

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
SEPTEMBER 15, 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, September 15, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

78 Willard Road – Tax ID 177.02-1-11

Applicant is requesting relief from Town Code Section 185-11.1 A. for the construction of a garage addition and front porch in front of the front setback, and for the existing house not meeting the minimum side setback. This property is zoned Agricultural (AG).

11 Whitestone Lane – Tax ID 137.20-2-19

Applicant is requesting relief from Town Code Sections 185-113 C. (3) and 185-121 A. for the installation of a greenhouse in the side yard area, for the existing pergola in the side yard area, and for the existing garden fence taller than three feet in height forward of the front setback. This property is zoned Residential Neighborhood (RN).

2534 Clover Street – Tax ID 150.08-1-76

Applicant is requesting relief from Town Code Sections 185-118 D. (2)(a), (3)(d), and (3)(f) for keeping more than the maximum number of chickens permitted, for the coop being taller than six feet in height, and for the coop footprint being more than 50 square feet. This property is zoned Residential Neighborhood (RN).

526 Mendon Road – Tax ID 178.03-1-80.1

Applicant is requesting relief from Town Code Sections 185-17 H. and 185-121 A. for the construction of a new home exceeding the maximum building footprint permitted and for the installation of a fence more than three feet in height in front of the front setback. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, October 20, 2025.

Zoning Board of Appeals Referral Form Information

Property Address:

78 Willard Road PITTSFORD, NY 14534

Property Owner:

Westen, Elizabeth A
78 Willard Rd
Pittsford, NY 14534

Applicant or Agent:

Peter Heintzelman - Method Architecture Studio

Present Zoning of Property: AG Agricultural

Area Variance - Residential and Non-Profit

Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	20	Right Lot Line:	7.33	Right Lot Line:	12.67
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	70	Front Setback:	45.5	Front Setback:	24.5
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 185-11.1 A. for the construction of a garage addition and front porch in front of the front setback, and for the existing house not meeting the minimum side setback. This property is zoned Agricultural (AG).

Staff Notes: The existing home currently sits forward of the 70-foot front setback. A variance was previously granted in 1977 to allow for an addition at 10.5 feet from the right side property line. After a new survey was completed, it appears the addition was built at 7.33 feet from the right side property line. This correction has been included in the application.

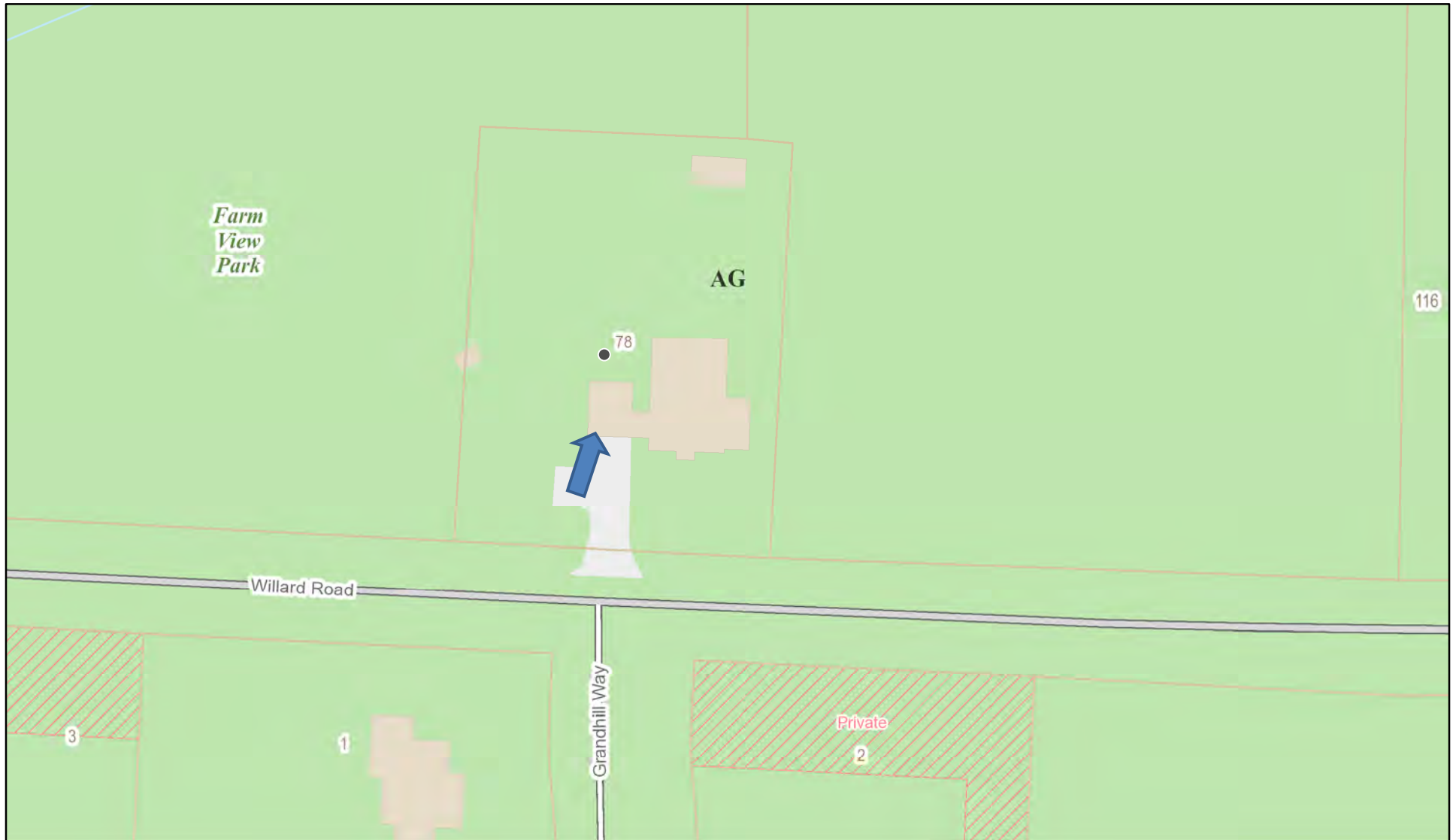
August 20, 2025

ARZ

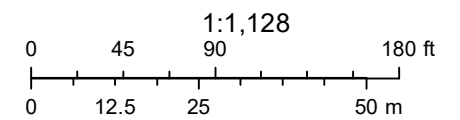
Date

April Zurowski -

78 Willard Road



Printed August 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.



