

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AUGUST 18, 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, August 18, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARING

27 N Country Club Drive – Tax ID 151.06-1-48

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

OTHER BUSINESS

Informal Discussion of Upcoming Application for 5692 Palmyra Road

Approval of Minutes

The next scheduled meeting is for Monday, September 15, 2025.

Zoning Board of Appeals Referral Form Information

Property Address:

27 North Country Club Drive ROCHESTER, NY 14618

Property Owner:

Curwin, Gary
27 North Country Club Dr
Rochester, NY 14618

Applicant or Agent:

Carini Engineering Designs

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:	70	Front Setback:	53	Front Setback:	17
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 185-17 B. for the construction of an addition in front of the building line. This property is zoned Residential Neighborhood (RN).

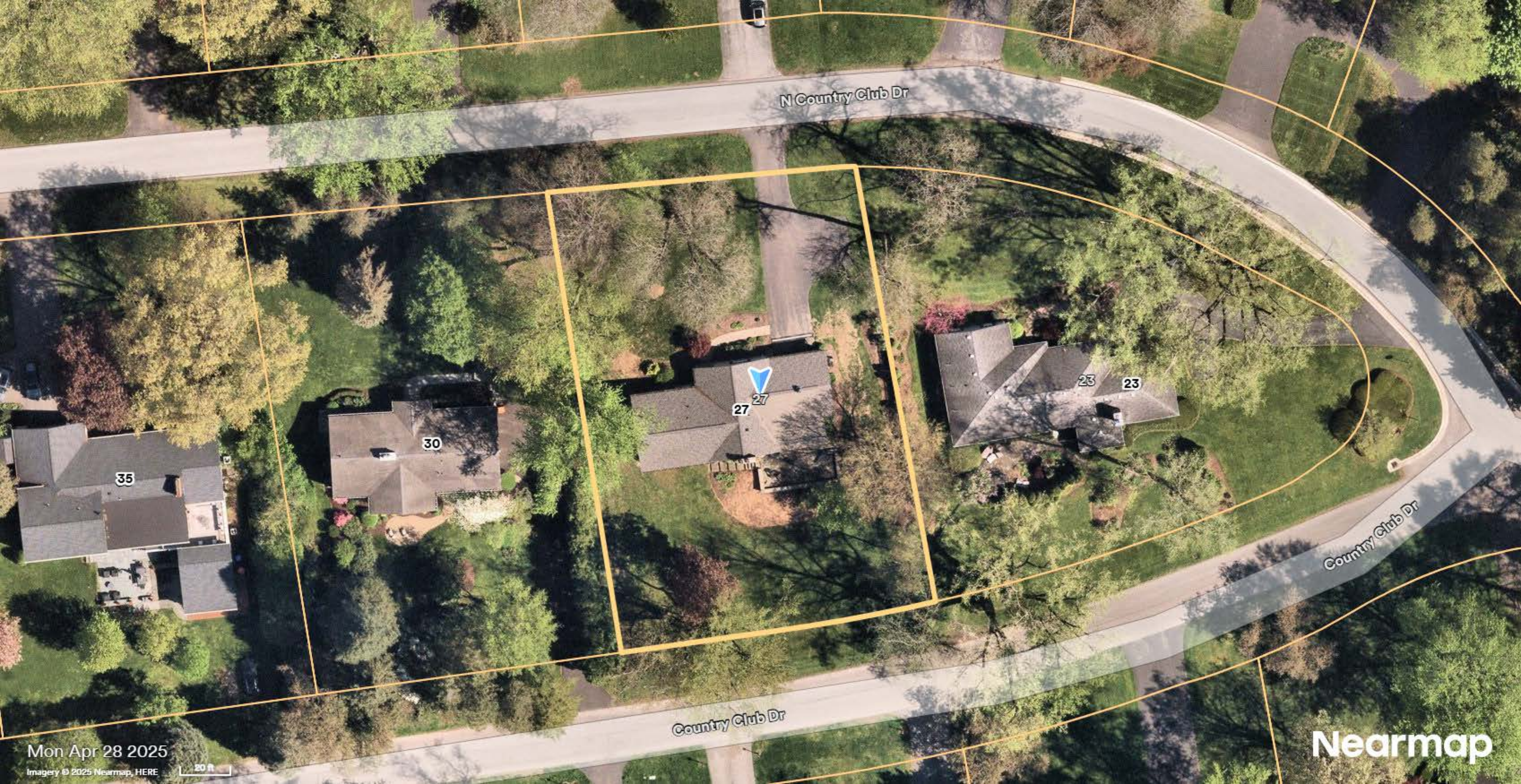
Staff Notes: Because this property has two road frontages, the addition requested off of the rear of the house is in front of the building line.

