

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
JULY 21, 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, July 21, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

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**NEW HEARING**

**100 Van Voorhis Road – Tax ID 192.07-2-18**

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a fence exceeding three feet in height in front of the front setback off of Sunrise Park. This property is zoned Residential Neighborhood (RN).

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**OTHER BUSINESS**

**Approval of Minutes**

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*The next scheduled meeting is for Monday, August 18, 2025.*

# Zoning Board of Appeals Referral Form Information

**ZB25-000014**

**Property Address:**

100 Van Voorhis Road PITTSFORD, NY 14534

**Property Owner & Applicant:**

Zimmer, Stephen  
100 Van Voorhis Rd  
Pittsford, NY 14534

**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:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section:** Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a fence exceeding three feet in height in front of the front setback off of Sunrise Park. This property is zoned Residential Neighborhood (RN).

**Staff Notes:** The applicant is a corner lot with their home sitting forward of the building line. Town Code measures the front setback as the distance from the property line to the part of the structure nearest such property measured at right angles to the highway or drive. The applicant is proposing a 6-foot fence forward of the front setback off of Sunrise Park.

June 12, 2025

ARZ

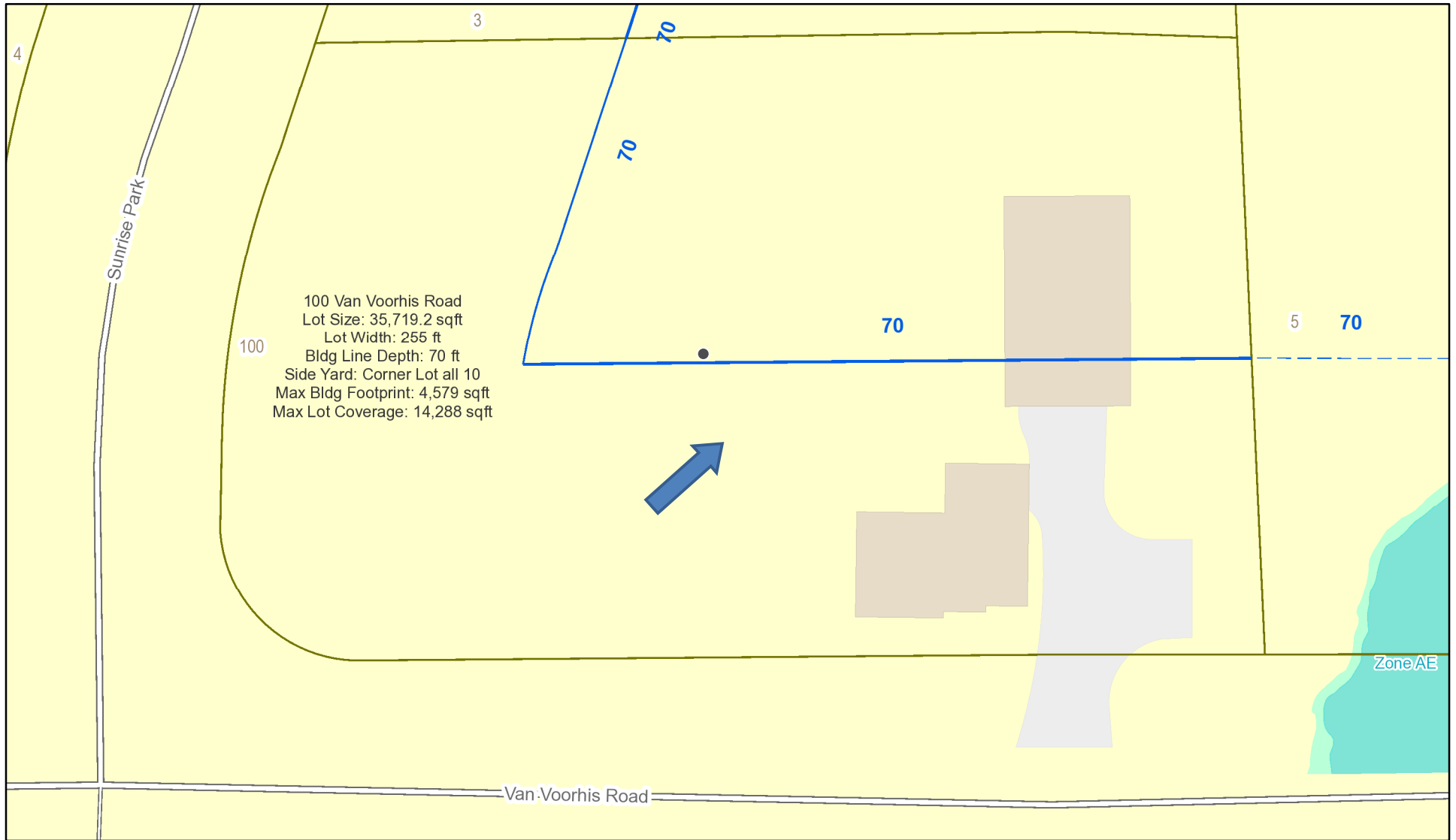
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Date

