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JUN 25 2025

TOWN OF PERINTON

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1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NUMBER 33-2025 FEE \$ 100.00
(verify fee with staff)

MEETING DATE 07/28/2025

APPLICATION FORM -AREA VARIANCE - **RESIDENTIAL**

Please see Zoning Board of Appeals Procedures and Application Requirements

1. APPLICANT

Name Russell G. Patanella Phone [REDACTED]

Mailing address 4 Birling Gap City Fairport Zip 14450

Interest in Property: Owner ☒ Lessee ☐ Other ☐

2. PROPERTY OWNER (if other than applicant)

Name Same as above. Phone

Mailing address City Zip

3. ATTORNEY (if represented)

Name No Attorney 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
4 Birling Gap, Fairport, NY 14450
6. **SIZE OF PARCEL:** .61 acres
7. **PRESENT USE OF PROPERTY:** Residence
8. **ZONING DISTRICT:** Residential A **TAX ACCOUNT #** 179.20-1-14
9. **APPLICATION FOR VARIANCE OF CODE SECTION(S):** 208.14 (G) 2

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

Our property is heavily wooded and the house sits atop of a steep hill. The landscape is irregular and rugged. Our back "yard" consists of a large patio where we have our grill, eating and sitting area. Beyond that there is a large drop that goes into the rest of the rear of the property. Although it is beautiful and very private, it is impractical to build a shed on.

We are asking that the zoning board allows a shed to be placed in the side of the yard on a skid foundation. Due to the nature of the property, the proposed location of the shed would be unnoticeable from the street and tucked in to the tree line of the property. We are choosing a neutral tan/brown color as to blend in with the landscape. It will not be noticeable by any of our neighbors.

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

There are five surrounding properties that border 4 Birling Gap. They are described as Lots 17, 18, 20, 21, and 22. Each property has a residential structure on the lots. Lots 17 and 18 are on Chipping Ridge. Lots 21 and 22 are on Woods End. Lot 20 is on Birling Gap next to the subject property. Lot 18 has an additional structure described as a shed. We are unsure if the other remaining lots have any additional structures, aside from a home, within 100 feet of our property.

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

CODE REQUIRES: Code requires the shed in the rear yard.

REQUEST IS: Placing the shed in the side yard towards the rear of the home.

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

NO ☒ 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 ☒ 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?

We feel our request is proper considering the terrain of our property and that it will be un-noticable by the surrounding properties along with the street front.

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

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 06/16/25

Printed name of Applicant Russell G. Patanella

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 Russell Patanella Date 6/24/25

Printed Name of property owner _____

Sizzim

PRODUCT DETAIL



Storage Capacity 266 cu.ft
Roof weight capacity 440lbs

PACKAGED IN
TWO BOXES



BOX 1

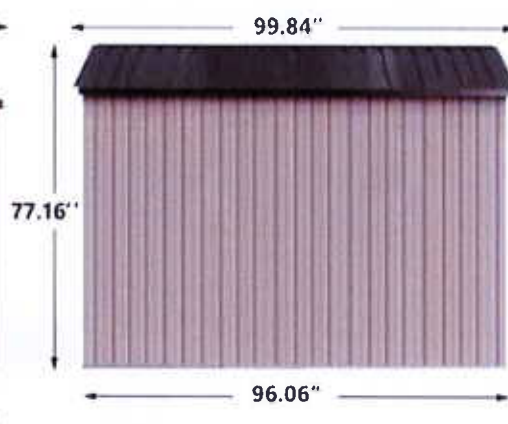


BOX 2



8×10

SIZE
MANOR





4 BIRLING GAP FRONT



PROPOSED SHED LOCATION



4 BIRLING GAP (APPROACHING FROM THE WEST)



4 BIRLING GAP (APPROACHING FROM THE EAST)



BACK YARD (FACING EAST)



BACK YARD (FACING NORTH) ATOP OF BANK



BACK YARD (FACING WEST)