July 23, 2025

ARZ

Date

April Zurowski -



N Country Club Dr

Country Club Dr

Country Club Dr

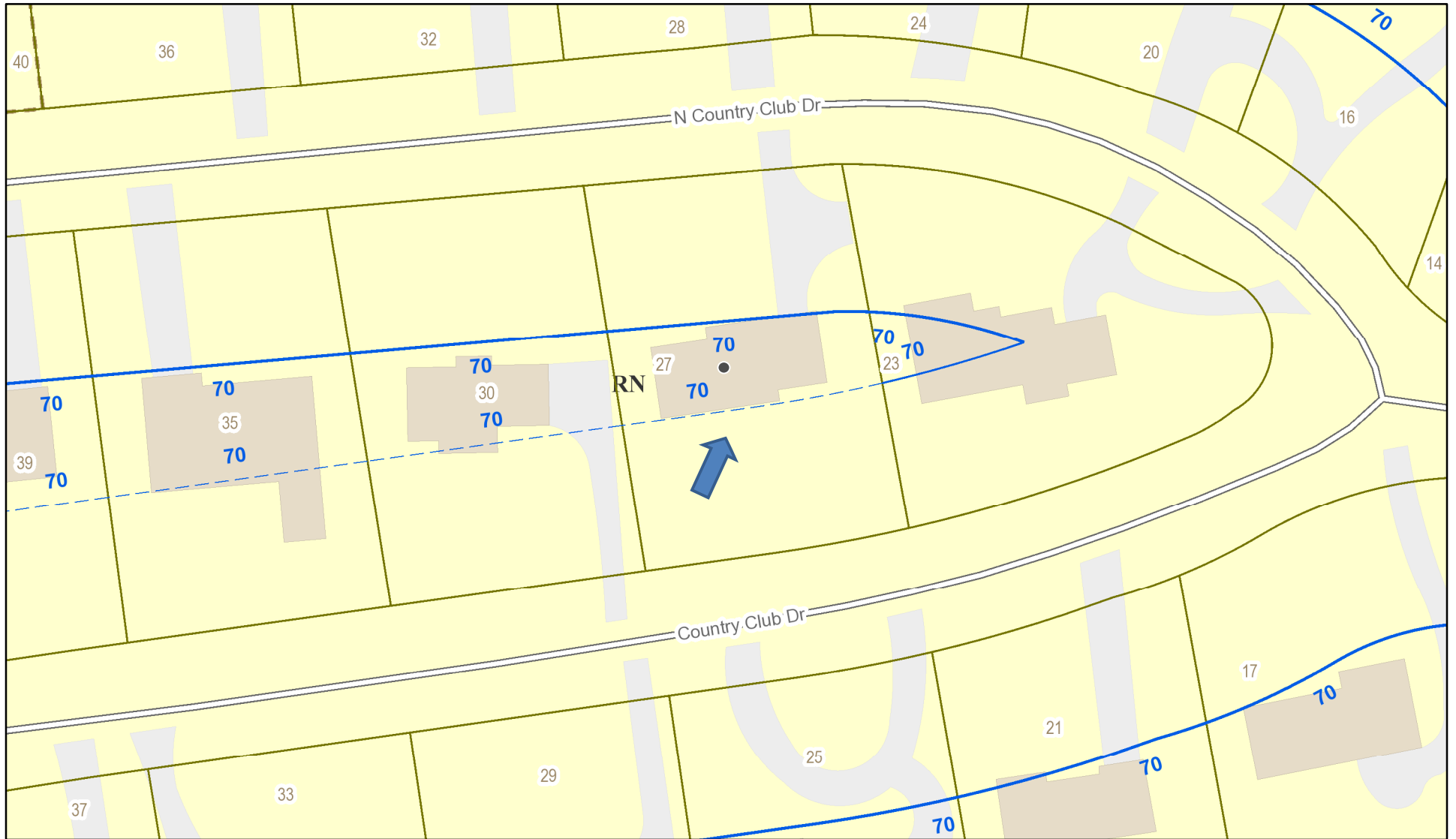
Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE

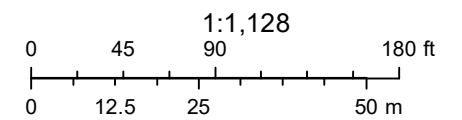
20 ft

Nearmap

27 N Country Club Drive



Printed July 30, 2025



Town of Pittsford GIS

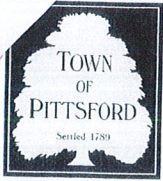
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

2B25-000015

RECEIVED

April's Renew Copy

JUL 01 2025



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

Submission Date: 7/1/25 Hearing Date: 8/18/25

Applicant: Gary and Jane Curwin

Address: 27 N. Country Club Drive, Rochester NY 14618

Phone: (585) 278-7996

E-Mail: gcurwin@vpsupply.com

Agent: Carini Engineering Designs

(if different than Applicant)

Address: 1387 Fairport Road, Suite 560, Fairport NY 14450

Phone: (585) 223-6420

E-Mail: beth@carinidesigns.com, tmarotta@carinidesigns.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: 27 N. Country Club Drive 14618 Current Zoning: RN

Tax Map Number: 151.06-6-1-48

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

Homeowner proposes to demolish the concrete patio and stone retaining wall at the rear of the house and build a first floor addition surrounding the chimney, with a screened porch to the right. The addition will have a walkout basement extension below the great room addition.

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)

6/28/25

(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, Gary Carwin, the owner of the property located at:
27 North Country Club Drive Pittsford 14618
(Street) (Town) (Zip)

Tax Parcel # 151.06-6-1-48 do hereby authorize
Carini Engineering Designs, Todd Marotta 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
an area variance for going beyond the 2nd front setback at the rear of the property


(Signature of Owner)
6/28/25
(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:

The homeowner will be replacing the siding and updating the rear frontage on Country Club Drive and extending the home only 2' and 3.5' beyond the current concrete and stone retaining wall supported patio. The setback on the south side will still be a substantial 53.5 feet. The addition will not crowd anyone else's property as side setback exceptions tend to do. Visually, it won't seem much closer to the rear street frontage of Country Club Drive.

