

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
FEBRUARY 17, 2025**

This agenda is subject to change.

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, February 17, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

CONTINUED HEARING

4000 East Avenue – Tax ID 151.06-2-45

Applicant is requesting relief from Town Code Section 185-121 A. for the substitution and relocation a 4.5-foot fence in front of the front setback off of East Avenue. This property is zoned Residential Neighborhood (RN).

NEW HEARINGS

526 Pittsford Henrietta Townline Road – Tax ID 177.03-2-38

Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for the construction of an oversized and over-height pool house. This property is zoned Residential Neighborhood (RN).

597 Mendon Road – Tax ID 178.03-2-10

Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for an addition to the existing oversized and over-height detached garage/pool house. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, March 17, 2025.

Zoning Board of Appeals Referral Form Information

ZB25-000001

Property Address:

526 Pittsford Henrietta Town Line Road PITTSFORD, NY 14534

Property Owner:

Keenan, Matthew R
526 Pittsf Henr Town Line Rd
Pittsford, NY 14534

Applicant or Agent:

Paul Morabito, Morabito Architects

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	14.5	Height:	2.5
Size:	180	Size:	511	Size:	331.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for the construction of an oversized and over-height pool house. This property is zoned Residential Neighborhood (RN).

Staff Notes: The proposed "pool house" will contain approximately 140 SF of enclosed space and approximately 370 SF of overhang unenclosed area.

January 20, 2025

ARZ

Date

April Zurowski -

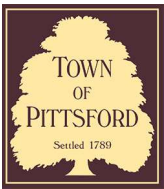


Thu Sep 5 2024 11:00:00 AM

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 16, 2025 Hearing Date: February 17, 2025

Applicant: Paul Morabito

Address: 121 Sully's trail suite 4 Pittsford 14534

Phone: (585) 264-1330 E-Mail: paul@morabitoarchitects.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Matthew Keenan and Jamie Adams
(if different than Applicant)

Address: 526 Pittsford Henrietta TLR

Phone: (585) 475-8432 E-Mail: mkeenan@mapstoneveritas.com

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: K2 Current Zoning: RN

Tax Map Number: 177.03-2-38

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Construction of a 511 sq ft gazebo/pool storage structure whereas 180 sq ft is max size permitted with a height of 14'-6" whereas 12' max height is permitted

Code sections 185.113 B. (1) & (2)

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

Paul Morabito
(Owner or Applicant Signature)

1-16-2025
(Date)



TOWN OF PITTSFORD

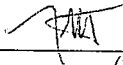
AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, MATTHEW KEENAN, the owner of the property located at:
526 Pittsford Henrietta Townline Rd. Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 177.03-2-38 do hereby authorize
Paul Morabito to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
Requesting a variance for an oversized accessory structure


(Signature of Owner)
1/16/2025
(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The property is almost 5 acres in size and the proposed gazebo/storage building will be set back 275 feet from the front property line and shrouded by trees.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The pool storage needed and covered area desired cannot be achieved in 180 sq ft.

The additional height requested is to keep the lowest roof pitch at a minimum of 4/12

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

It is substantial in regard to being more than double the maximum allowable size however minimal in that it is set back so far on such a large parcel.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

There will be no adverse effect or impact given the size of the property in question.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

It is self created whereas both the storage needed and covered area desired are far too small staying within 180 sq ft.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

526 Pittsford Henrietta Townline Rd gazebo/storage building

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning special permit building permit permit amendment

variance approval of a plat exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

Paul Morabito

(Signature of Applicant)

January ¹⁶ 2025

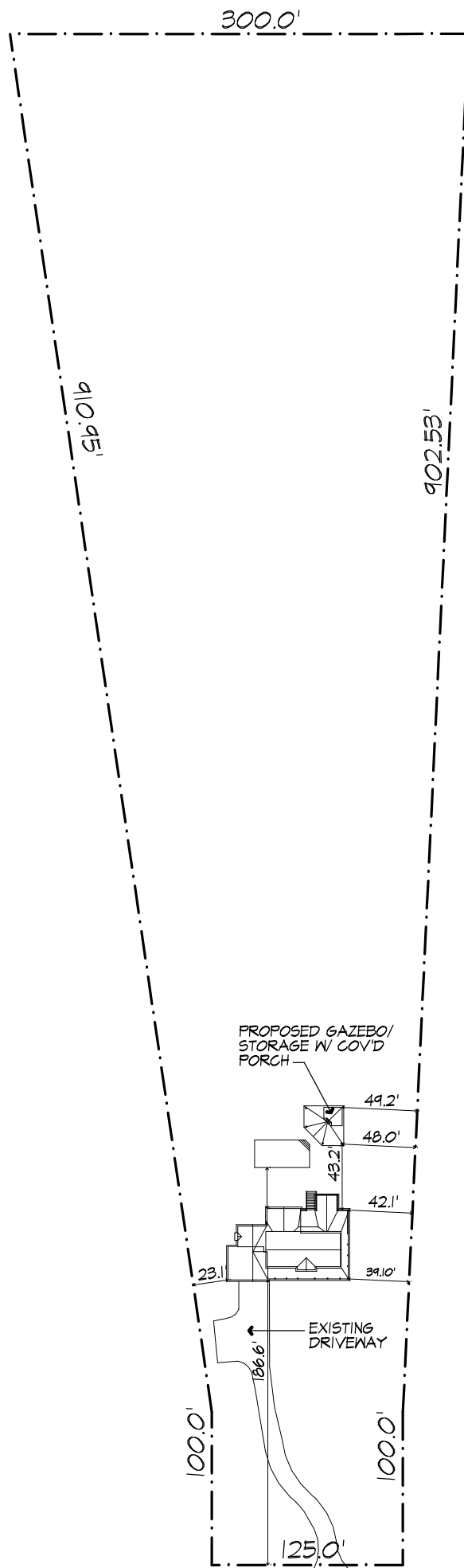
(Dated)

121 Sully's Trail suite 4

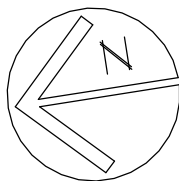
(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



PITTSFORD HENRIETTA TL ROAD



PLOT PLAN

SCALE: 1" = 100'-0"