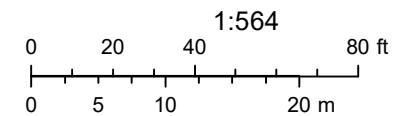
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April Zurowski -

# 100 Van Voorhis Road



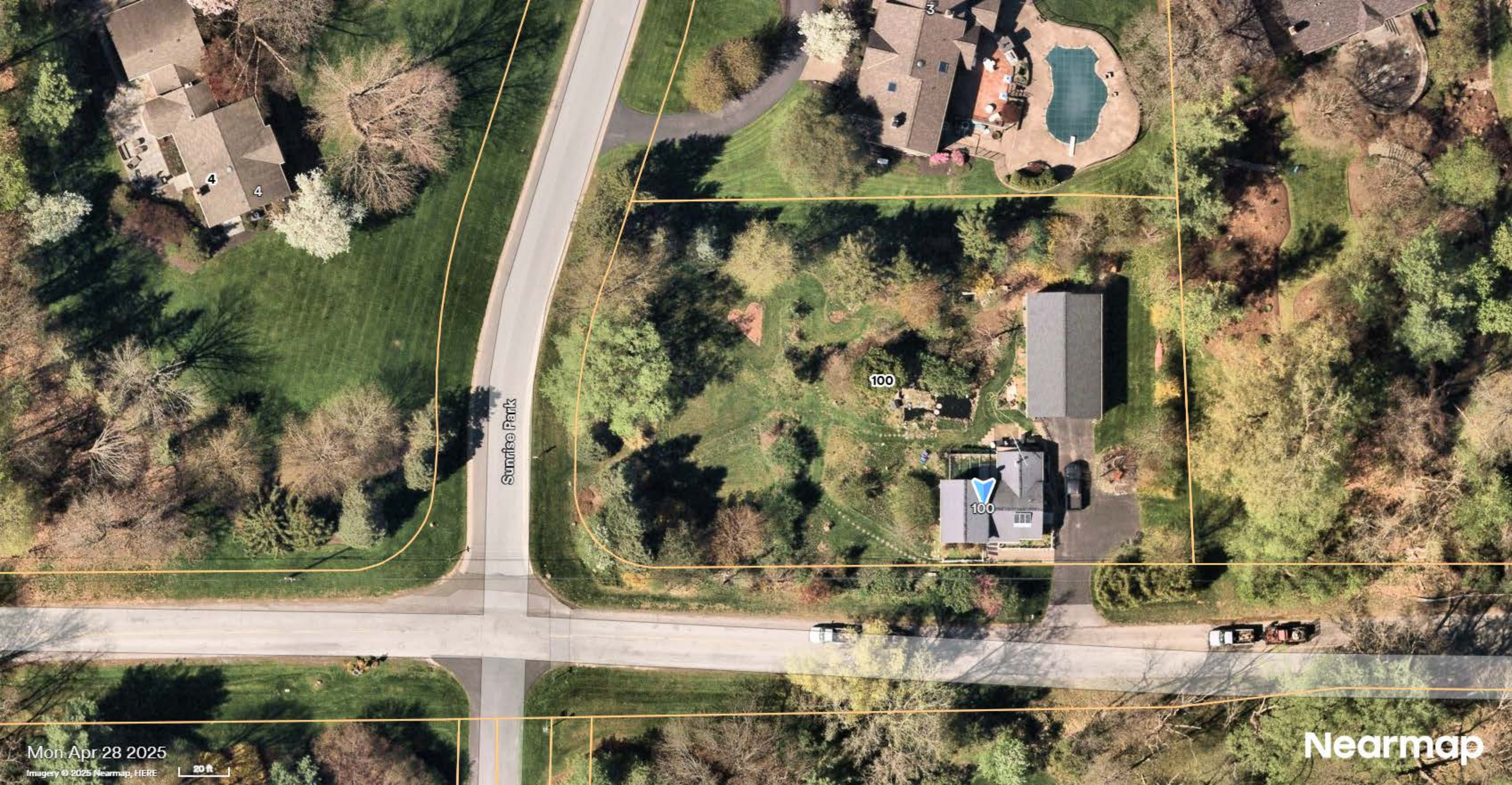
Printed June 12, 2025



Town of Pittsford GIS

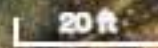
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





