

TOWN CLERK  
TOWN OF  
PITTSFORD, NY

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
SEPTEMBER 18, 2023**

2023 OCT 17 A 11:15

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on September 18, 2023 at 7:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** George Dounce, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci, Jim Pergolizzi, Phil Castleberry, Tom Kidera

**ABSENT:** Barbara Servé

**ALSO PRESENT:** April Zurowski, Planning Assistant; Bill Zink, Building Inspector; Kate Munzinger, Town Board Liaison

**ATTENDANCE:** There were 13 members of the public present.

Chairman George Dounce called the meeting to order at 7:00PM.

**PUBLIC HEARINGS:**

**20 Meadow Cove Road**

Applicant is requesting relief from Town Code Section 185-113 B. (3) and 185-17 E. for the installation of pool equipment to be located forward of the rear wall of the main structure and within the side setback not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Karen Dwyer, of 20 Meadow Cove Road, represented the application. Chairman Dounce asked if this application was discussed with neighbors. Ms. Dwyer stated that neighbors are aware of the upcoming pool project but were not specifically notified about the pool equipment. Board Member Spennacchio-Wagner asked where the pool is proposed. Ms. Dwyer stated that the pool will be located off of the existing deck. Board Member Spennacchio-Wagner asked if the proposed pool equipment could be relocated to avoid the need for a variance. Ms. Dwyer stated that the equipment would block rear windows. The other possible location is past the pool further to the rear property line. This area is not preferred by the applicant. Board Member Iacobucci spoke with Mr. Dwyer and believes the equipment would be highly visible if placed past the pool to the rear property line. The Board asked Ms. Dwyer to please discuss the proposed location with neighbors. Ms. Dwyer stated that the neighbor at 18 Meadow Cove Road also has pool equipment on the adjacent side of their home. Chairman Dounce stated that the proposed location is also hidden from the street by vegetation.

Chairman Dounce asked for public comment. Hearing none, Board Member Iacobucci motioned to close the public hearing, seconded by Chairman Dounce. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Iacobucci and seconded by Board Member Spennacchio-Wagner. The resolution was unanimously approved.

### **6 Malm Lane**

Applicant is requesting relief from Town Code Sections 185-17 L. (1), 185-113 B. (1) & (2) for the construction of an oversized, over-height covered deck within the side setback of a developed flag lot. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Matt Convery, of 6 Malm Lane, represented the application. Chairman Dounce asked if this application was discussed with neighbors. Mr. Convery confirmed. No neighbor opposition was heard. Board Member Spennachio-Wagner asked if the previous deck had been demolished. Mr. Convery confirmed. Board Member Iacobucci asked about a proposed fence. Mr. Convery stated that the fence will tie into the proposed deck and patio. Chairman Dounce asked for an estimated construction timeline. Mr. Convery stated that construction is planned as soon as possible.

Chairman Dounce asked for public comment. Hearing none, Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Castleberry. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Pergolizzi and seconded by Board Member Castleberry. The resolution was unanimously approved.

### **8 Evesham Place**

Applicant is requesting relief from Town Code Section 185-113 E. for an existing shed located within the side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

John Abou, of 8 Evesham Place, represented the application. Although the shed has already been placed, Mr. Abou confirmed that he discussed this shed with neighbors prior to its placement. No neighbor opposition was heard. Board Member Iacobucci stated that during her site visit, she spoke with neighbors, none opposed. She stated that trees have been planted to mitigate the neighbor's sightline.

Chairman Dounce asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennachio-Wagner. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Spennachio-Wagner and seconded by Chairman Dounce. The resolution was unanimously approved.

### **7 Black Wood Circle**

Applicant is requesting relief from Town Code Section 185-17 H. for the expansion of a driveway resulting in maximum lot coverage exceeding 40% of the total area of the property. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

The applicant was not in attendance. The Board had questions regarding the application. Ms. Zurowski stated that the applicant has been working with the Town Engineer regarding the

planned increase in stormwater pond capacity. Board Member Spennachio-Wagner stated her concern for future variance requests due to lot sizes in Wilshire Hill Subdivision.

Chairman Dounce asked for public comment. Hearing none, Chairman Dounce motioned to hold over the application until the October 16 meeting, seconded by Board Member Iacobucci. Following a unanimous voice vote, the hearing was held over.

**OTHER DISCUSSION:**

The minutes of August 21, 2023 were approved following a motion by Chairman Dounce. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 7:34PM.

Respectfully submitted,



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April Zurowski  
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING  
DEPARTMENT