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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](http://www.perinton.org)

NUMBER 27-2025 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 JOSEPH LONARDO Phone [REDACTED]

Mailing address 741 FURMAN RD City FAIRPORT Zip 14450

Interest in Property: Owner ☒ Lessee ☐ Other ☐

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

Name N/A Phone

Mailing address  City  Zip

#### 3. ATTORNEY (if represented)

Name N/A 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

741 FURMAN ROAD

6. SIZE OF PARCEL: .6 acres

7. PRESENT USE OF PROPERTY: RESIDENTIAL

8. ZONING DISTRICT: RT-1.2.5 TAX ACCOUNT # 141.03-1-15

9. APPLICATION FOR VARIANCE OF CODE SECTION(S):

208-36(C)(2)

10. DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:

Requesting front porch to be 41' from the property line instead of 45' as per code.

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

RESIDENTIAL

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

CODE REQUIRES: 45' feet from front property line

REQUEST IS: 41' feet instead of 45'

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 ☒ YES ☐ If yes how?

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

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

TO IMPROVE THE APPEARANCE OF THE FRONT OF THE  
HOUSE

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

17. IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT? NO ☐ 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: Joseph L. Lomardo

Date \_\_\_\_\_

Printed name of Applicant JOSEPH LOMARDO

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

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 \_\_\_\_\_

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

# Composite Deck Board "Toasted Sand"



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Pinch to Zoom

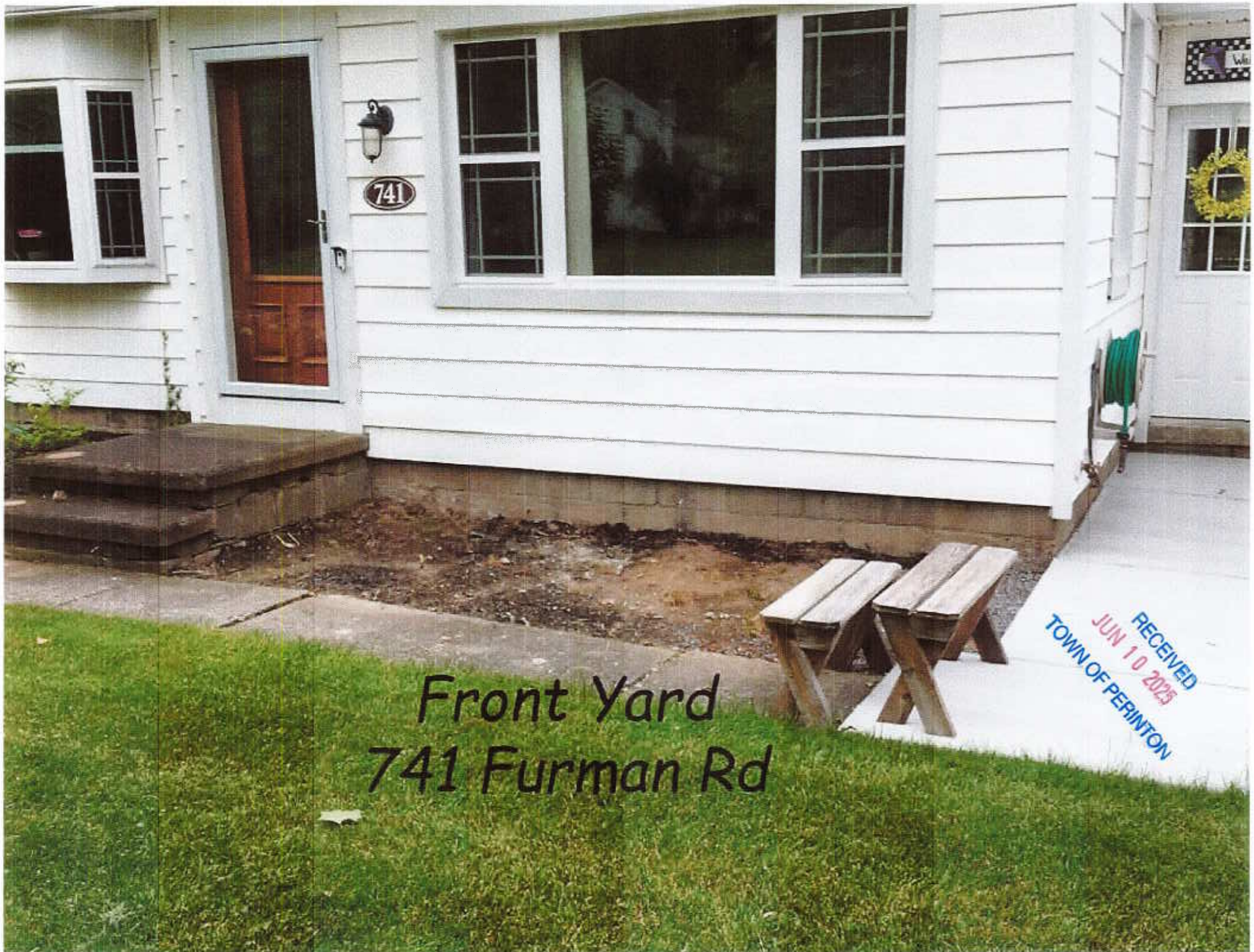




*A similar design*

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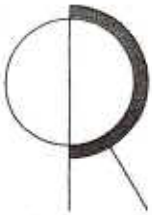




Front Yard  
741 Furman Rd

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**O'NEILL-RODAK**  
LAND SURVEYING ASSOCIATES, P.C.  
  