According to the Residential Neighborhood Zoning Database Map, 35 N. Country Club Dr. has one frontage in violation. It has a rear addition substantially in front of the 70' setback. This home going beyond the 70' front setback is not detrimental to its neighbors.

The following houses in the neighborhood are not in violation because the houses were built years before the setback determination, but they go past the 70' front setback: 11, 15, 20, 21, 28, 29, 32, 36, 39, 40, 48, 52, 56, 80, 84, 88, 92, 96, 97, 98, 100, 101, 102, 104, 105, 106. These homes going beyond the 70' front setback are not detrimental to their neighbors. The proposed addition at 27 N. Country Club Drive will not prove detrimental to nearby properties either.

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

27 N. Country Club Drive is already built up to the 70' setback at both the front and back of the home so they cannot build a first floor addition without an area variance. The homeowners could not build up and keep their aging in place plan that one story living provides.

The house is one of the smallest homes by square footage in the neighborhood. The proposed expansion only goes a maximum of 3.5' beyond and replaces the substantial concrete patio, original to the 1960's house. A proposed first floor addition, with extension of the walkout basement below, and a screened porch will stand in place of the patio and extend to the left of it. The expansion will also increase resale value in the more distant future.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Substantial, since the addition proposes to go 23.6% beyond the 70' setback. Currently, the house without the patio is set back at 73.5'. 27 N. Country Club Drive has 2 front setbacks: one at the north on N. Country Club Dr. and one at the south on Country Club Dr. A portion of the proposed addition at 27 N. Country Club Dr. would be at 53.5' (55' at proposed porch) for the "front" setback at the rear of the house.

39 N. Country Club Dr. was granted a variance for a 63' front setback in January. 55 N. Country Club Dr. was granted a variance for a 55' front setback in 2020. 97 Country Club Dr. was granted a variance to encroach upon their front setback in 2022.

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:

The proposed addition does not adversely impact access to view or sun for the neighborhood. The addition will not go higher than the house currently stands. It does not prevent maintaining drainage within the property boundaries. It maintains proper side yard set backs for fire spread prevention.

- **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?

No. There is no other way to build a 1st floor addition without violating the setbacks.

The unusual condition of having two "front" setbacks is not self created but was put in place by the town of Pittsford years after the home was built.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Curwin Addition, 27 N. Country Club Drive

(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

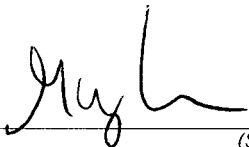
☒ variance ☐ approval of a plat ☐ exemption from a plat or official map

...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)

6/28/25

(Dated)

27 N Country Club drive

(Street Address)

Rochester NY 14618

(City/Town, State, Zip Code)



1387 Fairport Road, Suite 560
Fairport, New York 14450-2002
(585) 223-6420
email: info@carinidesigns.com
www.carinidesigns.com

June 30, 2025

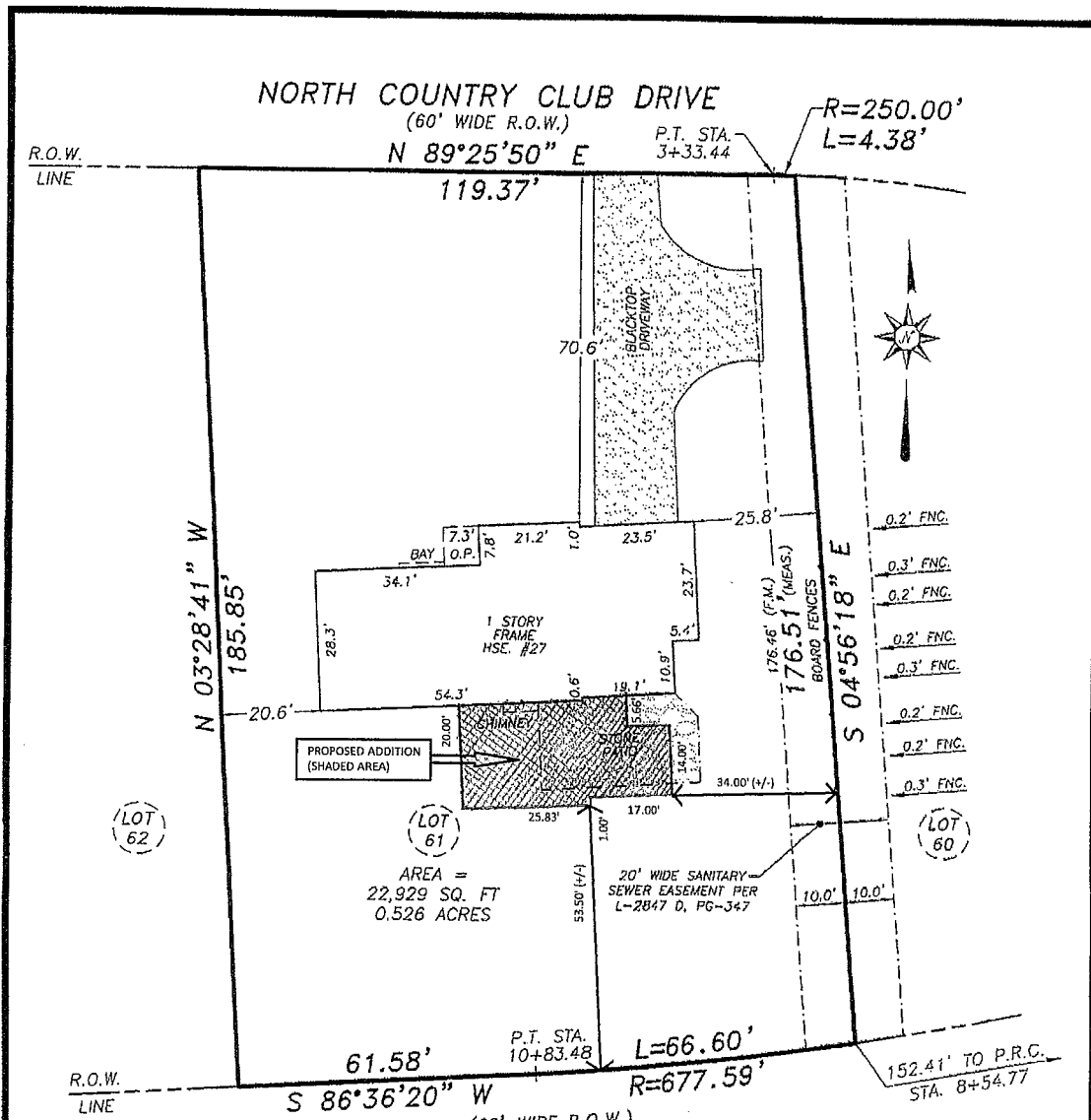
The following neighbors, that we talked to, were in support of our addition project and the variance:

Paul and Jean Seidel, 21 Country Club Dr.
Susan Rupp, 23 N. Country Club Dr.
Tom and Brigid Sboto, 28. N. Country Club Dr.

Thank you for considering our variance application.

Regards,

Gary and Jane Curwin



CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

-GARY CURWIN
-JANE CURWIN
-HASTINGS LAW OFFICE, P.C.
-WEBTILE AGENCY

THAT THIS MAP WAS MADE SEPTEMBER 25, 2023
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED SEPTEMBER 6, 2023
AND REFERENCES LISTED HEREON.



REFERENCES:

- 1.) LIBER 147 OF MAPS, PAGE 77.
- 2.) LIBER 10785 OF DEEDS, PAGE 395.
- 3.) ABSTRACT OF TITLE No. 81265772 (STEWART TITLE).
- 4.) SURVEY BY TRI-COUNTY, DATED AUGUST 27, 2009.
- 5.) EASEMENT TO R.T.C. & R.G.&E. PER LIBER 2857 OF DEEDS, PAGE 418. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)
- 6.) EASEMENT TO R.T.C. & R.G.&E. PER LIBER 2836 OF DEEDS, PAGE 410. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)
- 7.) EASEMENT TO R.G.&E. PER LIBER 2836 OF DEEDS, PAGE 407. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

TITLE:

INSTRUMENT SURVEY MAP

27 NORTH COUNTRY CLUB DRIVE
BEING LOT No. 61 OF THE
COUNTRY CLUB ESTATE SUBDIVISION, SECTION No. 5,
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's red ink seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications 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. Certifications are not transferable to additional institutions or subsequent owners."

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TRIPLE POINT LAND SURVEYING, LLC.
16 EAST MAIN STREET, SUITE 200
ROCHESTER, NEW YORK 14614
PHONE (585) 263-9950
FAX (585) 434-0156
TRIPLEPOINTSURVEYING@YAHOO.COM

SCALE:

1" = 30'

TAX ACCOUNT:

151.06-1-48

JOB NO.:

0773-09

DATE:

SEPT. 25, 2023



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OR ORDERING

REVISED 3-20-23 - T.J.H.

Project
RESIDENTIAL ADDITION

Client
BARRY & JANE CURRY

Job Location
21 NORTH COUNTRY CLUB DRIVE
ROCHESTER, NY 14624

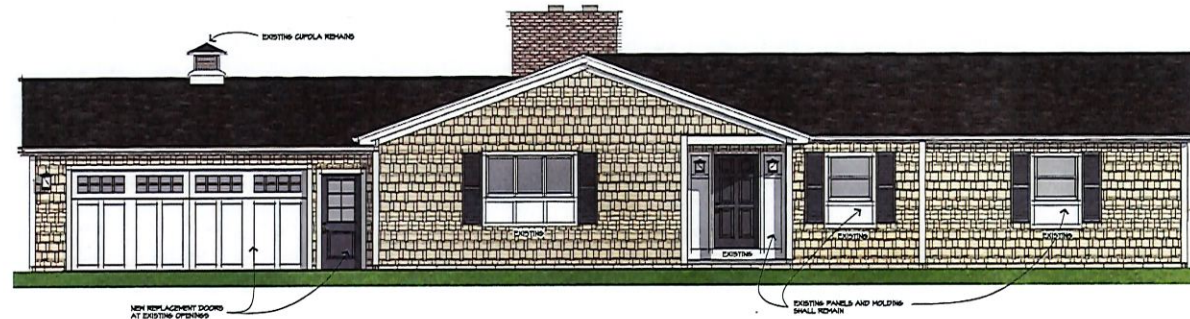
Drawing Title
ELEVATIONS

Drawn by
T.J.H.