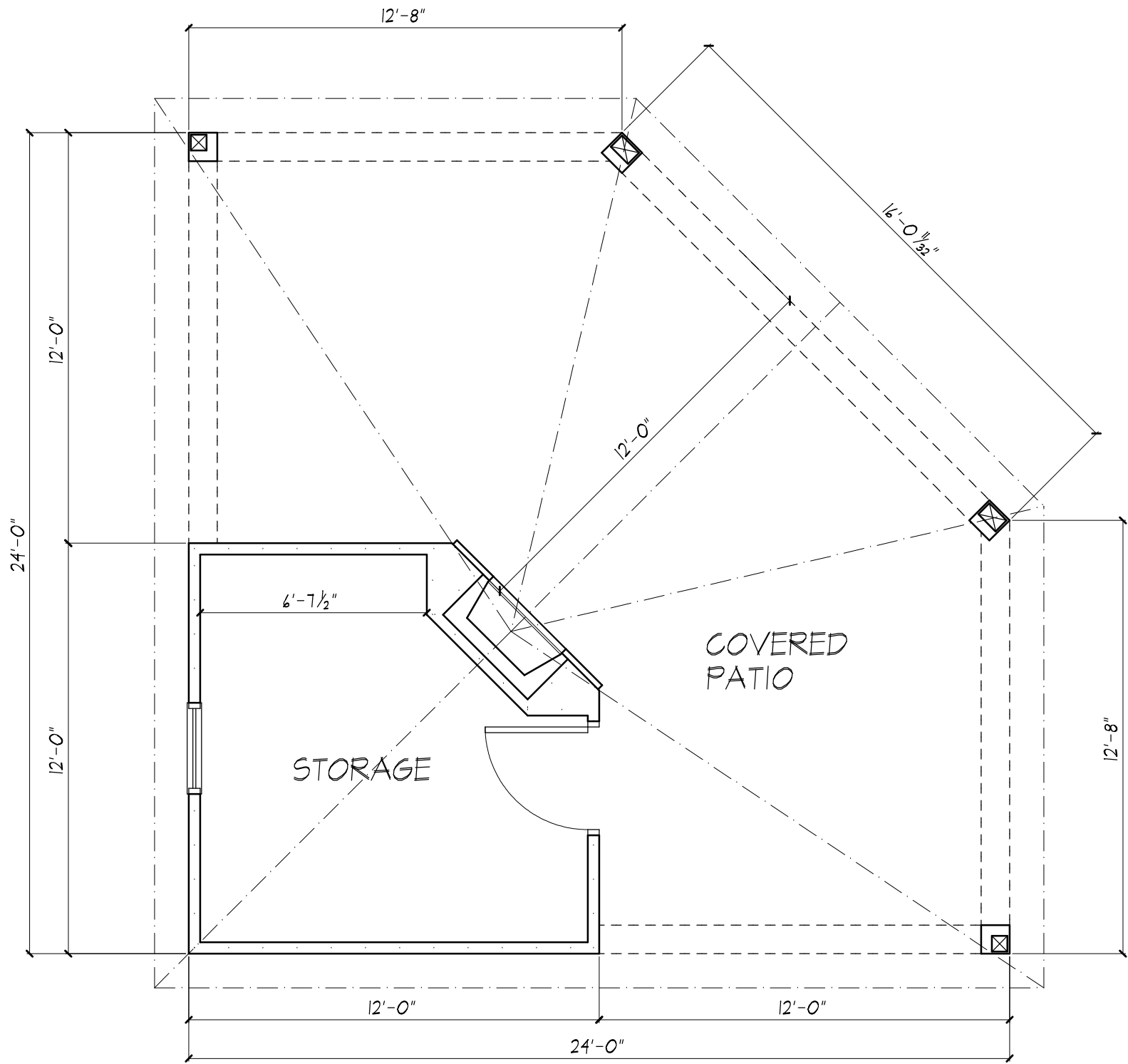
ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