Grandhill Way

Willard Rd

Nearmap

Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE

20 ft

2B25-000017

Print Form

Reset Form



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 7/29 Hearing Date: 9/15

Applicant: Peter Heintzelman

Address: 259 Summit View Drive, Stowe, VT 05672

Phone: 802.585.3161

E-Mail: pete@methodarch.com

Agent: _____

(if different than Applicant)

Address: _____

Phone: _____

E-Mail: _____

Property Owner: Bill Fletcher & Elizabeth Westen

(if different than Applicant)

Address: 78 Willard Road, Pittsford, NY 14534

Phone: 603.560.6088

E-Mail: wfletcher17@gmail.com

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

Property Location: 78 Willard Road

Current Zoning: AG

Tax Map Number: 177.02-1-11

Application For:



Residential



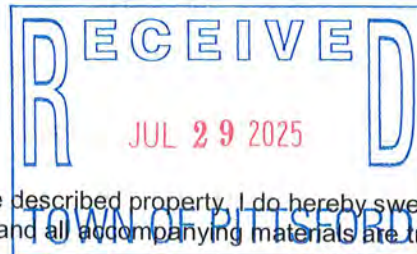
Commercial



Other

Please describe, in detail, the proposed project:

This project proposes to demolish and remove the existing 2 car garage and connection wing. A new 3 car garage and connection from existing house to the new garage will be built in its place.



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)

(Date)

Print Form

Reset Form



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, William Fletcher & Elizabeth Westen, the owner of the property located at:
78 Willard Road, Pittsford, NY 14534

(Street)

(Town)

(Zip)

Tax Parcel # 177.02-1-11 do hereby authorize
Peter Heintzelman

to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of home
renovation

(Signature of Owner)

7/6/25

(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:

This proposed project will not produce an undesirable change in the character of the neighborhood because the proposed addition will not increase the existing front yard set back. The owners property is surrounded by farm land on the north, east and west with Willard road running along the south. There are no immediate neighbors that will be affected by this proposed construction.

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 proposed project can not be achieved without the front yard set back variance because the existing house is not be moved and already violates current front yard code. We are not proposing to decrease the existing front yard setback dimension.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The proposed request is minimal as we are proposing to build in a similar footprint of the existing garage.

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 request is minimal as we are proposing to build in a similar footprint of the existing garage. There will be no physical or environmental impact with thi sproject.

- **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?

The difficulty is produced from the location of the existing house and not self created.

Print Form

Reset Form

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Fletcher-Westen Residence

(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)

July 29, 2025

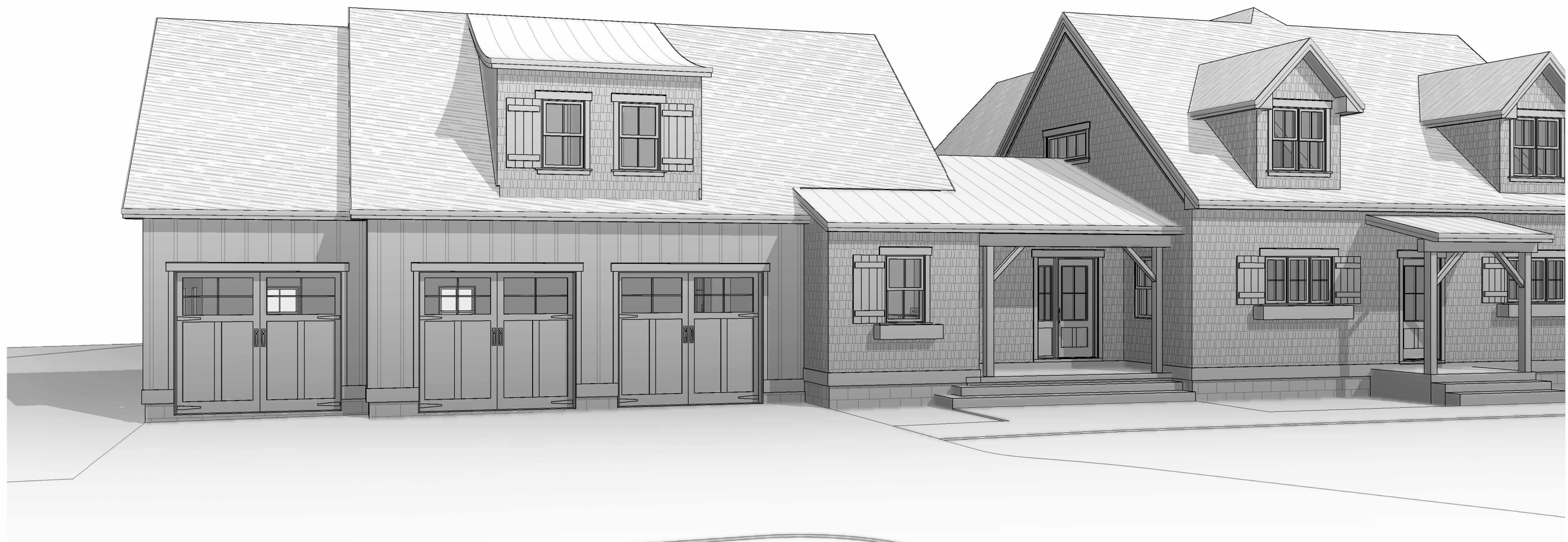
(Dated)

P.O. Box 702

(Street Address)

Stowe, VT 05672

(City/Town, State, Zip Code)



FLETCHER-WESTEN RESIDENCE

Project Information:

FLETCHER-WESTEN RESIDENCE
Bill Fletcher & Liz Westen
78 Willard Road -
Pittsford, NY 14534

Architect Information:

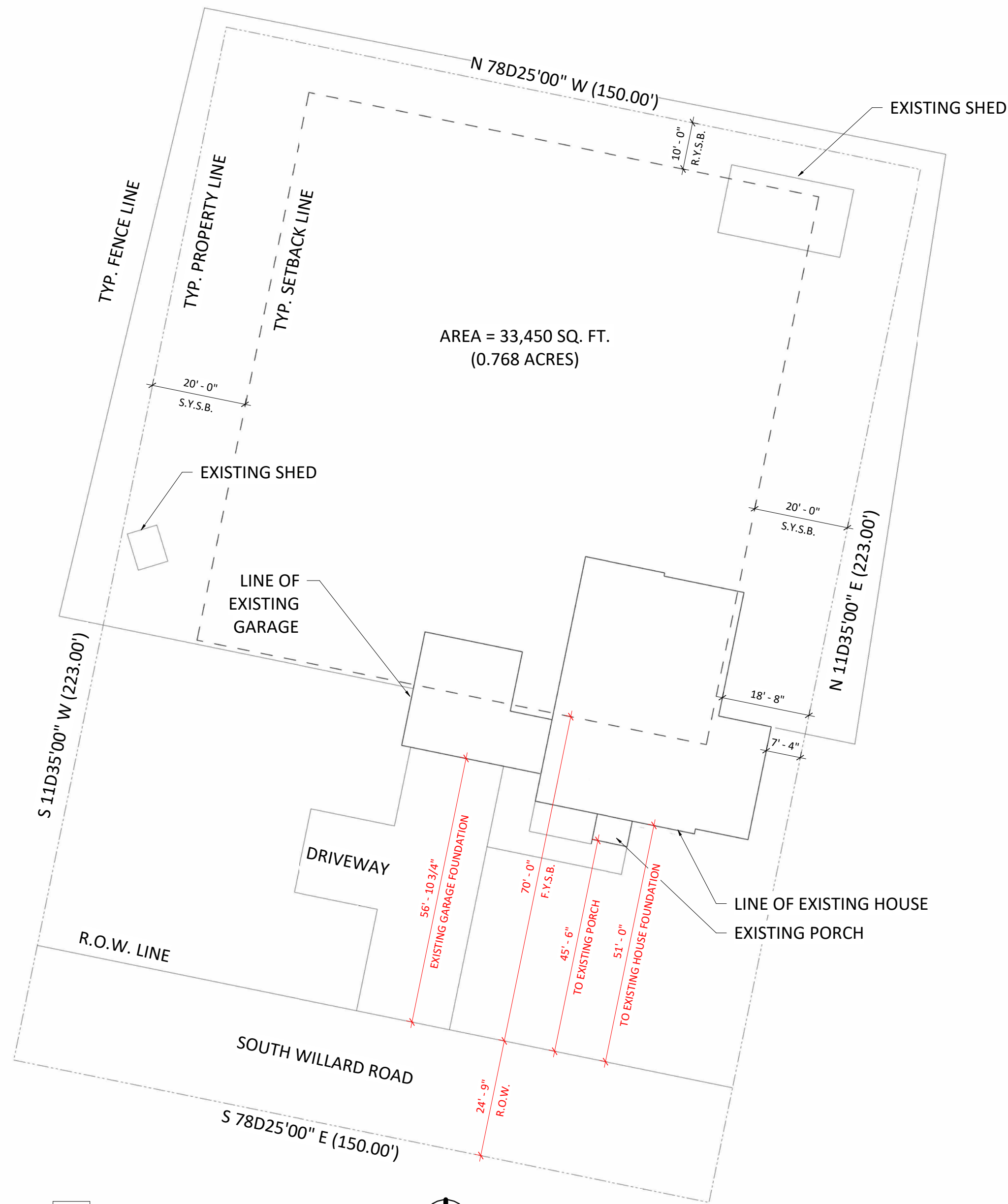
METHOD ARCHITECTURE STUDIO
Peter Heintzelman, AIA, LEED G.A.
p: 802.585.3161
e: pete@methodarch.com

Sheet Index:

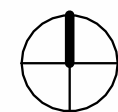
Sheet No.	Sheet Name	Sheet No.	Sheet Name
ZB-1.0	COVER SHEET	ZB-1.2	BUILDING ELEVATIONS
ZB-1.1	SITE & FLOOR PLAN		

Area Calculations:

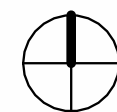
Name	Type	Area
New Main Level	Living Space	463 SF
New Upper Level	Living Space	790 SF
		1253 SF
Entry Porch		64 SF
Garage		1021 SF
Rear Patio		1148 SF
		2233 SF
		3486 SF



2 EXISTING SITE PLAN
1" = 20'-0"

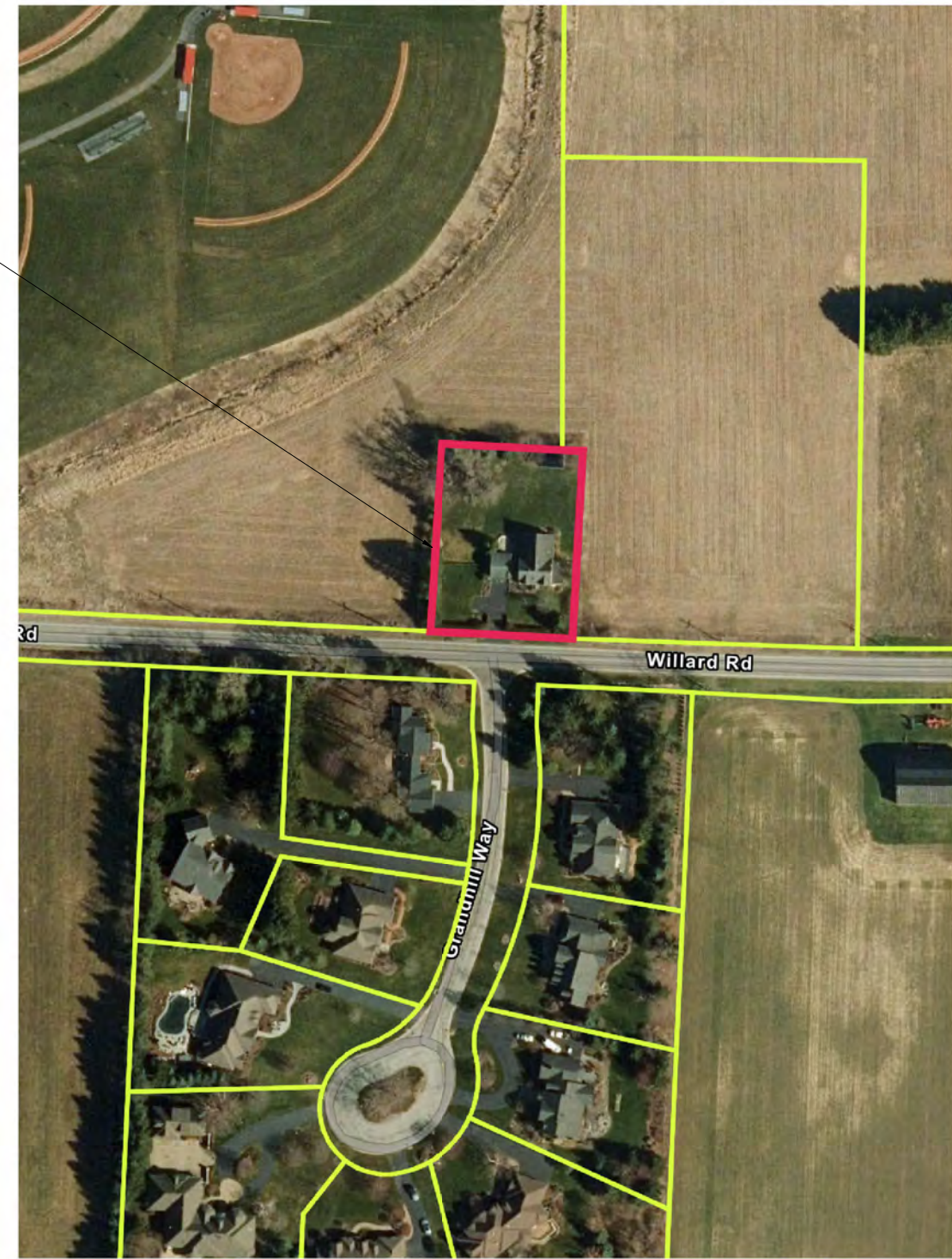
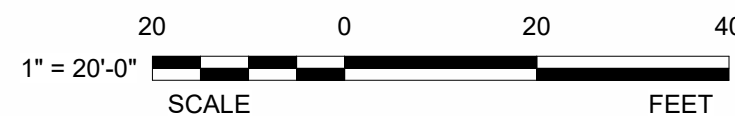


