

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AUGUST 18, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on August 18, 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, Phil Bleecker, Phil Castleberry, Barbara Servé, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci

ABSENT:

ALSO PRESENT: April Zurowski, Planning Assistant; Naveen Havannavar, Town Board Liaison

ATTENDANCE: There was 1 member of the public present.

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

NEW PUBLIC 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).

Chairman Pergolizzi opened the public hearing.

Todd Marotta, of Carini Engineering Designs, introduced the application. He stated that the property owners are looking to age in place but need additional first floor living area for their growing family. Because the home sits nearly at both of the front setback lines off of Country Club Drive and North Country Club Drive, any expansion to the first floor would require a variance.

Chairman Pergolizzi asked if the neighbor at 30 N Country Club Drive was contacted. Mr. Marotta was unsure but knew that the residents spoke with neighbors in the area. Board Member Servé asked if the addition were proposed to create a second unit on the property. Mr. Marotta assured the Board that there will be no additional driveway or separation of the addition to the rest of the house.

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

A written resolution to grant the area variances for 27 N Country Club Drive was unanimously approved.

OTHER DISCUSSION:

Informal Discussion of Upcoming Application for 5692 Palmyra Road

Chairman Pergolizzi stated that the Board anticipates an upcoming application for the amendment of an existing use variance at 5692 Palmyra Road. He stated that a memorandum has been submitted by the Town Attorney, Robert Koegel, in order to assist the Board on the process.

Ms. Zurowski stated that the applicant is working on an area variance application for the front porch and will be submitting that and the use variance amendment request in time for the October meeting.

DRAFT MINUTES 081825

Chairman Pergolizzi outlined the unclear items within the existing use variance that should be addressed with the applicant, including parking, signage, and number of tenants/employees within each structure. Ms. Zurowski stated that she will conduct research on parking ratios and the reasonable number of tenants/employees for the structures and will present the Board with her findings.

Chairman Pergolizzi motioned to approve the minutes of July 21, 2025, seconded by Board Member Kidera. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi closed the meeting at 7:22PM.

Respectfully submitted,

April Zurowski
Planning Assistant

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

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
RESOLUTION**

RE: 27 N Country Club Drive

**Tax Parcel: 151.06-1-48
Applicant: Carini Engineering Designs
on behalf of Gary & Jane Curwin
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Section 185-17 B. for the construction of an addition in front of the building line at 53 feet where 70 feet is required by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on August 18, 2025, and review by the Board of all written and oral submissions, together with due deliberation and consideration.

This application is a Type II Action under 6-NYCRR §617.5(c)(17) and, therefore, is not subject to Environmental Review under SEQRA. This application is exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

The within resolution is based upon the following specific Findings of Fact and subject to the following specific Conditions of Approval:

FINDINGS OF FACT

As to the issue of whether an undesirable change will be produced in the neighborhood or detriment to nearby properties created by the granting of the application, the Board finds, as follows:

There will not be an undesirable change produced in the neighborhood or detriment to nearby properties created by the granting of the application. This property has two road frontages, Country Club Drive and North Country Club Drive, and the house fronts North Country Club Drive. The proposed variance will allow for an addition in the perceived backyard area, though it is forward of the building line off of Country Club Drive.

As to whether the benefit sought by the applicant can be achieved by other feasible means:

The benefit sought by the applicant cannot be achieved by other feasible means. The existing home is nearly built up to both building lines off of Country Club Drive and North Country Club Drive, so any addition off the front or rear would require a variance.

As to whether the application represents a substantial variance from Code, the Board finds, as follows:

The requested variance is considered a substantial variance from code (24%) but it will not be out of character for the neighborhood. Because all of the homes sandwiched between Country Club Drive and North Country Club Drive are set at different setbacks and front different streets, the addition to this home will not be visually impactful to the neighborhood.

As to whether the requested variance will have an adverse impact on physical and/or environmental conditions in the neighborhood or District, the Board finds, as follows:

The requested variance will not have an adverse impact on the physical and/or environmental conditions in the neighborhood or district. There is little impact to grading and drainage.

As to whether the difficulty alleged by the applicant is self-created, the Board finds, as follows:

1. The Board understands that, under New York State Town Law Section 267-b (3)(b), the issue of self-created hardship is relevant to the Board's decision, but shall not, necessarily preclude the granting of a requested variance.
2. The need for this variance is self-created but is mitigated by the configuration of the lot and the fact that it has two building lines, so the variance is not precluded.

CONDITIONS OF APPROVAL

The Board, in granting the within application, hereby imposes the following specific conditions:

1. This variance is granted only for the plans submitted and prepared by the applicant dated June 28, 2025, and attached hereto as Exhibit A.
2. All construction of the addition must be completed by December 31, 2027.
3. An additional driveway to access the entrance of this addition will not be permitted. The existing home must remain as a single dwelling unit.

The within Resolution was moved by Zoning Board of Appeals Member Barb Servé, seconded by Board Member Phil Castleberry, and voted upon by the Board, as follows:

Phil Bleecker voted	Aye
Phil Castleberry voted	Aye
Barbara Servé voted	Aye
Thomas Kidera voted	Aye
Mary Ellen Spennacchio-Wagner voted	Aye
Jennifer Iacobucci voted	Aye
James Pergolizzi voted	Aye

The Zoning Board of Appeals adopted the above resolution on August 18, 2025.

April Zurowski
Planning Assistant