PROPOSED GAZEBO/STORAGE w/ COVERED PORCH

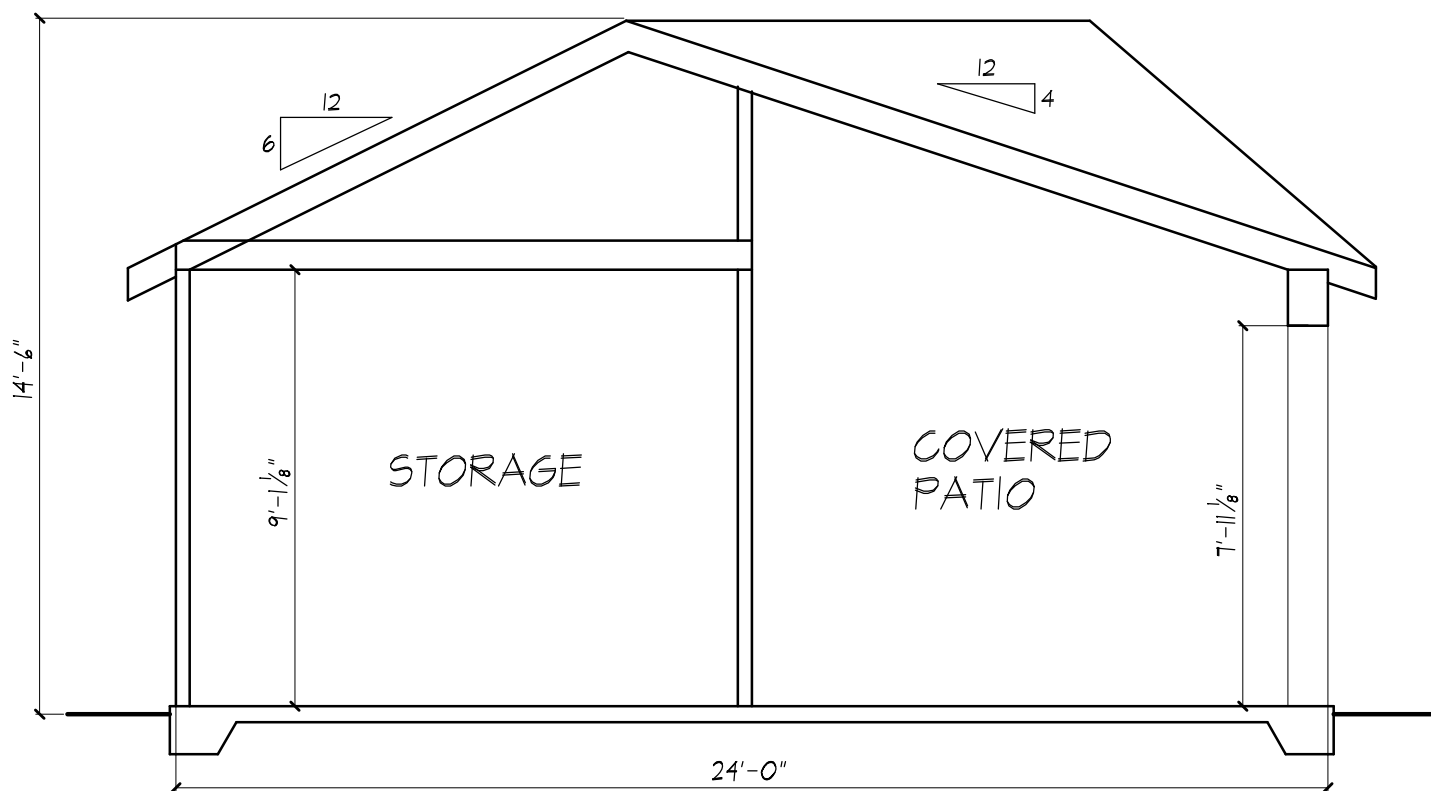
MATT & JAMIE KEENAN

526 PITTSFORD HENRIETTA TL ROAD

**MORABITO
ARCHITECTS**



FOOTPRINT: 511 SQ FT



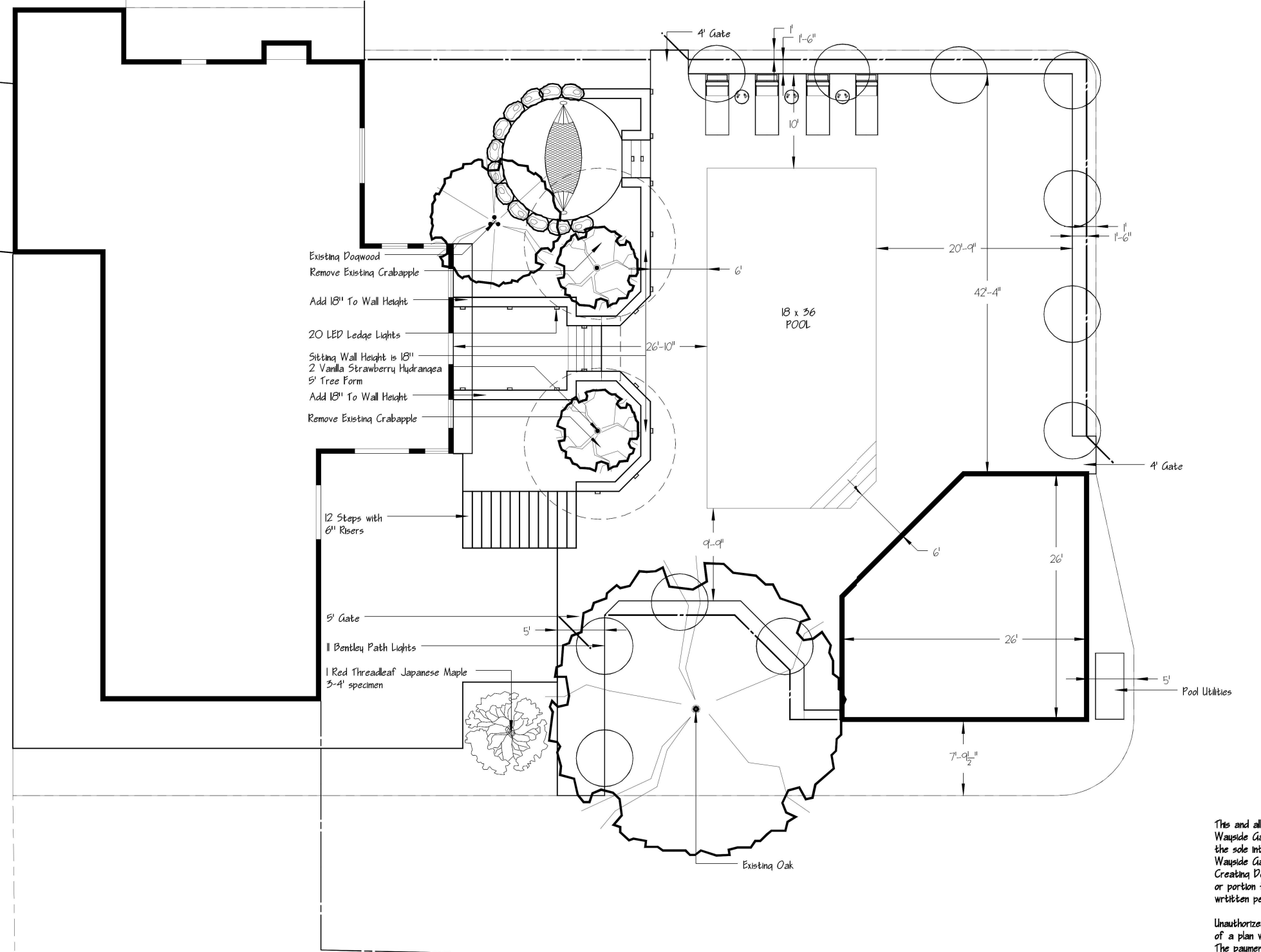
PROPOSED SECTION

PROPOSED GAZEBO/STORAGE w/ COVERED PORCH

MATT & JAMIE KEENAN

526 PITTSFORD HENRIETTA TL ROAD

**MORABITO
ARCHITECTS**




- Existing Dogwood
- Remove Existing Crabapple
- Add 18" To Wall Height
- 20 LED Ledge Lights
- Sitting Wall Height is 18"
- 2 Vanilla Strawberry Hydrangea
- 5' Tree Form
- Add 18" To Wall Height
- Remove Existing Crabapple

- 12 Steps with 6" Risers
- 5' Gate
- 11 Bentley Path Lights
- 1 Red Threadleaf Japanese Maple 3-4' specimen

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124 Pittsford Palmyra Road
Macedon, NY 14502
(585) 223-1222 ext 101
bill@waysidegardencenter.com

JAME AND MATT KEENAN

client 526 Pittsford Henrietta TL Road

scale 1" = 8'	date 1/29/24	revision	
drawn by Bill Teamerson	checked by	designed by	526 Keenan

Zoning Board of Appeals Referral Form Information

ZB25-000002

Property Address:

597 Mendon Road PITTSFORD, NY 14534

Property Owner:

Rector, Paul T
10820 Broken Brook Cv
Austin, TX 78726

Applicant or Agent:

Gregg Bowering, Bowering Homes

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	24.5	Height:	12.5
Size:	180	Size:	1349	Size:	1169

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 B. (1) & (2) for an addition to the existing oversized and over-height detached garage/pool house. This property is zoned Residential Neighborhood (RN).

Staff Notes: The existing detached garage recieved a variance in 2020 to rebuild a 676 SF detached garage from the 1970s. The existing detached garage was approved for 864 SF and 24.8 FT in height. The applicant is now requesting a 485 FT addition 18 FT in height to the existing detached garage.