1 PROPOSED SITE PLAN
1" = 20'-0"



SITE PLAN NOTES:

- THIS PLAN IS TAKEN FROM AN INSTRUMENTAL SURVEY MAP COMPLETED BY TRIPLE POINT LAND SURVEYING, LLC, TITLED "78 WILLARD ROAD" (JOB NO. 0420-22) COMPLETED ON MAY 2, 2022.
- ALL CONSTRUCTION TO BE LOCATED WITHIN BUILDABLE ENVELOPE WITH RESPECT TO ALL APPLICABLE SETBACKS INCLUDING, BUT NOT LIMITED TO, SIDE, FRONT & REARYARD SETBACKS.
- ALL SEPTIC, DRIVEWAY, UTILITY, AUXILIARY STRUCTURES & CONSTRUCTION SHALL BE PER MUNICIPAL ZONING & ADOPTED BUILDING CODE AND/OR JURISDICTIONAL REGULATIONS AS DETERMINED IN FIELD BY OWNER / CONTRACTOR.



PROJECT LOCATION

ZONING BOARD APPLICATION

DRAWING:

DATE: 07.22.25

DRAWN BY: PH

SHEET:

ZB-1.1

SITE & FLOOR PLAN

FLETCHER-WESTEN RESIDENCE

REVISIONS:

SIGN & SEAL:

DATE:

07.22.25

DRAWN BY: PH

SHEET:

ZB-1.1

SITE & FLOOR PLAN

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SITE & FLOOR PLAN

FLETCHER-WESTEN RESIDENCE

DRAWING:

DATE: 07.22.25



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

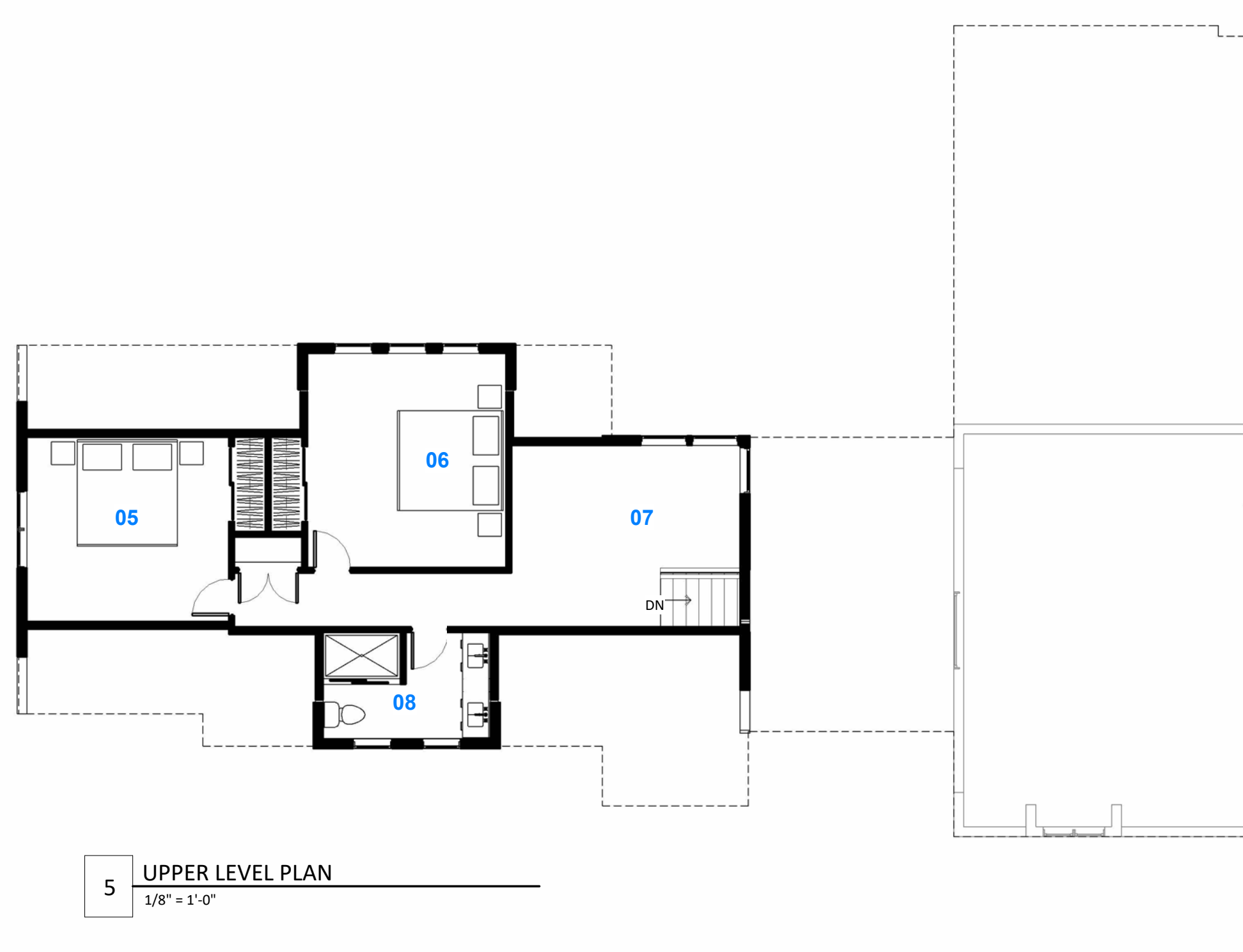


EXISTING ELEVATIONS

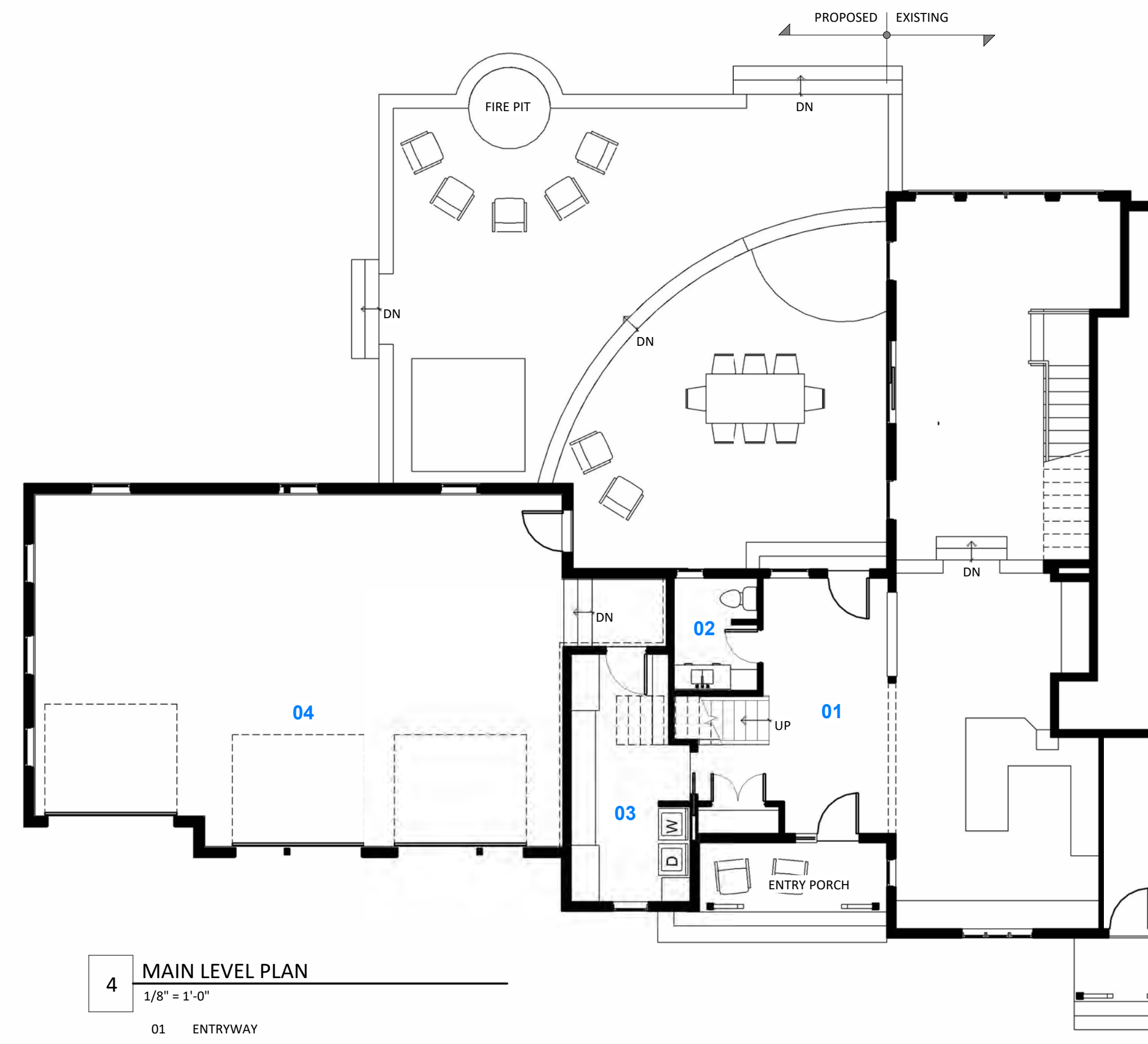


3 SOUTH ELEVATION
1/8" = 1'-0"

NEW FRONT PORCH ROOF
& TIMBER POSTS



5 UPPER LEVEL PLAN
1/8" = 1'-0"



4 MAIN LEVEL PLAN
1/8" = 1'-0"

- 01 ENTRYWAY
- 02 PWDR.
- 03 MUD/LAU.
- 04 3-CAR GARAGE
- 05 BEDROOM 1
- 06 BEDROOM 2
- 07 LOFT AREA
- 08 BATH 1

1/8" = 1'-0"
SCALE 5 0 5 10 15 20 FEET

REVISIONS:

SIGN & SEAL:

BUILDING ELEVATIONS

FLETCHER-WESTEN RESIDENCE

78 Willard Road - Pittsford, NY 14534

Bill Fletcher & Liz Westen

DRAWING:

JOB:

DATE: 07.22.25

DRAWN BY: PH

SHEET:

ZB-1.2

ZONING BOARD APPLICATION

Zoning Board of Appeals Referral Form Information

Property Address:

11 Whitestone Lane ROCHESTER, NY 14618

Property Owner:

Laroia, Rahul
11 Whitestone Ln
Rochester, NY 14618

Applicant or Agent:

Sue Steele - Steele Landscape Architecture

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
Fence Height:	3	Fence Height:	6	Fence Height:	3.0
Size:	0	Size:	0	Size:	0.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 C. (3) and 185-121 A. for the installation of a greenhouse in the side yard area, for the existing pergola in the side yard area, and for the existing garden fence taller than three feet in height forward of the front setback. This property is zoned Residential Neighborhood (RN).

Staff Notes: Upon application for the construction of a greenhouse, it was discovered that the existing pergola is forward of the rear wall of the home and that the existing garden is enclosed within a 6-foot-tall fence that is forward of the front setback. Both the garden fence and pergola have been existing with no complaints for a few years.