4 BIRLING GAP BACK YARD PHOTOS



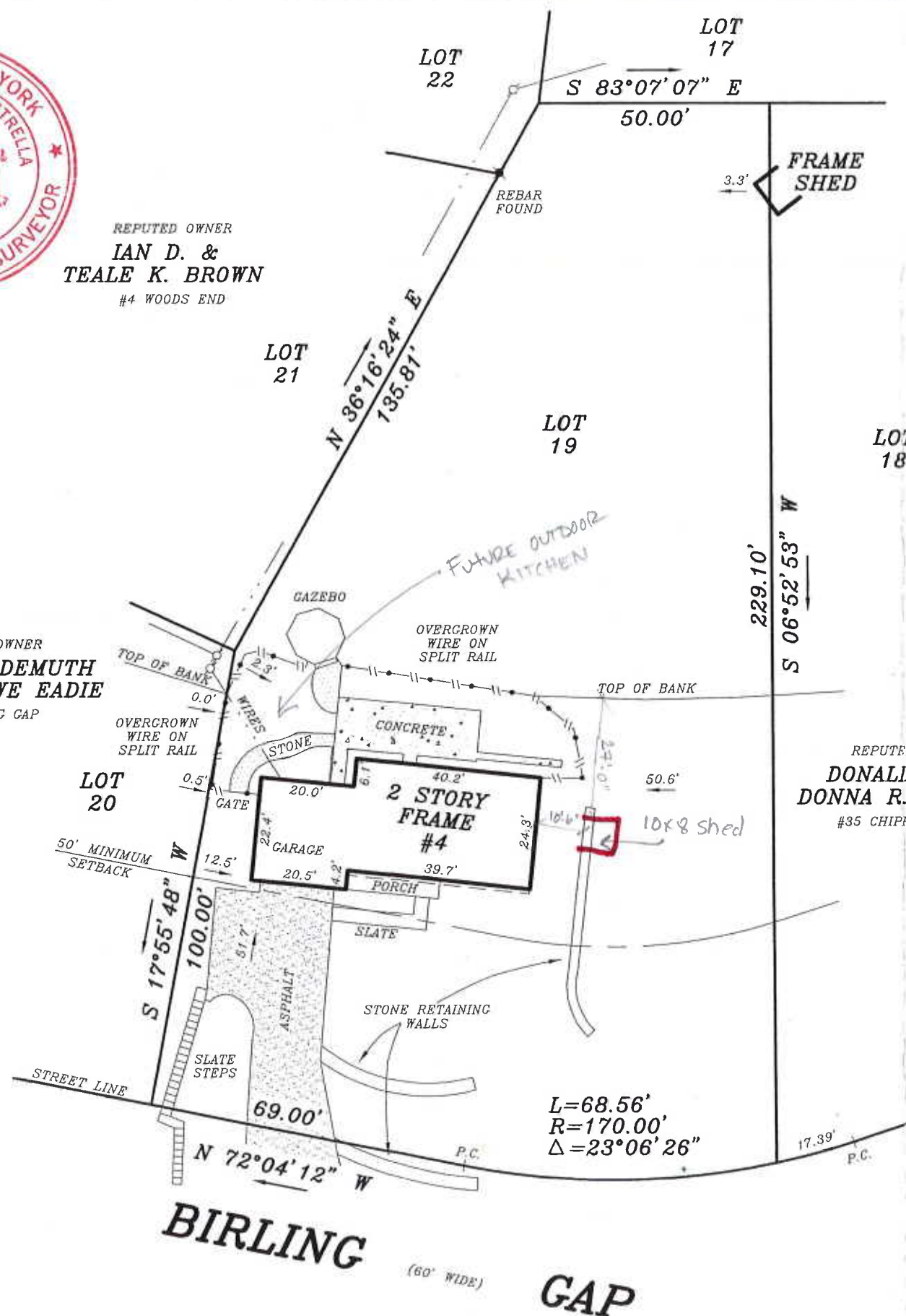
PANORAMIC VIEW OF BACK YARD (FACING NORTH) WHERE BACK BANK BEGINS



REPUTED OWNER
**IAN D. &
TEALE K. BROWN**
#4 WOODS END

REPUTED OWNER
**KARL C. LINDEMUTH
& MICHAEL WE EADIE**
#6 BIRLING GAP

REPUTED OWNER
**DONALD R. &
DONNA R. ALDRED**
#35 CHIPPING RIDGE



"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
"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 the institutions or subsequent owners"

REFERENCES:

METRO REAL ESTATE SERVICES OF WESTERN NEW YORK, LLC #MRE-A-26506
DATED JULY 10, 2024
LIBER 11778 OF DEEDS, PAGE 308
LIBER 181 OF MAPS, PAGE 37

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP.
FOR FIXTURES AS SET FORTH IN LIBER 4003 OF DEEDS, PAGE 152.

PARCEL IS SUBJECT TO RESTRICTIONS SET FORTH IN LIBER 4002 OF DEEDS,
PAGE 382.

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO FAIRPORT MUNICIPAL
COMMISSION AND ROCH. TELEPHONE CORP. FOR FIXTURES AS SET FORTH
IN LIBER 4005 OF DEEDS, PAGE 80.

PARCEL TAX ID #179.20-1-23

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
1. 1ST PRIORITY MORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR
2. GALLO & IACOVANGELO, LLP
3. STEWART TITLE INSURANCE COMPANY
4. RUSSELL PATANELLA

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED AUGUST 14, 2024.

Katelyn Mastrella
KATELYN N. MASTRELLA, P.L.S. #0501234

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TOWN OF PERINTON



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
ALTA/NSPS SURVEYS

75 TOWN CENTRE DRIVE, SUITE 110
ROCHESTER, NY
14623

PHONE (585) 325-7520
e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

LOT 19
FOREST RIDGE SUBDIVISION

TOWN OF PERINTON

MONROE COUNTY, NEW YORK

CLIENT DOLLINGER ASSOCIATES, P.C.

SCALE
1" = 30'

DATE
08/15/2024

PROJECT NO.
2024-0828