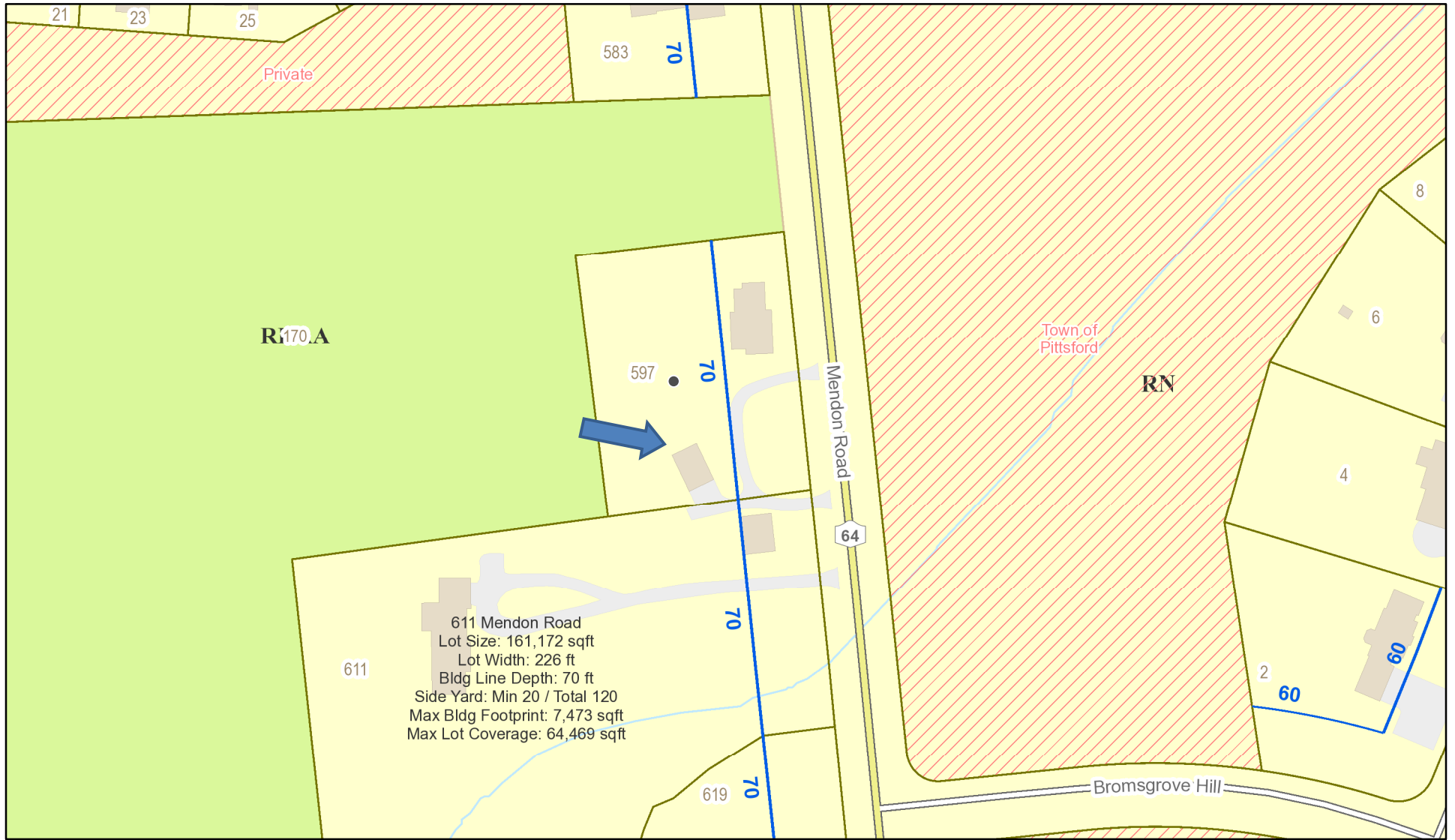
January 20, 2025

ARZ

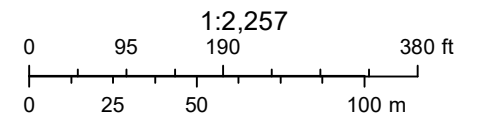
Date

April Zurowski -

597 Mendon Road



Printed January 20, 2025



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



597

611

64

Mendon Rd

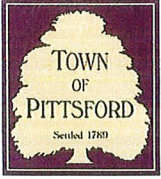
Bromsgrove Hl

Nearmap

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

50 ft



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 17, 2025 Hearing Date: February 17, 2025

Applicant: Paul and Katie Rector

Address: 597 Mendon Road

Phone: (512) 468-4774 E-Mail: prector785@gmail.com

Agent: Gregg Bowering - Bowering Homes, Inc
(if different than Applicant)

Address: 1303 Marsh Road

Phone: (585) 721-2005 E-Mail: info@boweringhomes.com

Property Owner: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: 597 Mendon Road Current Zoning: RN

Tax Map Number: 178.03-2-10

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Proposing to add a 485 sqft one floor area (with bath and game room) to our free standing garage to accomodate users for a (newer) in ground pool recently installed. This area will used as a shower/bath facility directly accessible to the pool and for a game room (ping pong, video games, etc..) for these pool users to relax in. In 2021 we demolished an old freestanding garage and built an attractive replacement garage at the same spot as the old garage. Subsequently, in 2023, we constructed an attractive in ground pool/patio adjacent to this garage and now realize we need a space that pool users can utilize to shower/wash off and relax at without having to trapse back and forth to our house, which is located some 200' feet away.

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

Gregg Bowering - agent
(Owner or Applicant Signature)

1/13/25
(Date)

2B25-000002

April's Review Copy



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals -- 11 S. Main Street -- Pittsford, 14534 -- 248-6260

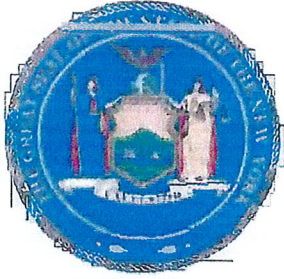
If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, Paul Berter, the owner of the property located at:
597 Main St (Street) Pittsford (Town) 14534 (Zip)

Tax Parcel # 178.63-2-10 do hereby authorize
Rysz Bawering to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of an area
variance

[Signature]
(Signature of Owner)

12-12-24
(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

Our property is fairly large (over 1 acre) and is buffered by a substantial distance and trees/woods on all three sides from our adjacent neighbors. It is not in a subdivision setting. Further, this addition to our existing garage sets substantially off the road. It is well beyond the 70' front setback line. Lastly, this addition will blend in seamlessly to our newish existing garage area built in 2021.

Also, even though this structure will be one story, the total height will approximately 18 feet and will therefore also require a height variance be granted> It should be noted this will be shorter than the existing garage it will be attached to and is necessary so that roof pitches are consistent with the existing garage.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

When we decided to construct the in ground pool/patio area we did not realize how much use and enjoyment we and our family would get using this. Since this new pool/patio is located a good distance from our house, we would like a structure near this area that would allow users to be able to both change/shower and have an entertainment room nearby rather than having to trapse back and forth to our house during pool use.

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

I would think this variance would be considered minimal as it is only a 485 sqft add on to the existing 864 sqft garage structure.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

Since this structure will be constructed, finished, and blended into the garage we did in 2021, we believe this will have a positive effect both on our property and the surrounding neighborhood as well. We have received many compliments on how the 2021 garage structure looks (faux barn doors, cupola, etc...) and this addition to it will further this curb appeal.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

I guess the answer to this is yes. As explained in #2 above, we did not fully appreciate how much we have ended up using the in ground pool/patio installed subsequent to our garage being built and would like to now accomodate for this by constructing a convenient changing area/game room so this pool area use can be maximized and be made more convenient.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

597 Mendon Road, Pittsford, NY 14534

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning special permit building permit permit amendment

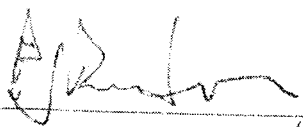
variance approval of a plat exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)



(Signature of Applicant)

12.12.24

(Dated)

597 Mendon Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

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 PATRICK J. MORABITO, AIA, ARCHITECT, P.C.