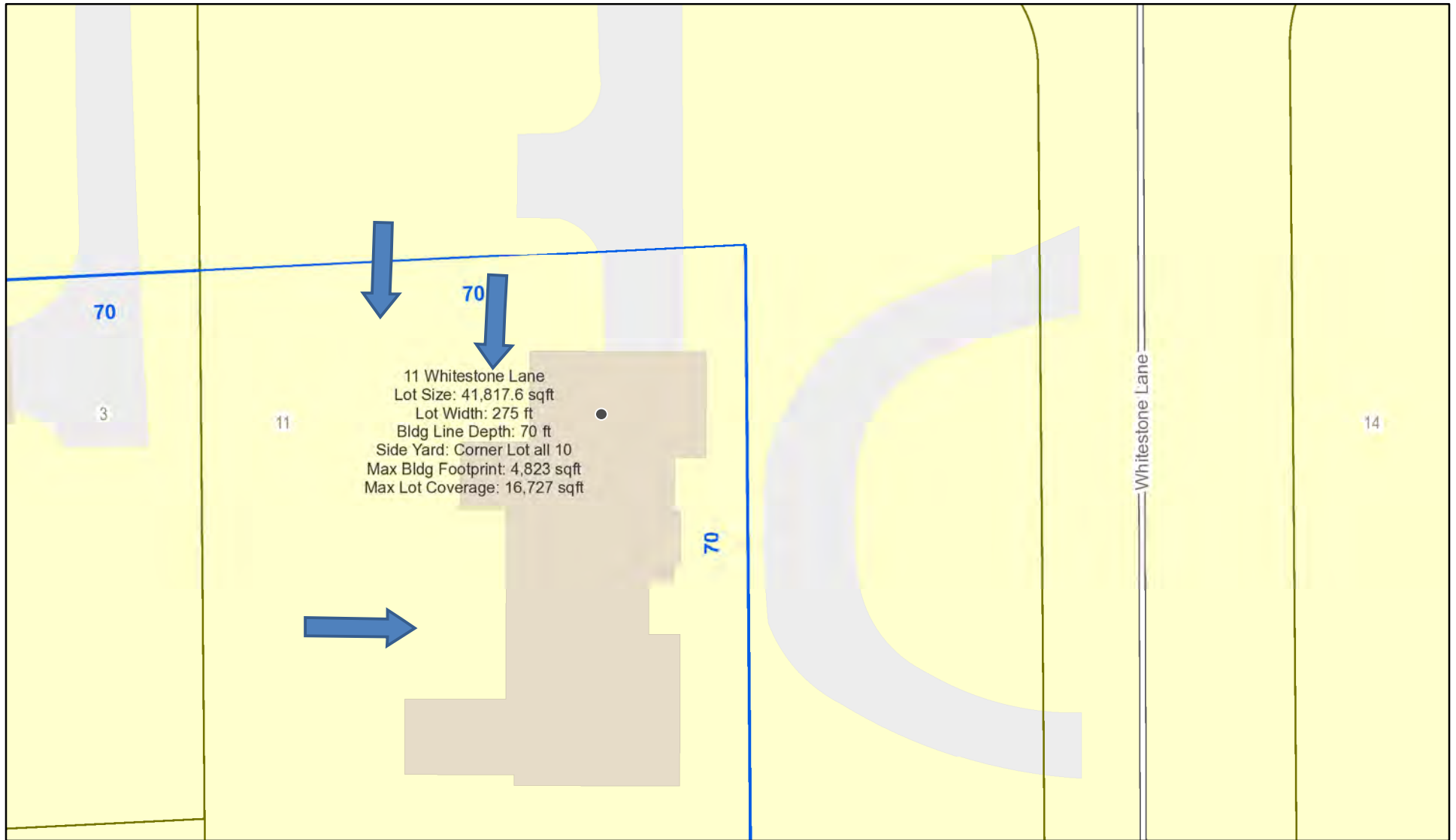
August 20, 2025

ARZ

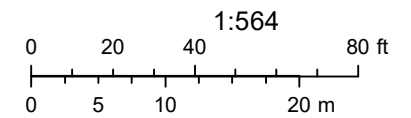
Date

April Zurowski -

11 Whitestone Lane



Printed August 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.



Whitestone Ln

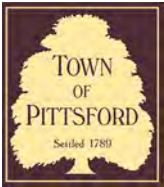
Whitestone Ln

Nearmap

Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE

20 ft



TOWN OF PITTSFORD

ZONING BOARD OF APPEALS

APPLICATION FOR AREA VARIANCE

Submission Date: August 4, 2025 Hearing Date: September 15, 2025

Applicant: Sue Steele (Steele Landscape Architecture)

Address: PO Box 1108, Fairport NY 14450

Phone: (585) 747-9996 E-Mail: sue@steele.la

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Dr. Nirupama Laroia
(if different than Applicant)

Address: 11 Whitestone Lane

Phone: (585) 201-1064 E-Mail: _____

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

Property Location: 11 Whitestone Lane Current Zoning: RN

Tax Map Number: 137.20-2-19

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

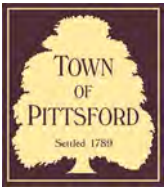
Proposed Outdoor Greenhouse: An area variance is requested to install a 8'x8' (64 sq ft) prefabricated outdoor greenhouse forward of the rear wall of the house (185-113 C. (3)). This seasonal structure will be placed on existing patio and utilized during shoulder seasons to extend the growing period.

Existing Non-Conforming Site Features (Constructed 2020): An area variance is requested for existing site improvements, constructed in 2020 as part of a home renovation project, which are now understood to be non-conforming. These include: 1) A 6-foot tall vegetable garden fence located forward of the front setback (185-121 A), 2) A 12'x18' (216 sq ft) open-air pergola installed forward of the rear wall of the house (185-113 C. (3)). Prior to the 2020 construction, correspondence with the Town indicated that no permits were required for these improvements. Additionally, the general contractor was responsible for obtaining all necessary permits before commencing construction. The homeowner was first informed of the lack of proper permitting for these existing features during the Town's review of the proposed greenhouse.

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.

Sue P. Steele
(Owner or Applicant Signature)

August 4, 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, Nirupama Laroia , the owner of the property located at:
11 Whitestone Lane Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 137.20-2-19 do hereby authorize
Sue Steele of Steele Landscape Architecture 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 the placement of an outdoor greenhouse.