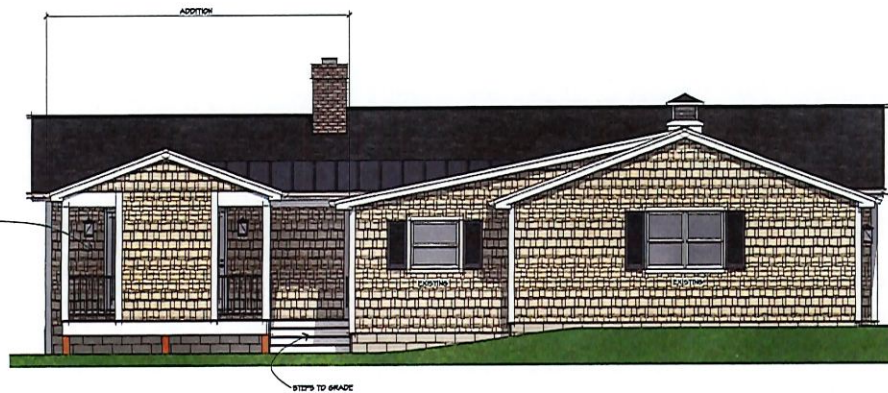
Date
MARCH 2023

Job No.
58412

Sheet
1 of 4

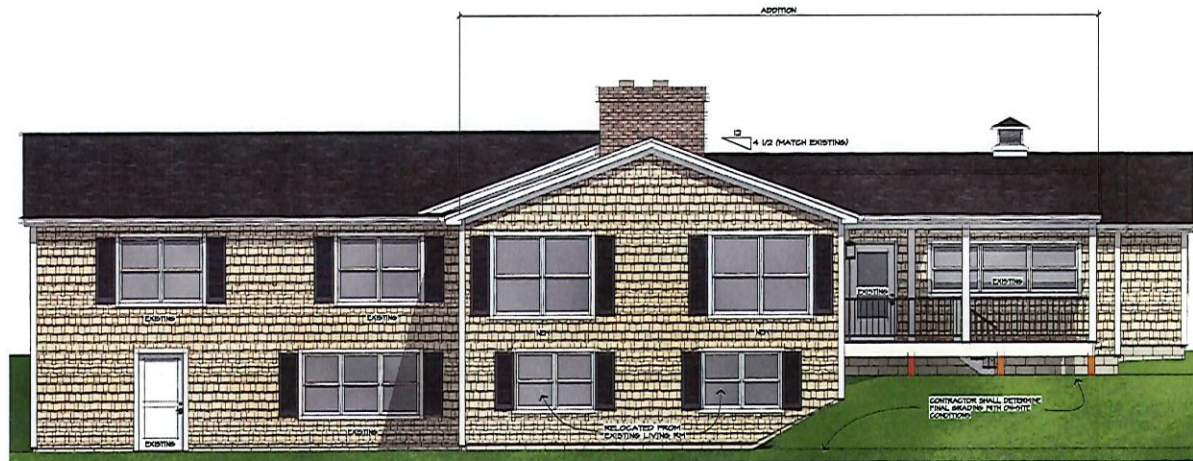


PROPOSED
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

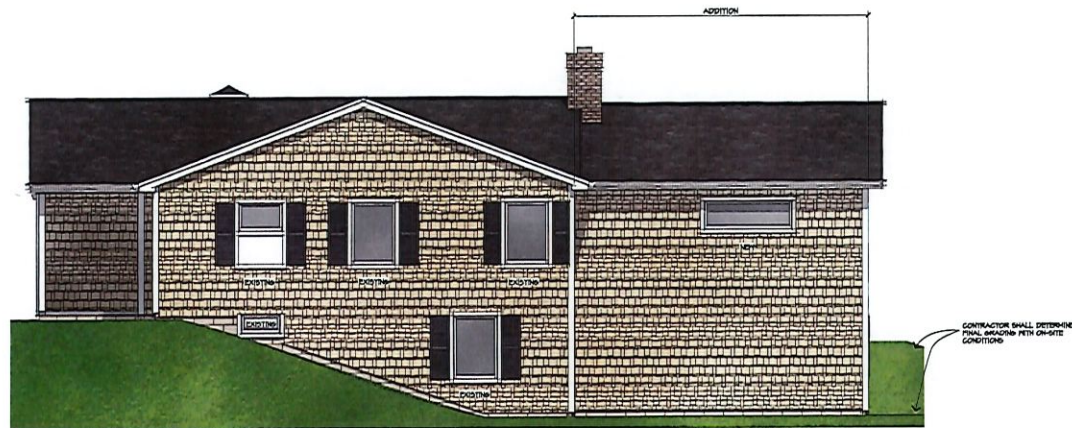


PROPOSED
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SCREEN ENCLOSURE
AT PORCH (OPTIONAL
PRIVATE SCREENS)



PROPOSED
REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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Revised 5-30-20 - T.J.M.