preliminary 10/21/24
 REVISED 10/2025 PLMAMA
 REVISED 10/2025 PLMAMA

PROJECT:
 PROPOSED BARN/FRAME BUILDING
 874 HENGECH RD
 TOWN OF PITTSFORD NY

CLIENT:
 PAUL AND KATHIE PROCTOR
 874 HENGECH RD
 TOWN OF PITTSFORD NY

DRAWING:
 PLOT PLAN

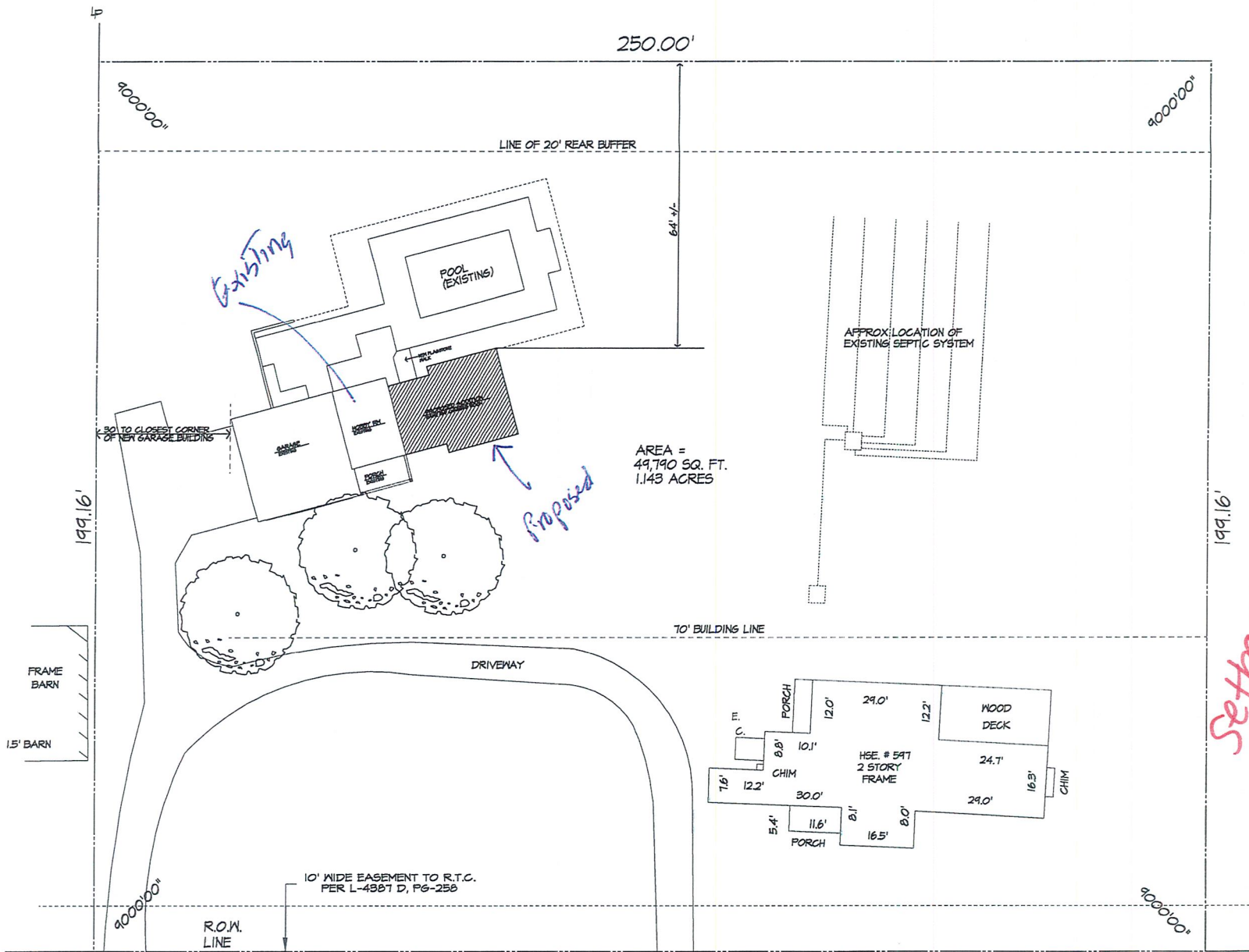
DRAWN: PLMAMA **CHECKED:** Y

DATE: SEPTEMBER 2020

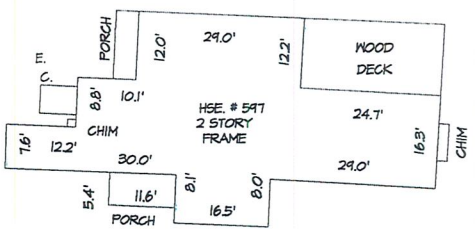
SCALE: 1/4"=1'-0"

JOB NO.: 2009048

SHEET:
 1
 of 3 SHEETS



AREA =
 49,740 SQ. FT.
 1.143 ACRES



Setbacks OK.

250.00'
 (66' WIDE R.O.W.)
 (AKA NEW YORK STATE ROUTE NO. 64)
 (AKA EAST MENDON ROAD)
 MENDON ROAD

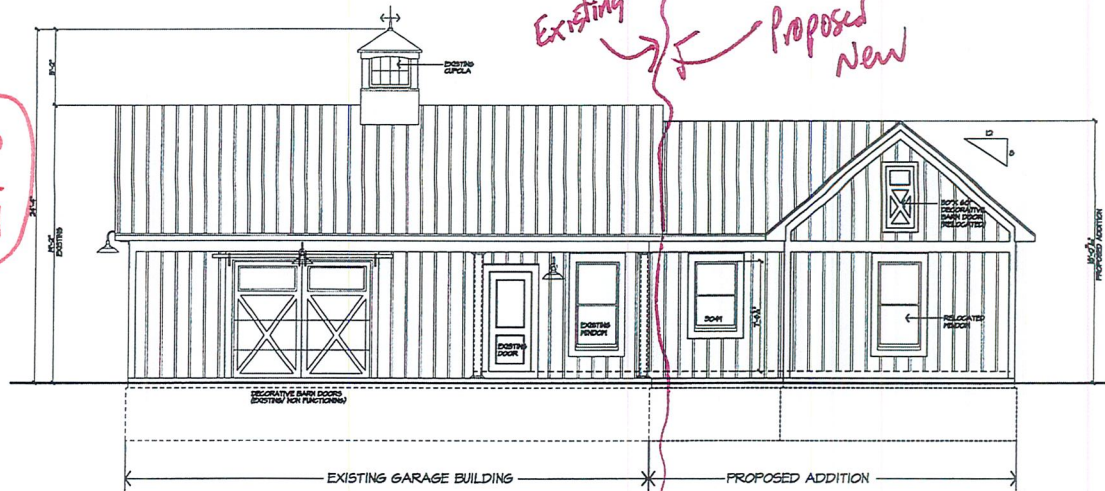


PLOT PLAN
 SCALE: 1"= 10'-0"

UNLESS OTHERWISE NOTED

ROOFING: STANDING SEAM METAL ROOF COLOR: BLACK
ROOF VENTING: CONTAINER RIDGE VENT
FASCIAS: 1" ALUMINUM HEMPIPED COLOR: WHITE
FREZZEDS: 1x10 HEMPIPED COLOR: WHITE
CORNERBOARDS: 1x8 HEMPIPED COLOR: WHITE
CADRINGS: 1x8 HEMPIPED COLOR: WHITE
SIDINGS: CERTAINTED VINYL 12" BEAM CEDAR LOOK BOARD AND BATTEN COLOR: WHITE
FLOORING: 3/4" VINYL COLOR: WHITE PROVIDE SAFETY GLASSING PER REGION 4
SHUTTER DOORS AND HANDRAILS: BLACK
GLAZING COLOR: WHITE
LIGHT FIXTURES: COLOR: BLACK
EXTERIOR DOORS: THERMA TRU FIBER GLASS/ STAINED OR PAINTED IN COLOR SELECTED
OVERHEAD DOORS: ON GRANITEHAM SERIES 2500' COLOR: WHITE OVERHANGS: 18"
RAISE OVERHANGS: 12"
MIN FTS. DEPTH: 4'-0"
CLG HT: 8FT FLOOR: 4'-4" ABOVE TOP OF FOUNDATION WALL
FLOORING: 3/4" VINYL COLOR: WHITE PROVIDE SAFETY GLASSING PER REGION 4
BY FLOOR: 7'-4" 12"