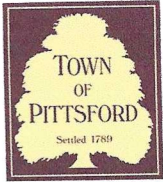
Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE



Nearmap





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: June 2, 2025 Hearing Date: July 21, 2025

Applicant: Stephen Zimmer

Address: 100 Van Voorhis Rd

Phone: (585) 734-6802 E-Mail: zimmzoo98@gmail.com

Agent: same  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: same  
(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: 100 Van Voorhis Rd Current Zoning: RN

Tax Map Number: 192.07-2-18

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

The project consists of a 6' privacy fence on a pre-existing non-conforming corner lot, approximately 300' long with (2) 10' gates as shown in the drawing. Finished side will be facing outward, total height including posts will be 6' maximum.

I am requesting relief from Town Code section - 185-121 Fences and hedges, paragraph A, to allow a 6' fence in front of the front setback on the Sunrise side of the property.

**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.

  
(Owner or Applicant Signature)

6/2/25  
(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:

1. Fence will be visually attractive and provide privacy and safety for both the home and neighborhood.
2. The fence location is shielded by double hedgerows and landscaping, so visibility from either road will be at a minimum.
3. Boat, landscape trailer, and other stuff will be shielded from view.
4. There are several 6' fences in the neighborhood already.

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

1. A solid fence is requested to contain our dog and deter the deer from eating everything.
2. Deer population has dramatically increased in the past few years due to light winters, deer spray and granuals are not effective due to the population in the area, they are extremely destructive.
3. Boat, landscape trailer, and future addition/pool will be shielded from view.
4. Security for my family
5. I would like to grow vegetables and flowers without multiple 8'+ tall ugly deer fencing around individual food plots.

## **TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

It is a minimal request due to existing hedgerows and landscaping.

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:

It will not have an adverse effect do to the hedgerows and landscaping, it will be hidden.  
It will improve bio-diversity by allowing me to plant a larger variety of plants and vegetables. This will provide for more butterflies and bees.

- **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?

Yes - because I retired and would like to do more gardening and let my dog play unleashed in the yard.

No - because it is a corner lot.

No - because of the deer population exploding.

No - due to food costs on a fixed income.

No - because bee and butterfly populations are decreasing



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

100 Van Voorhis Rd - Variance for Fence Installation

(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

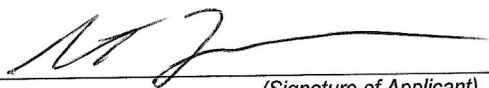
...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this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

May 27, 2025

(Dated)

100 Van Voorhis Rd

(Street Address)

Pittsford NY 14534

(City/Town, State, Zip Code)



File: No. 100 Van Voorhis Road Survey.dwg, Plot Date: 5/22/2025, By: MIKE YACUZZO