Project: RESIDENTIAL ADDITION

Client: BARRY & JANE GURIN

Job Location: 21 NORTH COUNTRY CLUB DRIVE ROCKYHON, NY 10866

Drawing Title: ELEVATIONS

Drawn: T.J.M. Checked by:

Date: MARCH 2020

Job No: 38472

Sheet: 2 of 4



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The need alluded to these documents is for the work performed by Corral Engineering Designs, P.C. on the original documents and does not relate to any added data by others. Our liability is limited to the amount of the fee paid.

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REVISED 9-20-25 - T-JH

Project	RESIDENTIAL ADDITION
---------	----------------------

Client

GARY & JANE CURRY

271 NORTH COUNTRY CLUB DR
MOONBROOK, NY 11030

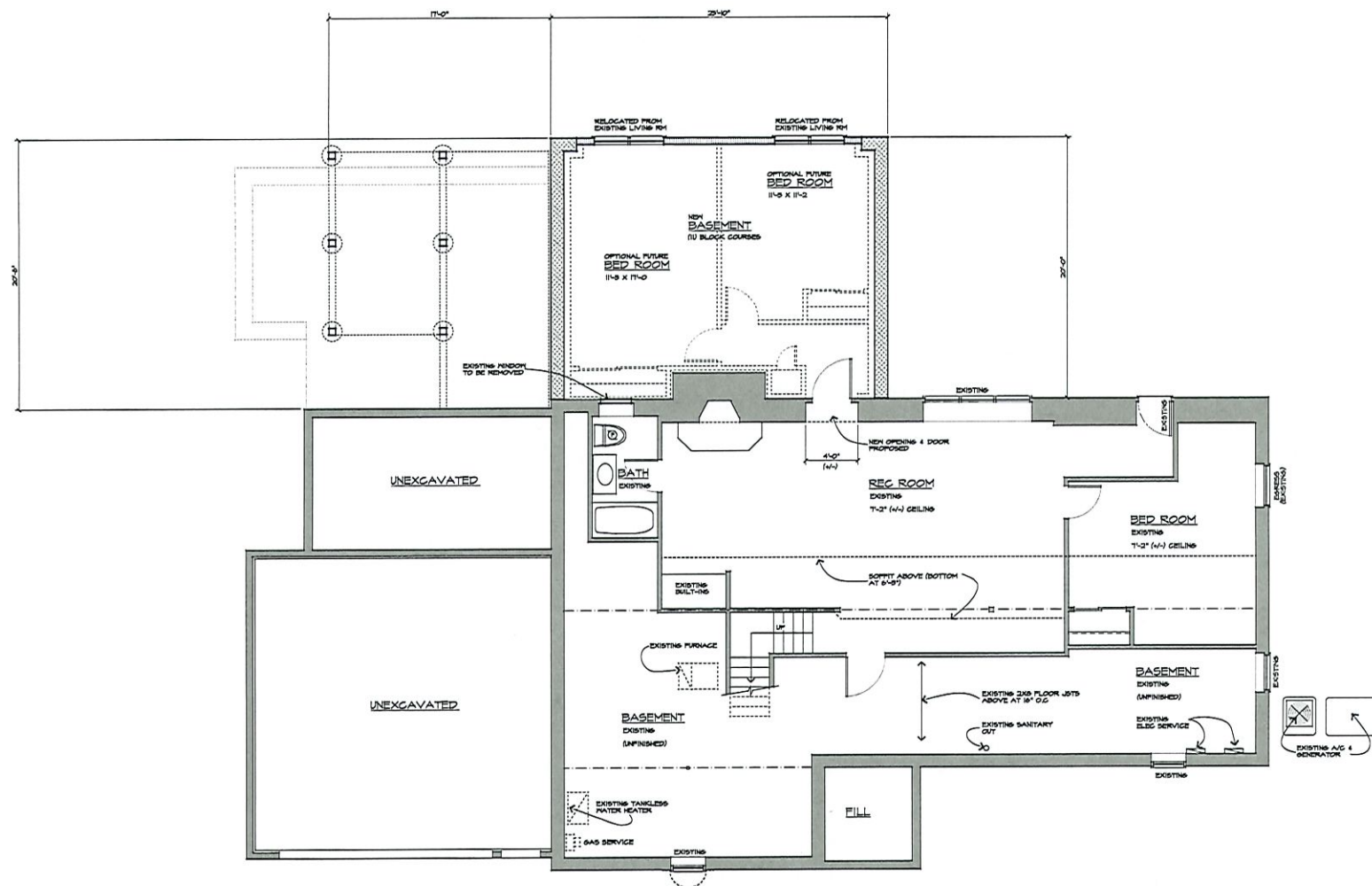
Country Title

BASMENT PLAN

Drawn	Checked by
TJM	

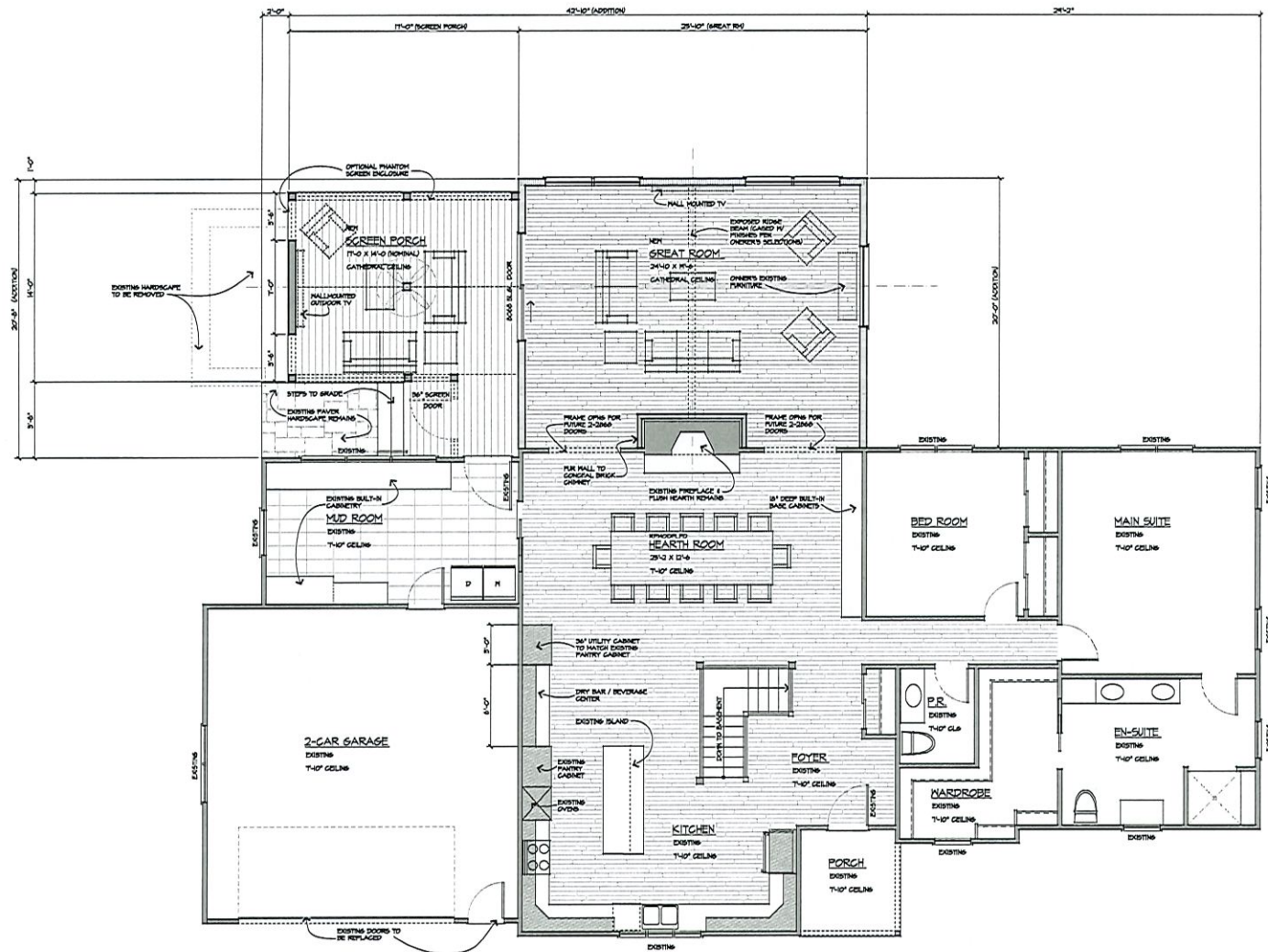
John Doe
38472

3. 4



BASEMENT & FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
EXISTING (11) BLOCK COURSE BASEMENT



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
HEATED ADDITION AREA = 517 SQ. FEET
SCREEN PORCH FLOOR AREA = 236 SQ. FEET

CARINI
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STEVEN L. CARINI, P.E.

