
Nick Crast

992 Whalen Rd
Penfield, NY, 14526
315-412-3221
nrcrast@gmail.com

25 April 2025

Town of Penfield

Zoning Board of Appeals

To whom it may concern,

This serves as a letter of intent for my application of a variance regarding the building of an (at most) ~10x19 ft shed in the backyard of my property at 992 Whalen Rd.

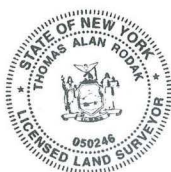
The reason I am asking for a variance is that I'd like to build the shed on a pre-existing concrete pad in the backyard. This concrete pad is part of the foundation of a large barn that once stood on the historic property – one of many since the house was built. This barn was torn down several decades ago, and I spent last summer excavating its remnants.

The portion of the foundation on which I'd like to build a shed is very close to the fence line. I suspect that this was *not* the case when the concrete was originally poured. The pad, and therefore my requested variance, is 1ft from the fence line. The neighbors (9 Holley Brook Dr) that own the property bordering my fence line do not use the portion of land that is near said fence. Their actual backyard is fenced in with a separate fence. Between their fence and mine is a ~30ft (at least) strip of land acting as a buffer between their backyard and mine. They merely mow this strip of lawn and do not actually use it. For this reason, placing a shed close to the fence line should not be a detriment to the neighborhood.

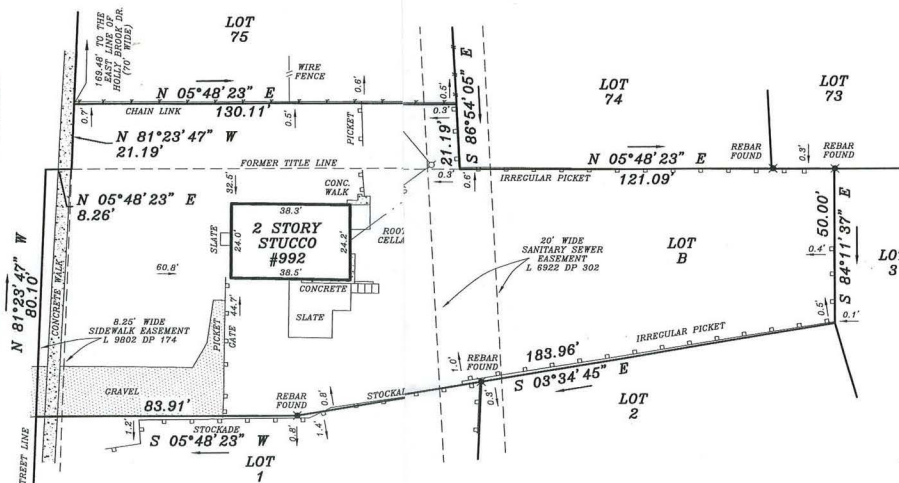
The only alternative would be to excavate and remove the existing concrete pad – only to pour a new pad a few feet away. This seems wasteful and unnecessarily expensive, and therefore I believe that pursuing a variance is the only realistic option.

Sincerely,

Nick Crast



WHALEN ROAD
(WIDTH VARIES)



REFERENCES:

METRO REAL ESTATE SERVICES OF WESTERN NEW YORK, LLC
#MRE-A-25071 DATED OCTOBER 12, 2023
LIBER 10791 OF DEEDS, PAGE 185

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP.
FOR FIXTURES AS SET FORTH IN LIBER 1579 OF DEEDS, PAGE 191.

PARCEL TAX ID #124.15-1-69.002

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
1. PREMIUM MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR
ASSIGNS, AS THEIR INTEREST MAY APPEAR
2. BLOCK, LONGO, LAMARCA & BRZEZINSKI, P.C.
3. ABAR ABSTRACT CORP.
4. NICHOLAS CRAST
5. EMMA A. RABIDEAU, ESQ.

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED OCTOBER 17, 2023.

Thomas Rodak
THOMAS A. RODAK, P.L.S. #050246

"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.
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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"



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FEMA ELEVATION CERTIFICATES
ALTA/NSPS SURVEYS

5 SOUTH FITZHUGH STREET
ROCHESTER, NY
14614

PHONE (585) 325-7520 FAX (585) 325-1708
e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

LOT B, FOREST GROVE COURT RESUBDIVISION AND
PART OF LOT 75, VILLAGE GREEN SUBDIVISION, SECTION 4

TOWN OF PENFIELD

MONROE COUNTY, NEW YORK

CLIENT DENTINO, CAMMARATA & FAZIO, LLP		
SCALE 1" = 30'	DATE 10/24/2023	PROJECT NO. 2023-1344