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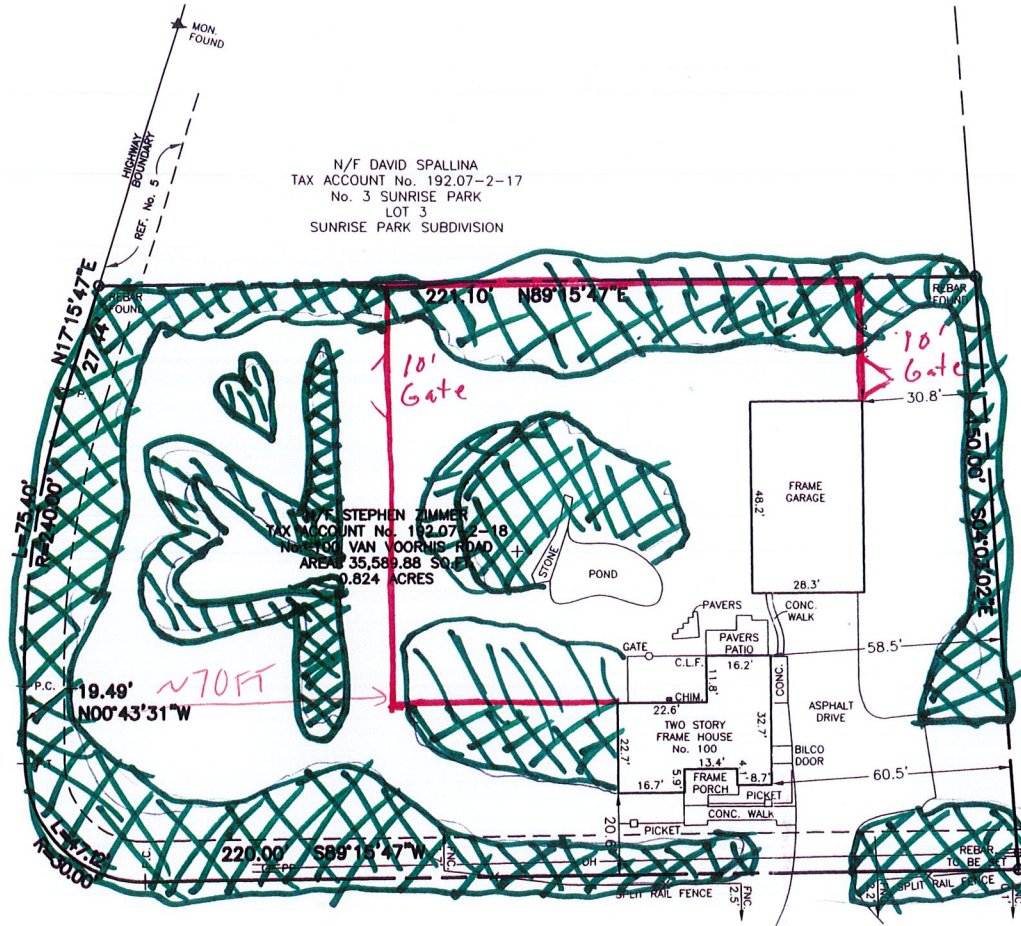
**MARATHON**  
ENGINEERING  
ROCHESTER LOCATION  
25 CASCADIA DRIVE  
ROCHESTER, NY 14614  
585.438.7770  
FAX: 585.438.7770  
840 HANSHAW RD. STE 6  
ITHACA, NY 14850  
607.243.2917  
www.marathoneng.com

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7208 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

JOB NO: LS25-25  
SCALE: 1" = 30'  
DRAWN: MDY  
DESIGNED: MDY  
DATE: 05/22/25

NTS

SUNRISE (60' WIDE) PARK



Proposed force  
Appx 300'  
Hedgerows  
+ Gardens

N/F CECILIA C. MEAGHER  
TAX ACCOUNT No. 192.07-2-19  
No. 5 SUNRISE PARK  
LOT 1  
SUNRISE VALLEY SUBDIVISION, PHASE 1

REFERENCES:

1. LIBER 9000 DEEDS, PAGE 320.
2. TAX ACCOUNT No. 192.07-2-18.
3. MAP OF THE SUNRISE ESTATES, PHASE 1, FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 240 MAPS, PAGE 88.
4. MAP OF SUNRISE VALLEY, PHASE 1, FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 247 MAPS, PAGE 26.
5. UTILITY EASEMENT TO R.G.&E AND TIME WARNER CABLE NORTHEAST, LLC PER LIBER 11622 DEEDS, PAGE 482 (10' IN WIDTH, ADJACENT TO THE STREETS.)

NOTE: THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO AN UPDATED ABSTRACT OF TITLE.

WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON MAY 22, 2025 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.



MICHAEL D. YACUZZO, L.S. LIC. #051168

TITLE:

**SURVEY MAP**  
FOR  
**No. 100 VAN VOORHIS ROAD**  
BEING LANDS OF STEPHEN ZIMMER

TOWN OF PITTSFORD COUNTY OF MONROE STATE OF NEW YORK







**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
JUNE 16, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on June 16, 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:** Jim Pergolizzi, Tom Kidera, Jennifer Iacobucci, Phil Bleecker, Phil Castleberry

**ABSENT:** Mary Ellen Spennacchio-Wagner, Barbara Servé

**ALSO PRESENT:** April Zurowski, Planning Assistant; Patricia Keating, Building Department Assistant; Bill Zink, Building Inspector; Naveen Havannavar, Town Board Liaison

**ATTENDANCE:** There were 9 members of the public present.

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

**RETURNING APPLICATION:**

**2 Round Trail Drive – Tax ID 164.19-1-59**

Applicant is requesting relief from Town Code Sections 185-113 C. (3) for the construction of permanent play equipment in the side yard area. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi stated that the applicant, Ray Pruitt of 2 Round Trail Drive, has withdrawn the application.