1807 FAIRPORT ROAD
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Revised 3-30-23 - TJM

Project
RESIDENTIAL ADDITION

Client
BARRY & JANE GURIN

Job Location
21 NORTH COUNTRY CLUB DRIVE
ROCKYHURST, NEW YORK

Drawing Title
FIRST FLOOR PLAN

Drawn
TJM

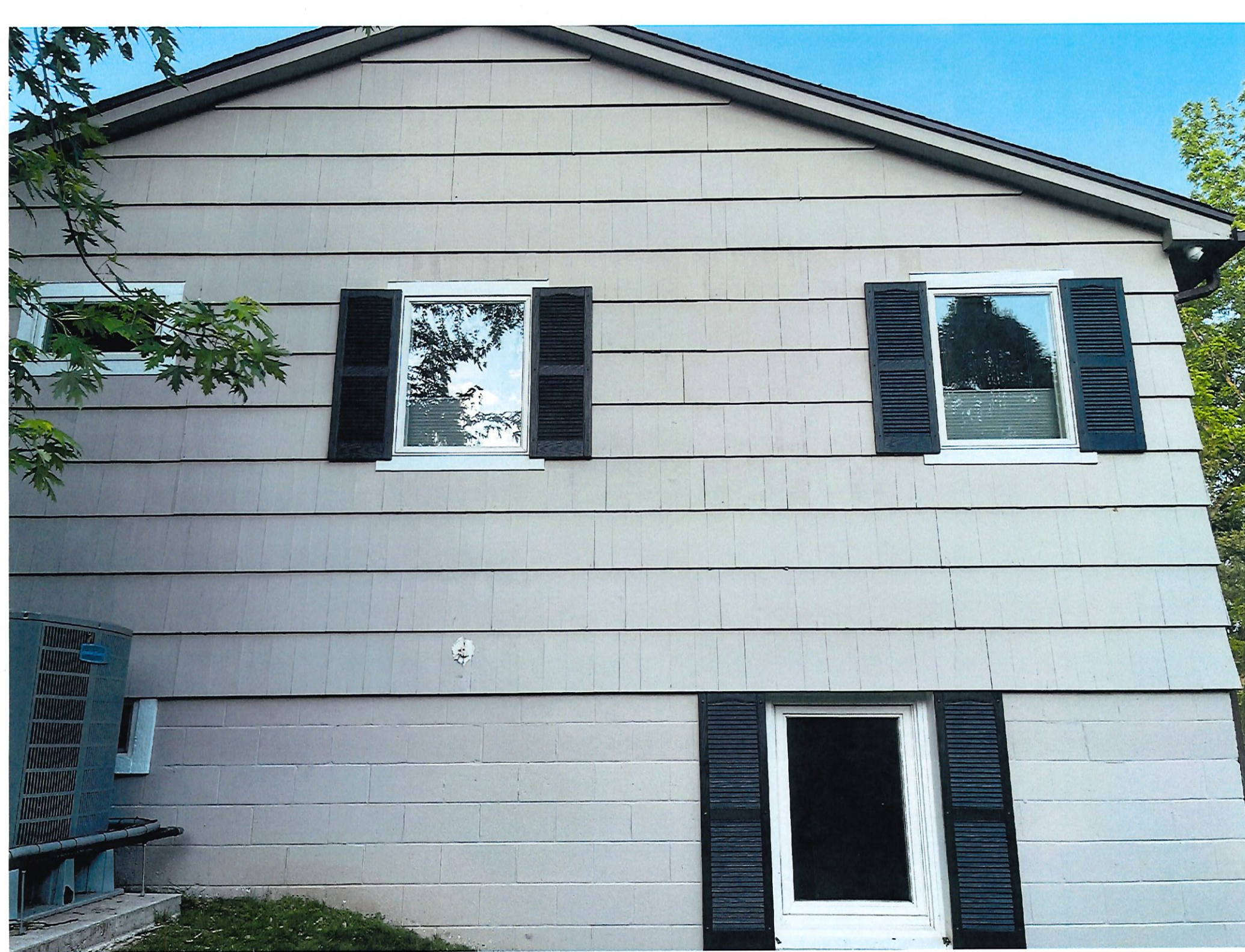
Checked by
MARCH 2023

Job No.
38412

Sheet
4 of 4









**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
JULY 21, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on July 21, 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, Barbara Servé, Phil Bleecker, Phil Castleberry

ABSENT: Mary Ellen Spennacchio-Wagner

ALSO PRESENT: April Zurowski, Planning Assistant; Patricia Keating, Building Department Assistant; Robert Koegel, Town Attorney; Naveen Havannavar, Town Board Liaison

ATTENDANCE: There was 1 member of the public present.

Chairman Pergolizzi called the meeting to order at 6:31PM.

NEW PUBLIC 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).

Chairman Pergolizzi opened the public hearing.

Steve Zimmer, homeowner at 100 Van Voorhis Road, introduced the application. Mr. Zimmer noted that the 6-foot-tall fence will be used to keep his pet within the yard and protect his property from deer.

Chairman Pergolizzi asked if neighbors were contacted about the project. Mr. Zimmer stated that his neighbors were notified and that the homeowners at 3 Sunrise Park sent a letter of support for the project.

Chairman Pergolizzi asked for a timeline for the project. Mr. Zimmer responded that the fence would be installed as soon as possible.

Board Member Iacobucci asked which neighbors would be impacted by the proposed fence. Mr. Zimmer responded that only the neighbors at 3 Sunrise Park will see the fence as it will be placed on the Sunrise Park side of the hedgerow that is growing at the rear of Mr. Zimmer's property.

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 variance for 100 Van Voorhis Road was unanimously approved.

OTHER DISCUSSION:

Chairman Pergolizzi motioned to approve the minutes of June 16, 2025.

Following a unanimous voice vote, the minutes were approved, none opposed.

Ms. Zurowski reviewed the agenda for the August meeting. She stated that a property with a previously approved use variance has submitted a request to clarify the 1984 approval. Currently, the property at 5692

DRAFT MINUTES 072125

Palmyra Road is zoned for single-family residential but has a use variance to use the two buildings as office space. She stated that the use variance is somewhat unclear about specific types of “office” use is allowed and does not mention how the underlying single-family zoning may be used on the property. She recommended that the Board set a hearing for an amendment and clarification of the previously approved use variance at the August meeting. Chairman Pergolizzi asked Ms. Zurowski to request more information regarding the proposed use, parking, signage, and area variance for a porch addition. The Board agreed to hear the application at their September meeting should the requested information be submitted by the application deadline.

Chairman Pergolizzi closed the meeting at 7:22 PM.

Respectfully submitted,

Patricia Keating
Building Department Assistant

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