LAND SURVEYORS - PLANNERS  
BOUNDARY CONSULTANTS  
FLOOD ZONE DETERMINATIONS  
ALTA/ACSM SURVEYS

5 SOUTH FITZHUGH STREET  
ROCHESTER, NY  
14614

PHONE (585) 325-7520 FAX (585) 325-1708  
e-mail oneillrodak@frontiernet.net

MAP OF A SURVEY

PARCEL SITUATE IN TOWN LOT 7  
TOWNSHIP 12, RANGE 4  
  
TOWN OF PERINTON  
  
MONROE COUNTY, NEW YORK

CLIENT TREVETT, CRISTO, SALZER & ANDOLINA

SCALE  
1" = 40'

DATE  
05/30/2006

PROJECT NO.  
2006-0309

REFERENCES:

MARATHON ABSTRACT, LLC #MA-766-A DATED MAY 11, 2006  
LIBER 9723 OF DEEDS, PAGE 147  
LIBER 309 OF MAPS, PAGE 23  
LIBER 317 OF MAPS, PAGE 58

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. FOR  
FIXTURES AS SET FORTH IN LIBER 1392 OF DEEDS, PAGE 404.

PARCEL TAX ID #141.03-1-15

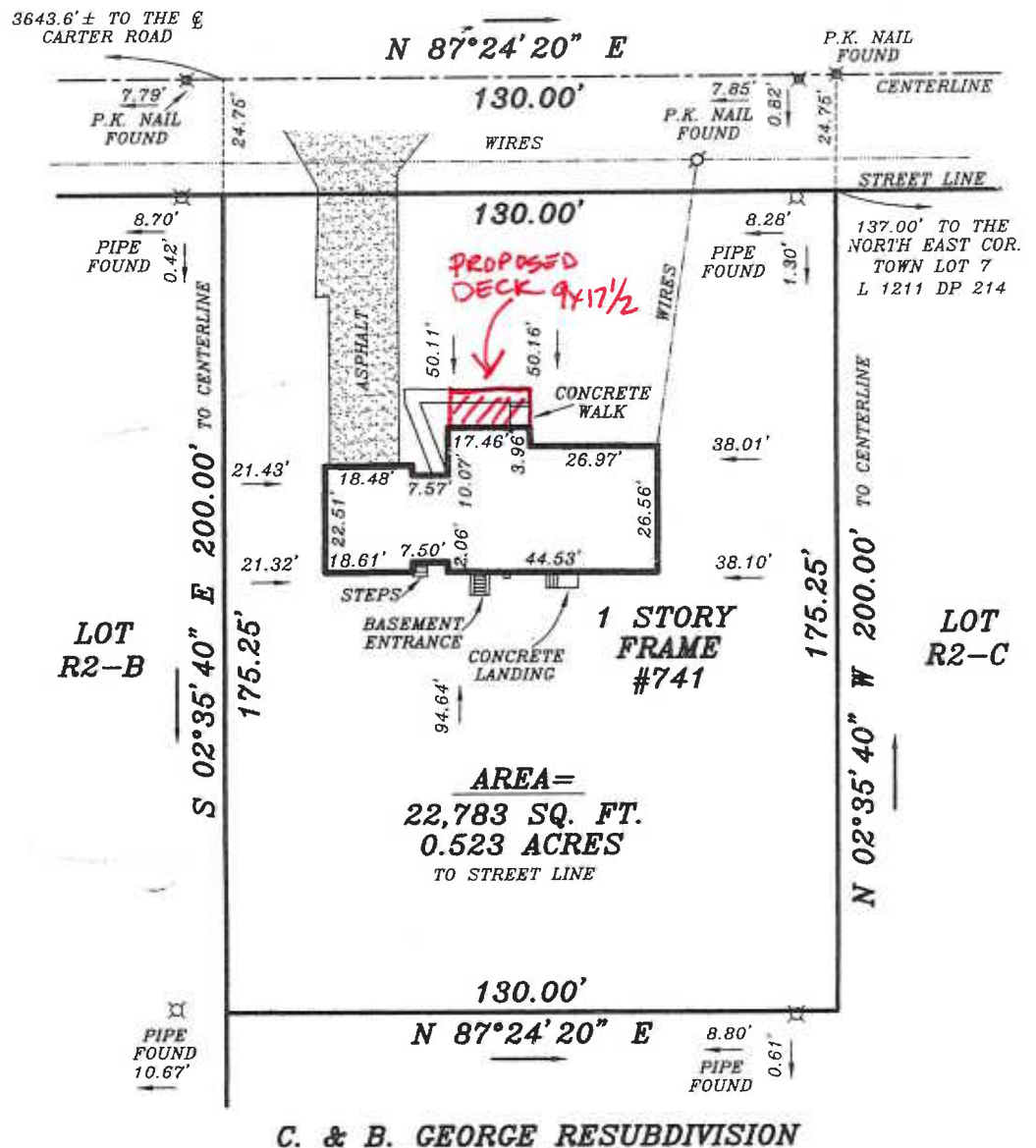
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**FURMAN (49.5' WIDE) ROAD**

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO WELLS FARGO BANK,  
N.A., ITS SUCCESSORS AND/OR ASSIGNS; WILLIAM D. MCGINN, ESQ.; JOSEPH LONARDO,  
JENNIFER LONARDO AND CROSSROADS ABSTRACT CORPORATION THAT THIS MAP WAS  
PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 24, 2006.

*Michael D. O'Neill*  
MICHAEL D. O'NEILL, P.L.S. #049662



C. & B. GEORGE RESUBDIVISION

"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"