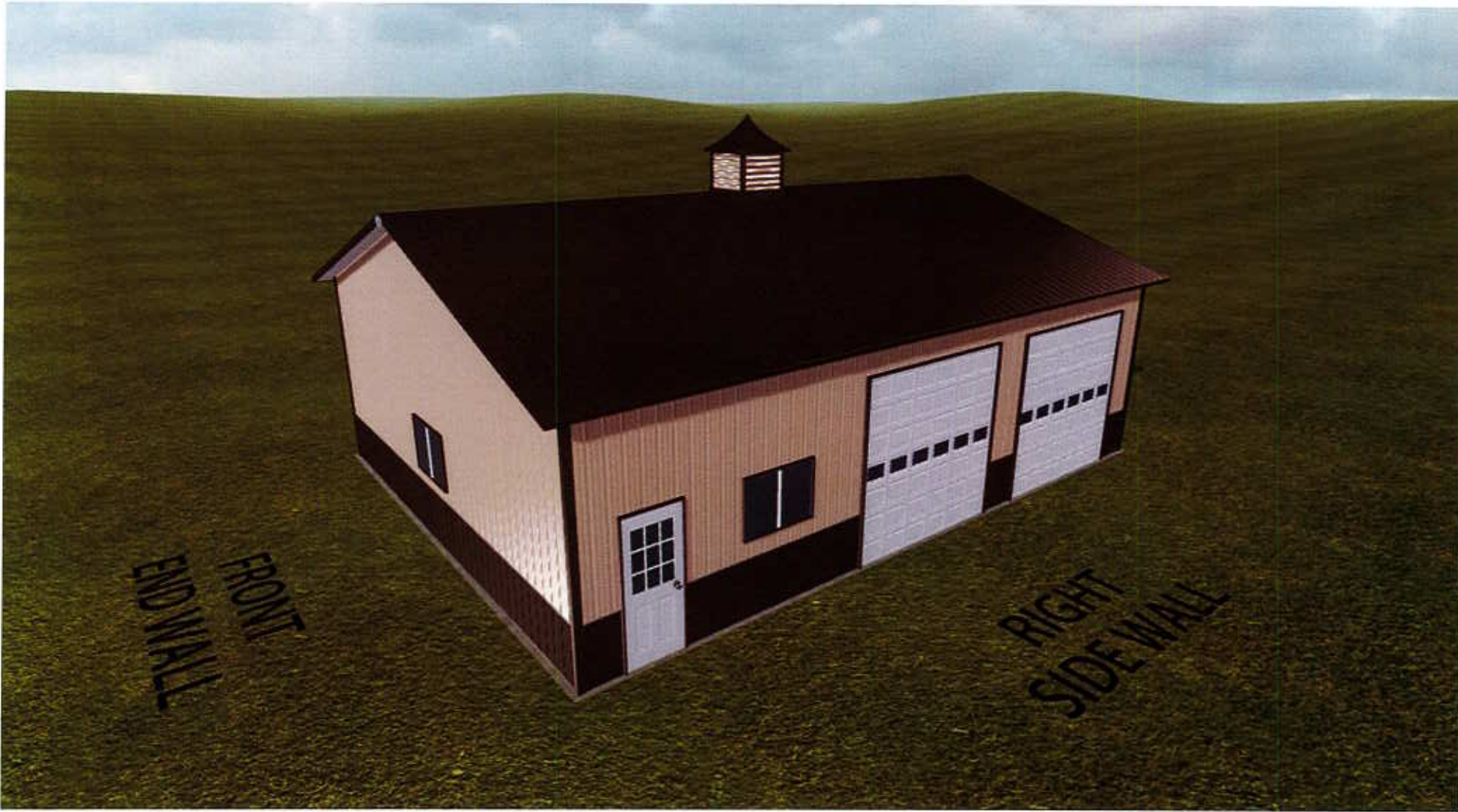
LEFT SIDE VIEW



TOWN OF PERINTON  
RECEIVED  
JUN 17 2025

RECEIVED  
JUN 17 2025  
TOWN OF PERINTON





RECEIVED  
JUN 17 2025  
TOWN OF PERINTON



# Town of Perinton

## Planning and Zoning Application

Handling Group: Zoning Board

Application Number: Z2025-0029

Application Date: 06/17/2025

Project Status: Active

Applicant

Joel DeMarco  
2110 Whitney Road East  
Fairport, NY 14450  
315-573-8132

Project Type: Area Variance Residential

Owner

Joel DeMarco  
2110 Whitney Road East  
Fairport, NY 14450  
315-573-8132

Project Description

Requesting two variances:

- 1) For a 1,280 sf accessory structure instead of a 200 sf structure or 1% of the total area.
- 2) Accessory structure to be located in the front yard instead of the rear yard

Property Information

Tax Acct. #154.01-1-6.2  
Address - 2110 Whitney Road East  
FAIRPORT, NY 14450

Fee Type	Amount
Area Variance Residential	\$100.00

The undersigned, being the applicant(s) to the Town of Perinton, for the above referenced application issued under the provisions of the Ordinances, Local Laws, Rules of Regulations constituting the zoning and planning ordinances, and regulations of the Town of Perinton. I do certify that there is no officer of the State of New York, the County of Monroe, or of the Town of Perinton or of any other municipality of which the Town of Perinton is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those names below:

\_\_\_\_\_  
(Applicant Name)

\_\_\_\_\_  
(Applicant Address)

*X* Joel E DeMarco  
Owner Name - (Print)

\_\_\_\_\_  
Agent Name - (Print)

*A* [Signature]  
(Signed)

RECEIVED  
JUN 17 2025

above described premises.

SWORN to before me, this \_\_\_\_\_ day of TOWN OF PERINTON year \_\_\_\_\_

C. J. M...  
Building & Codes Department



RECEIVED

JUN 17 2025  
NOTICE OF BOARD MEETING

Application received: \_\_\_\_\_

You or your agent are tentatively scheduled to appear before TOWN OF PERINTON ZONING Board on 7/28/25 at 7:00 PM. Your application will be reviewed by Town staff to determine completeness. You are not on an agenda. We will contact you if your application is deemed to be incomplete or complete enough to be heard by the Board, which may affect the tentative scheduled date above. Town Board applicants will be contacted by the Town Clerk as to if your request will be heard for an Order for Hearing and the date for that.

**Planning Board & Zoning Board (7:00 PM)** meetings are held in the Board room at Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York. The parking lot entrance has a sign that states Town Court and Town meetings. Please enter the building by using the middle set of double doors, which are to the left of the flag pole. These doors will be unlocked at approximately 6:15 PM for workshop for Planning & 6:30 PM for workshop for ZBA.

**Historic Architecture Commission (7:00 PM)** meetings are held in the Conference room at Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York. The parking lot entrance has a sign that states Town Court and Town meetings. Please enter the building by using the third set of double doors, which are to the right of the flag pole. These doors will be unlocked at approximately 6:50 PM.

**Town Board (7:00 PM)** meetings are typically held in the Board room at Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York. The parking lot entrance has a sign that states Town Court and Town meetings. Please enter the building by using the middle set of double doors, which are to the left of the flag pole. These doors will be unlocked at approximately 6:50 PM

→ Failure to appear by the applicant or agent of the applicant may result in the need for a new application and applicable fees.

Please note that you will not receive additional information of this meeting date. You may call this office on the day of the meeting to determine your placement on the agenda or view our website at:

→ <https://perinton.org/government/boards/volunteer-boards/planning-board/meeting-agendas/> (Planning Board)  
<https://perinton.org/government/boards/volunteer-boards/zoning-board-of-appeals/meeting-agendas/> (ZBA)  
<https://perinton.org/government/boards/volunteer-boards/historic-architecture-commission/agendas/> (HAC)  
<https://perinton.org/government/boards/town-board/town-board-meeting-agendas/> (Town Board)

- 
- Town staff has contracted with a sign installation company who will come out to your property to post a Notice of Application received sign at your front property line. If you are on a corner lot, there will be two signs. Please do not remove these signs. The sign company will remove them once a decision has been made on your request. If signage falls down or is removed, please contact this office immediately, and we will replace signage. (for public hearings for Planning Board, Zoning Board of Appeals, Town Board & Historic Architecture Commission (for designation of property & redistricting only).
  - • We ask that you stake out the limits of your request at least two weeks prior to the public hearing/meeting & no later than 7/14/25. (typically ZBA)
  - • We advise that that you notify immediate neighbors of your request. (Zoning Board of Appeals only)
  - • Please note that members of Town staff, Town Board, Zoning Board of Appeals, Planning Board, Historic Architecture Commission and Conservation Board may visit your property to review your request.
  - • If any written comments are received by this office pertaining to your request, please note that we will forward them to you via e-mail as they come in. Town staff will also provide written comments before the public hearing.

If you have any questions or concerns please contact:

Zoning Board of Appeals or Planning Board applications:

Lori Stid - 223-0770

Historic Architecture Commission applications:

Lori Stid - 223-0770

Town Board applications:

Janelle Reed or Lori Stid - 223-0770

Received by: [Signature]

sign and print name