(Signature of Owner)

(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:

Proposed Outdoor Greenhouse:

No, the proposed greenhouse will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The greenhouse is designed to be architecturally pleasing and complementary to the existing home. Furthermore, its placement behind the garage in a dedicated potting and gardening utility area, alongside existing vegetable gardens, ensures it will blend seamlessly with the current aesthetic and function of the property, rather than detracting from it.

Existing Non-Conforming Site Features (Constructed 2020):

No the proposed site features have not produced an undesirable change in the character of the neighborhood. The improvements have been in place for 5 years with no complaints from the surrounding neighbors.

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

Proposed Outdoor Greenhouse:

No, the benefit sought by the applicant, specifically the functional placement of the greenhouse, cannot be achieved by some other method feasible for the applicant to pursue, other than an area variance. The chosen location adjacent to the garage door and existing vegetable gardens is not merely convenient but ideal for the practical and functional use of the greenhouse, making alternative placements significantly less effective or feasible.

Existing Non-Conforming Site Features (Constructed 2020):

The site features have been installed for nearly 5 years.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Proposed Outdoor Greenhouse:

This is a minimal variance request and a small deviation from zoning requirements that will have no negative impact on the surrounding area, maintains the aesthetic and functional integrity of the property,

Existing Non-Conforming Site Features (Constructed 2020):

This is a minimal variance request and a small deviation from zoning requirements and has had no negative impact on the surrounding area.

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:

Proposed Outdoor Greenhouse:

The requested variance will not negatively impact the neighborhood's physical environmental condition. The greenhouse is complementary to the home and existing gardens. Its strategic placement behind the garage ensures it's not prominently visible. This variance is also a matter of necessity due to the property's corner lot status with two front yards, limiting other functional locations. Ultimately, there will be no detriment to nearby properties.

Existing Non-Conforming Site Features (Constructed 2020):

No the proposed site features have not produced an undesirable change in the character of the neighborhood. The improvements have been in place for 5 years with no complaints from the surrounding neighbors.

- **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?

Proposed Outdoor Greenhouse:

The requested variance is not self-created. The unique constraint of the lot—being a corner lot with two front yards—limits the permissible locations for a structure like a greenhouse. This pre-existing physical constraint on the property necessitates the variance. Furthermore, the chosen location is a matter of functional necessity, as placing the greenhouse adjacent to the garage door and existing vegetable gardens is "ideal to support functional use of the greenhouse," ensuring practicality for the applicant's gardening activities.

Existing Non-Conforming Site Features (Constructed 2020):

The location of the 6' garden fence, surrounding the vegetable gardens is uniquely constrained by the corner lot configuration. Additionally, lowering the height of the fence would not be suitable to protect the vegetable garden from deer browse.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Laroia Residence, 11 Whitestone Lane

(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)

Sue R. Steele

(Signature of Applicant)

August 4, 2025

(Dated)

PO Box 1108

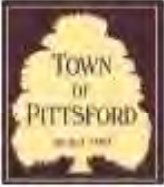
(Street Address)

Fairport NY 14450

(City/Town, State, Zip Code)

Print Form

Reset Form



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, Nirupama Laroia, the owner of the property located at:
11 Whitestone Lane Pittsford, NY 14534
(Street) (Town) (Zip)

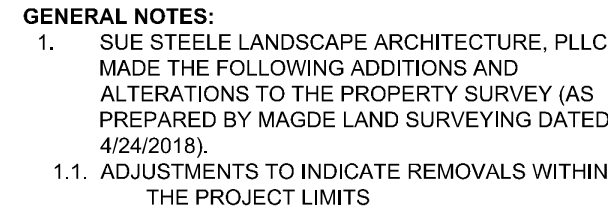
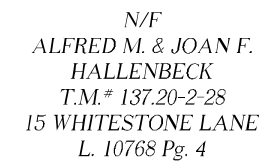
Tax Parcel # 137.20-2-19 do hereby authorize
Sue Steele of Steele Landscape Architecture to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of
requesting a variance for the placement of an outdoor greenhouse.

Dr Nirupama Laroia
Dr Nirupama Laroia (Aug 4, 2025 16:25:21 EDT)

(Signature of Owner)

08/04/2025

(Date)



9 Summit Street, Fairport, New York 14450
(585) 747-9996
steele.la

WARNING

IT IS VIOLATION OF THE LAW (NEW YORK STATE EDUCATION LAW TITLE 8, ARTICLE 148 AND SUBPART 79-1 OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON A PLAN, SPECIFICATION, OR REPORT TO WHICH THE SEAL OF THE LANDSCAPE ARCHITECT HAS BEEN APPLIED. IF AN ITEM BEARING THE SEAL OF THE LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION,