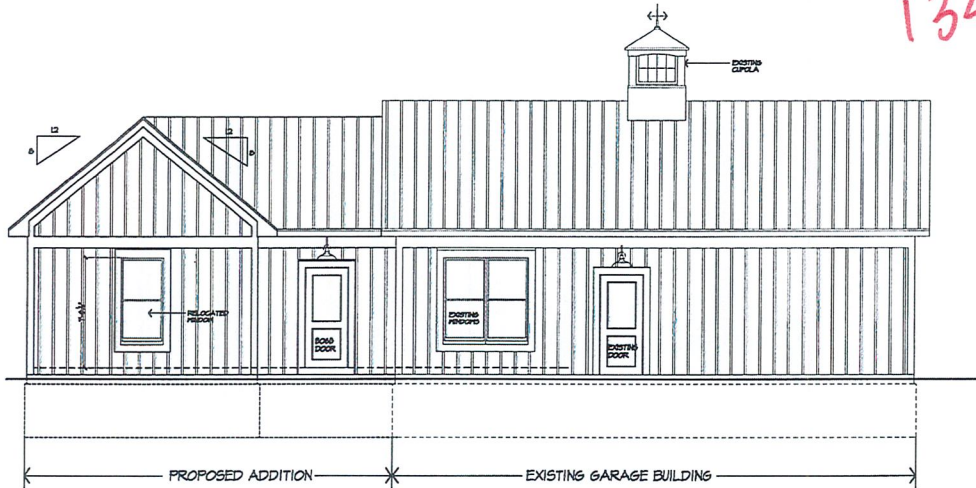
height
24.5'



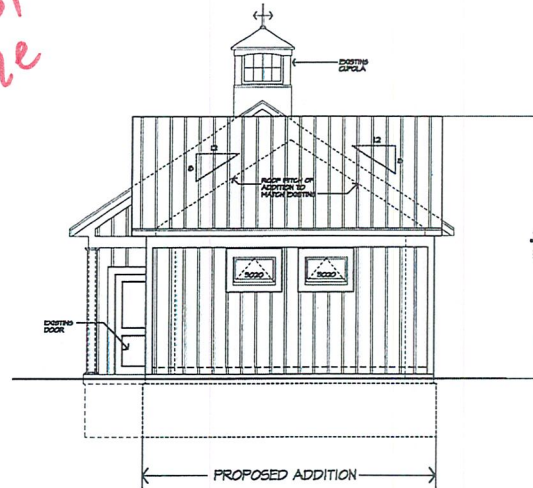
FRONT ELEVATION/ PROPOSED

AREA: 864 S.F. (EXISTING FOOTPRINT)
485 S.F. (PROPOSED ADDITION)
1349 S.F. (PROPOSED FOOTPRINT)

1349 SF
size



REAR ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED



MORABITO ARCHITECTS

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

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MORABITO ARCHITECTS, P.C. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, AGE, OR HANDICAP IN ANY OF OUR EMPLOYMENT PRACTICES.
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PATRICK J. MORABITO, AIA, ARCHITECT P.C.

preliminary 10/21/24
REVISED 12/02/25 PJM/AAA

PROJECT:
PROPOSED GARAGE BUILDING
8911 HENSON RD
TOWN OF PITTSFORD NY

CLIENT:
PAUL AND KATE HECTOR
8911 HENSON RD
TOWN OF PITTSFORD NY

DRAWING:
PROPOSED ELEVATIONS

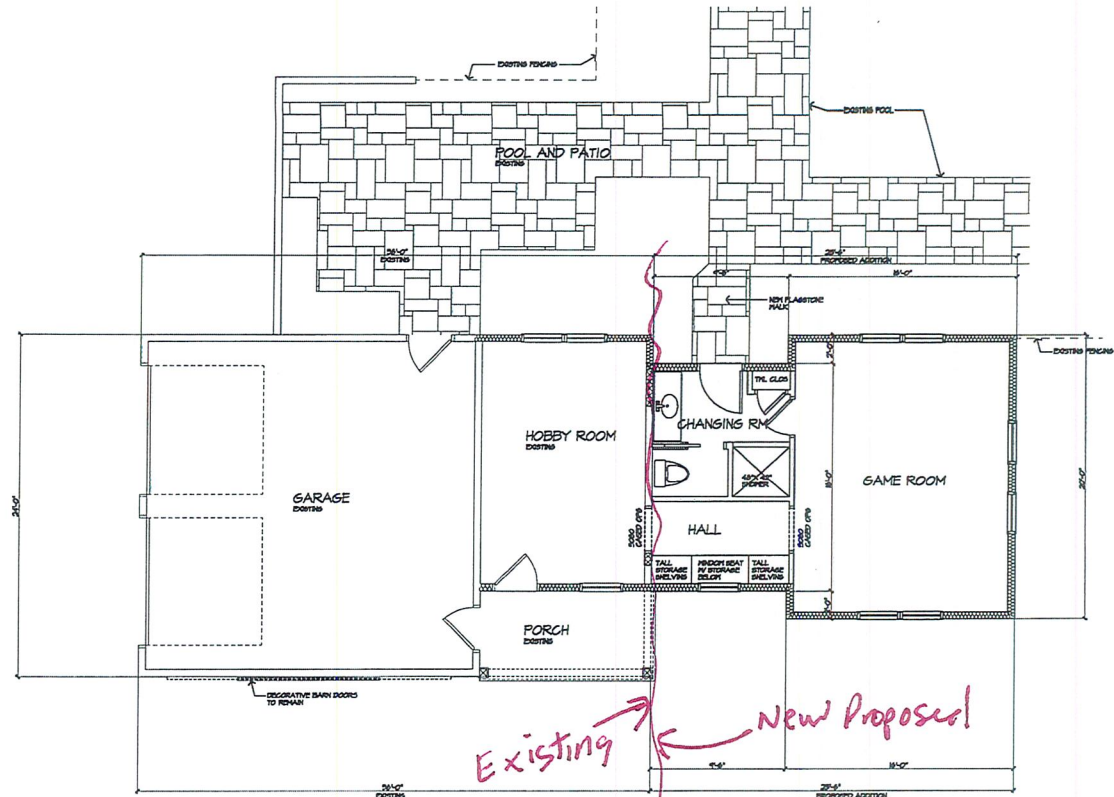
DRAWN: PJM/AAA
CHECKED: V

DATE: SEPTEMBER 2020
SCALE: 1/4"=1'-0"

JOB NO.: 2024088
SHEET:

2
of 3 SHEETS





FIRST FLOOR PLAN/ PROPOSED ADDITION

AREA: 864 S.F. (EXISTING FOOTPRINT)
 485 S.F. (PROPOSED ADDITION)
 1349 S.F. (PROPOSED FOOTPRINT)

FIRE SEPARATION REQUIREMENTS
 UNLESS OTHERWISE NOTED

WALLS PARTITIONS AND CEILS TO SEPARATE AN ATTACHED GARAGE FROM A LIVING SPACE OR TO ATTIC. THE PARTITION AND CEILS SHALL HAVE A 90-MINUTE FIRE-RESISTIVE RATING.