**NEW PUBLIC HEARINGS:**

**9 Connemara Drive – Tax ID 163.02-5-58**

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a fence six feet in total height in front of the front setback. This property is zoned Planned Unit Development (PUD).

Chairman Pergolizzi opened the public hearing.

Paula and John Liebschutz, of 9 Connemara Drive, introduced the application. Mr. Liebschutz stated that he is proposing a 32-foot-long 6-foot-tall fence along a portion of his backyard to shield sound and light from the traffic along Clover Street.

Chairman Pergolizzi asked if the neighbors had been contacted. Mr. Liebschutz confirmed and stated that no opposition was heard. Chairman Pergolizzi asked for an estimated timeline for the installation of the fence. Mr. Liebschutz stated that the fence will be constructed this summer. Ms. Liebschutz stated that the fence will be positioned to minimize impacts from Clover Street, as their property sits below the street's traffic and lights.

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

A written resolution to grant the area variance for 9 Connemara Drive was unanimously approved.

**2534 Clover Street – Tax ID 150.08-1-76**

Applicant is requesting relief from Town Code Sections 185-113 C. (1), (2), & (3) and 185-17 E. for the construction of an oversized and over-height detached garage not meeting the minimum side setback, for an existing pavilion in the side yard area, and for the total square footage of roofed or enclosed accessory structures exceeding 320 square feet in area. This property is zoned Residential Neighborhood (RN).



Chairman Pergolizzi opened the public hearing.

Tom O'Brien, of Webster Home Improvement Inc., and Howard Silver, of 2534 Clover Street, introduced the application. Mr. Silver stated that the new detached garage will be placed in the same location of the existing one.

Chairman Pergolizzi asked for an estimated timeline for the construction of the garage. Mr. O'Brien stated that he plans to begin as soon as he receives approval from the Design Review and Historic Preservation Board. Chairman Pergolizzi asked if the neighbors were contacted. Ms. Zurowski noted that a letter was received from 2538 Clover Street stating their support.

Ms. Zurowski stated that within the draft resolution, a condition of approval requires the applicant to submit a permit for the pavilion and chicken coop. She noted that depending on the number of chickens that exist there now, an additional variance may need to be applied for.

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

A written resolution to grant the area variances for 2534 Clover Street was unanimously approved.

#### **2969 Clover Street – Tax ID 163.04-1-26.3**

Applicant is requesting relief from Town Code Sections 185-113 C. (1), (2), & (3) and 185-17 B. (1) for an oversized and over-height detached garage in the front yard area and forward of the building line, and for the total square footage of roofed or enclosed accessory structures exceeding 320 square feet in area. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

Nicole Martin, of In Site Architecture, and Adam Cardina, of 2969 Clover Street, introduced the application. Ms. Martin stated that there is an existing detached garage that will be removed in order to construct the new larger detached garage. She stated that the structure will provide storage, a powder room, and a lounge.

Chairman Pergolizzi asked if any trees would be removed. Ms. Martin stated that a silver maple may need to be removed.

Board Member Iacobucci stated concern for the term "lounge" and asked the applicant to clarify. Ms. Martin stated that the space will be an uninsulated and unheated area in the attic. Ms. Zurowski asked Ms. Martin to clarify this on the plans when submitting for a building permit.

Chairman Pergolizzi asked for an estimated timeline for the construction of the garage. Ms. Martin planned to begin construction in September.

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

A written resolution to grant the area variances for 2969 Clover Street was unanimously approved.

#### **OTHER DISCUSSION:**

Chairman Pergolizzi motioned to approve the minutes of May 19, 2025. Following a unanimous voice vote, the minutes were approved, none opposed.

Ms. Zurowski introduced Patricia (Trish) Keating, who will be serving the board as its secretary.

Chairman Pergolizzi closed the meeting at 7:15PM.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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

DRAFT