IN CASE OF PROVIDING PARTITIONS THAT HAVE A 90-MINUTE FIRE-RESISTIVE RATING, ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD MAY BE INSTALLED ON THE EXTERIOR SIDE. THE EXTERIOR SIDE OF THE GYPSUM BOARD SHALL BE PROTECTED BY ONE LAYER OF 1/2" THICK TYPE-X GYPSUM BOARD OR BY AT LEAST ONE LAYER OF 1/2" THICK TYPE-X GYPSUM BOARD WITH A Gypsum Board Finish. THE EXTERIOR SIDE OF THE GYPSUM BOARD SHALL BE PROTECTED BY ONE LAYER OF 1/2" THICK TYPE-X GYPSUM BOARD WITH A Gypsum Board Finish. THE EXTERIOR SIDE OF THE GYPSUM BOARD SHALL BE PROTECTED BY ONE LAYER OF 1/2" THICK TYPE-X GYPSUM BOARD WITH A Gypsum Board Finish.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENING	2ND FLOOR	3RD FLOOR
UP TO 4'-0"	EU 200	CU 200
4'-0" TO 6'-0"	EU 200	CU 200
6'-0" TO 8'-0"	EU 200	CU 200
8'-0" TO 10'-0"	EU 200	CU 200
10'-0" TO 12'-0"	EU 200	CU 200
12'-0" TO 14'-0"	EU 200	CU 200

NOTES: PROVIDE CU 1/2" PLY. HD. GUSSETS - 2X6 WALL. PROVIDE CU 1/2" PLY. HD. GUSSETS - 2X4 WALL. GUSSET AND WALL ALL HEADERS.

WALL LEGEND

[Symbol]	2X6 STUDS AT 16" OC WITH SOLID BRANDED GYPSUM BOARD	[Symbol]	2X6 STUDS AT 16" OC WITH SOLID BRANDED GYPSUM BOARD
[Symbol]	2X6 STUDS AT 16" OC WITH SOLID BRANDED GYPSUM BOARD	[Symbol]	2X6 STUDS AT 16" OC WITH SOLID BRANDED GYPSUM BOARD

SEE FINISHES OR BULKY METAL HANGERS AT ALL REAR CONNECTIONS OF POOL FRAMES

MORABITO ARCHITECTS
 PATRICK J. MORABITO, AIA, ARCHITECT, P.C.
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DESIGNED BY
 PATRICK J. MORABITO, AIA, ARCHITECT, P.C.

preliminary 10/21/24
 REVISED 10/20/25 PUMAMA

PROJECT:
 PROPOSED GARAGE BUILDING
 871 FRENCH RD
 TOWN OF PITTSFORD NY

CLIENT:
 PAUL AND KATEE RECTOR
 871 FRENCH RD
 TOWN OF PITTSFORD NY

DRAWING:
 FLOOR AND ROOF PLAN

DRAWN:
 PUMAMA

CHECKED:
 Y

DATE: SEPTEMBER 2020

SCALE: 1/4"=1'-0"

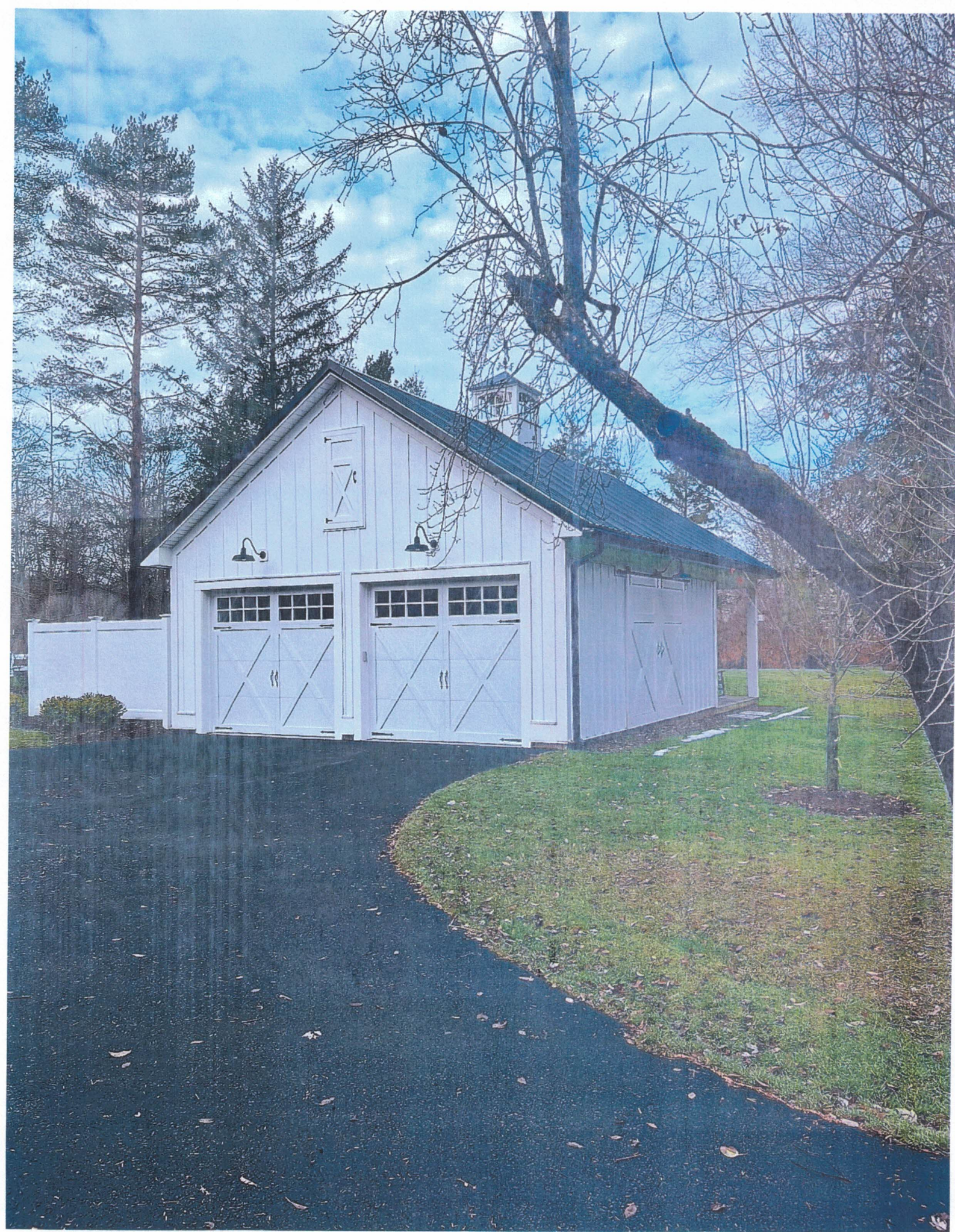
JOB NO.: 200966

SHEET:

3

OF 3 SHEETS







**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
JANUARY 20, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on January 20, 2025 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Phil Castleberry, Jennifer Iacobucci, Mary Ellen Spennacchio-Wagner, Jim Pergolizzi, Barbara Servé, Tom Kidera

ABSENT:

ALSO PRESENT: April Zurowski, Planning Assistant; Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Naveen Havannavar, Town Board Liaison

ATTENDANCE: There were 23 members of the public present.

Board Member Pergolizzi called the meeting to order at 6:30PM.

RETURNING PUBLIC HEARING:

4000 East Avenue – Tax ID 151.06-2-45

Applicant is requesting relief from Town Code Section 185-121 A. for the substitution and relocation of a 4.5-foot fence in front of the front setback off of East Avenue. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi stated that there is an open public hearing on this matter.

Board Member Phil Castleberry abstained.

Peter Ragusa, Property Manager for 4000 East Avenue, reintroduced the application. He stated that the plans have been revised to include additional landscaping along East Avenue to shield the fence. Board Member Pergolizzi asked if the fence was moved from the previous plan. Mr. Ragusa stated that the fence was not moved. Vice Chairperson Servé stated that a 4.5-foot-tall board-on-board fence is out of character with the East Avenue corridor. Board Member Pergolizzi stated that the Board had previously granted a variance for a sound wall that was not built. He emphasized that the new request is for a problem that could have been solved with the old approval. Mr. Ragusa stated that the owners were not as involved with the rehabilitation of the property in 2021, and that after all of the wood was purchased for the sound wall, the owner did not want to construct the wall, as he felt it segmented the yard.

Mr. Ragusa stated that the plan has been revised to include 43 mature 8-foot-tall arborvitae. This will shield the fence throughout the year. Mr. Ragusa presented a to-scale model of the proposed plantings and fence. He explained that in order for vegetation to be a sufficient sound barrier, 100 feet of dense forest would be needed. Therefore, the fence and vegetation combination will provide enough sound deterrence.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Pergolizzi motioned to hold over the public hearing, seconded by Board Member Servé; all ayes, none opposed.

NEW PUBLIC HEARINGS:

192 Knickerbocker Road – Tax ID 164.15-2-39.2

Applicant is requesting relief from Town Code Sections 185-17 L. (1) for a garage addition extending past the building line and not meeting the minimum side setback; 185-17 L. (1) and 185-113 B. (3) for a kitchen terrace extending past the building line and forward of the rear wall of the home; 185-17 L. (1) for a screen room

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addition not meeting the minimum side setback; 185-17 L. (1) and 185-113 B. (3) for a spa not meeting the minimum side setback and forward of the rear wall of the home; and 185-17 G. for surpassing maximum building footprint. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi opened the public hearing.

Mark Bayer, of Bayer Landscape Architecture, introduced the application. David Bayer, of Bayer Landscape Architecture; Dave Crowe, of DJC Architecture; Meghan Larrabee, of 192 Knickerbocker Road; and Brendan Larrabee, of 192 Knickerbocker Road; were also in attendance.

Mr. M. Bayer stated that this property is secluded, as it is more than 200 feet off of Knickerbocker Road and backs up to neighbors fronting Carters Grove. The property is considered a flag lot, so the setbacks, building line, and home orientation create a limited area for improvements that meet zoning regulations. Therefore, the applicant has requested a total of nine variances for four different improvements. The applicant is planning to construct a garage addition, a screen room, an outdoor kitchen terrace, and a spa. Additional variance requests will be submitted as part of "Phase 2" of the total rehabilitation project.

Board Member Pergolizzi asked if neighbors were contacted. Ms. Larrabee stated that four of seven neighbors on Carters Grove were reached, and no concerns were heard. 190 Knickerbocker Road submitted a letter of support.

Board Member Pergolizzi shared concern for the variance request for surpassing the maximum building footprint. Mr. M. Bayer stated that although the maximum building footprint was surpassed, the lot coverage is well under the 40% maximum. Ms. Zurowski stated that the maximum building footprint is set for the primary structure and includes all continuous roofs, so the accessory structures seen on the future plan will not require an additional maximum footprint variance. Mr. D. Bayer stated that the impervious coverage calculation includes future impervious areas, so a variance for lot coverage will not be requested.

Board Member Iacobucci stated that the significant grade change will shield the residents on Carters Grove from the proposed improvements. Mr. M. Bayer stated that additional screening is also proposed.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

A written resolution to grant the area variances for 192 Knickerbocker Road was unanimously approved.

83 Kilbourn Road – Tax ID 138.14-1-24

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi opened the public hearing.

Chuck Smith, of Design Works Architecture, introduced the application. He stated that the garage was expanded previously, which was granted a variance in the past. The home is not parallel to the property lines, so any expansion creates difficulty to meet setbacks. Mr. Smith stated that the most affected neighbor was contacted, but it is a rental, so no feedback was heard.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Iacobucci motioned to close the public hearing, seconded by Board Member Castleberry; all ayes, none opposed.

A written resolution to grant the area variance for 83 Kilbourn Road was unanimously approved.

39 N Country Club Drive – Tax ID 151.06-1-45

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of an addition extending past the building line. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi opened the public hearing.

Justin White, of 39 N Country Club Drive, introduced the application. He is requesting the garage addition to accommodate his son's disability. The garage will allow for an indoor wheelchair ramp and space for the accessible van to fit into the garage. The neighbor at 35 N Country Club Drive submitted a letter in favor of the project.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Castleberry motioned to close the public hearing, seconded by Board Member Servé; all ayes, none opposed.

A written resolution to grant the area variance for 39 N Country Club Drive was unanimously approved.

148 W Jefferson Road – Tax ID 164.01-1-8.1

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of an addition not meeting the minimum and total side setback requirements. This property is zoned Residential Neighborhood (RN).

Board Member Pergolizzi opened the public hearing.

Dave Crower, of DJC Architecture, introduced the application. The addition will serve as an attached "pool house" to include a gym, kitchen and dining area, and indoor pickleball facilities. The addition is located on the east side of the lot, closest to Sutherland High School, and furthest from the closest neighbor. Mr. Crowe stated that this addition will come with a complete pool and backyard renovation.

Ms. Zurowski stated that relocation of the pool may require a variance, as the addition will create a new rear wall of the home.

Board Member Iacobucci asked if the applicant is nearing the maximum lot coverage. Ms. Zurowski stated that the improvements will not result in a lot coverage overage.

Board Member Pergolizzi asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennachio-Wagner second.

A written resolution to grant the area variance for 148 W Jefferson Roads was unanimously approved.

OTHER DISCUSSION:

Board Member Pergolizzi motioned to approve the minutes of December 16, 2024. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Pergolizzi closed the meeting at 7:56PM.

Respectfully submitted,

April Zurowski
Planning Assistant