11 Whitestone Lane
Rochester, New York

Issue Date
NOVEMBER 2, 2020

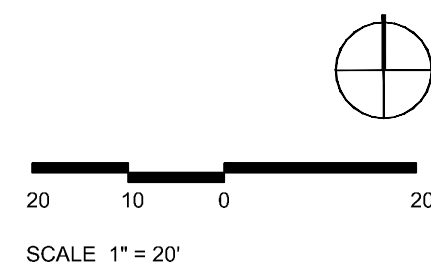
No. Date Revision

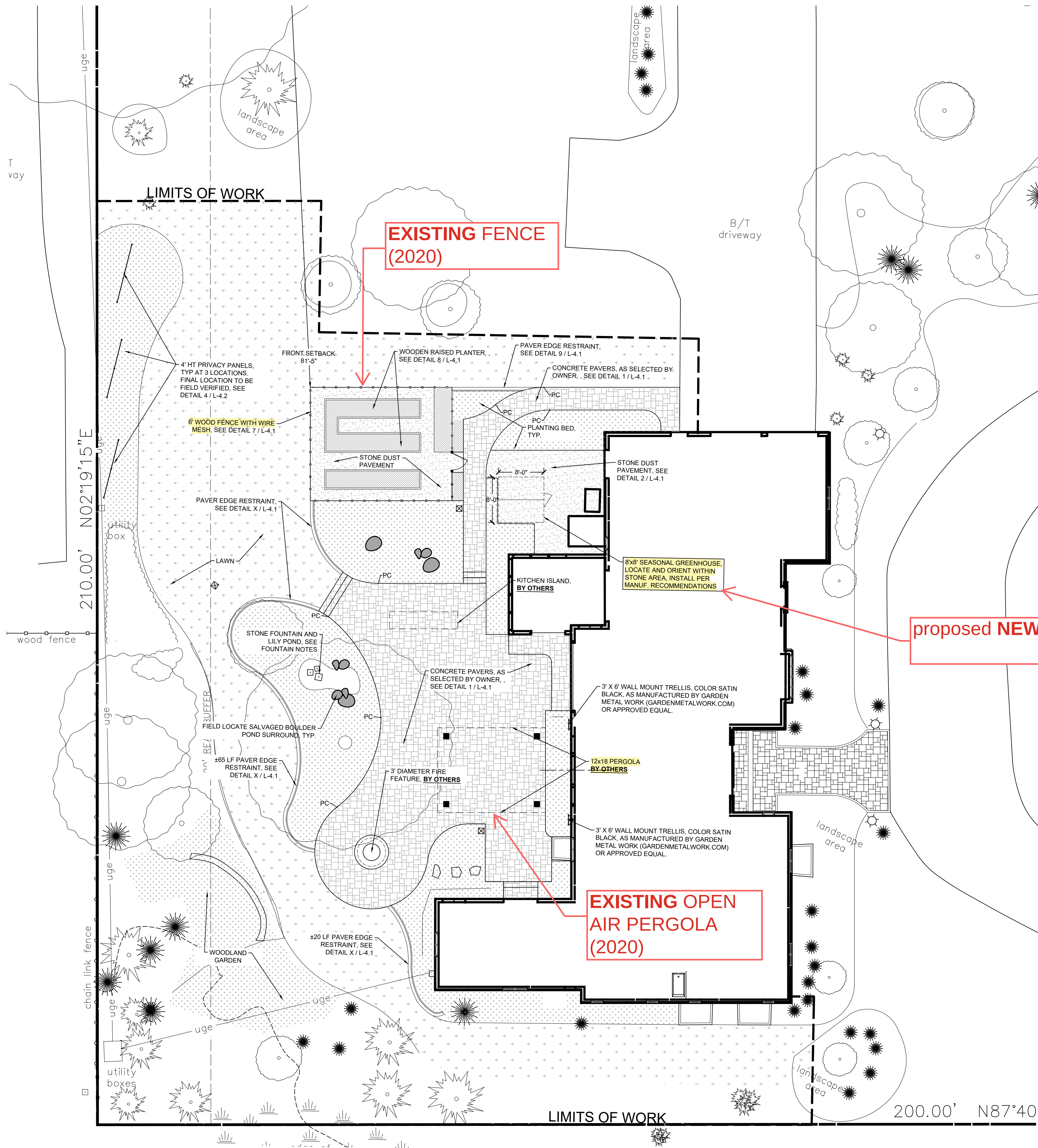
CONSTRUCTION DOCUMENTS

Drawing Title

EXISTING
CONDITIONS

EX





LEGEND

	LIMITS OF WORK		CONCRETE PAVER SEE NOTES
	FENCE		STONE DUST PAVEMENT
	OVERHEAD STRUCTURE		LAWN
	PAVEMENT EDGE		PLANTING AREA
	PLANTING BED EDGE		VEGETABLE AND HERB PLANTINGS BY OWNER
	WALL		
	SALVAGED LANDSCAPE BOULDERS		

LAYOUT AND MATERIAL NOTES

- PROPOSED SITE FEATURES SHALL BE STAKED OUT BY THE CONTRACTOR IN ACCORDANCE WITH THE LAYOUT AND MATERIALS PLAN, PLANTING PLAN, AND THE GRADING PLAN, AND SHALL BE REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO WRITTEN DIMENSIONS ON ALL PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THE WRITTEN DIMENSIONS CONFLICT WITH THE FIELD CONDITIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- THE CONTRACTOR SHALL REFER ANY QUESTIONS REGARDING MATERIALS, FINISHES, LABOR, AND/OR PRODUCTS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR STARTING WORK.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.
- FIELD MEASUREMENTS: TAKE ACCURATE FIELD MEASUREMENTS BEFORE PREPARATION OF SHOP DRAWINGS AND FABRICATION.

FOUNTAIN NOTES

- FOUNTAIN SHALL BE (3) 'RED BASALT COLUMNS' AS MANUFACTURED BY COVERALL STONE (COVERALLSTONE.COM).
COLUMN 1, 4' HT
COLUMN 2, 3' HT
COLUMN 3, 2' HT
- CONTRACTOR SHALL INCLUDE FOUNTAIN PUMP PER MANUF. RECOMMENDATION.
- FOUNTAIN TO BE FIELD LOCATED WITHIN LILY POND AND SHALL INCLUDE STONE SURROUND.

CONCRETE PAVING UNITS

MANUFACTURER

CAMBRIDGE

PAVER
SHERWOOD LEDGESTONE 3-PIECE DESIGN KIT
COLOR, RIVERBED BLEND

SOLDIER COURSE/BORDER
ROUNDTABLE, 6'X6', COLOR, MOCHA

STEP TREAD
CRUSADER BULLNOSE (6X12), COLOR, MOCHA

STEP RISER
MAYTRX, COLOR, ONYX/NATURAL

Sue Steele Landscape Architecture PLLC

9 Summit Street, Fairport, New York 14450

(585) 747-9996

ssteel@la

WARNING
IT IS VIOLATION OF THE LAW (NEW YORK STATE EDUCATION LAW, TITLE 8, ARTICLE 148 AND SUBPART 79-1 OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON A PLAN, SPECIFICATION, OR REPORT TO WHICH THE SEAL OF THE LANDSCAPE ARCHITECT HAS BEEN APPLIED. IF AN ITEM BEARING THE SEAL OF THE LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION 'ALTERED BY' FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CONSTRUCTION DOCUMENTS

Project Name and Address

Laroia Residence

11 Whitestone Lane
Rochester, New York

Issue Date

NOVEMBER 2, 2020

No.	Date	Revision
1	2/22/2021	SELECTIONS

Drawing Title

MATERIALS PLAN

L-1.1

Site Location - Proposed Outdoor Greenhouse:

An area variance is requested to install a 8'x8' (64 sq ft) prefabricated outdoor greenhouse forward of the rear wall of the house (185-113 C. (3)). This seasonal structure will be placed on existing patio and utilized during shoulder seasons to extend the growing period.



View from Whitestone Lane.



Proposed location for (8'x8') greenhouse.



Proposed location for greenhouse.



View of location looking towards Whitestone Lane.

Existing Non-Conforming Site Features (Constructed 2020):

An area variance is requested for existing site improvements, constructed in 2020 as part of a home renovation project, which are now understood to be non-conforming. These include:

- 1) A 6-foot tall vegetable garden fence located forward of the front setback (185-121 A)



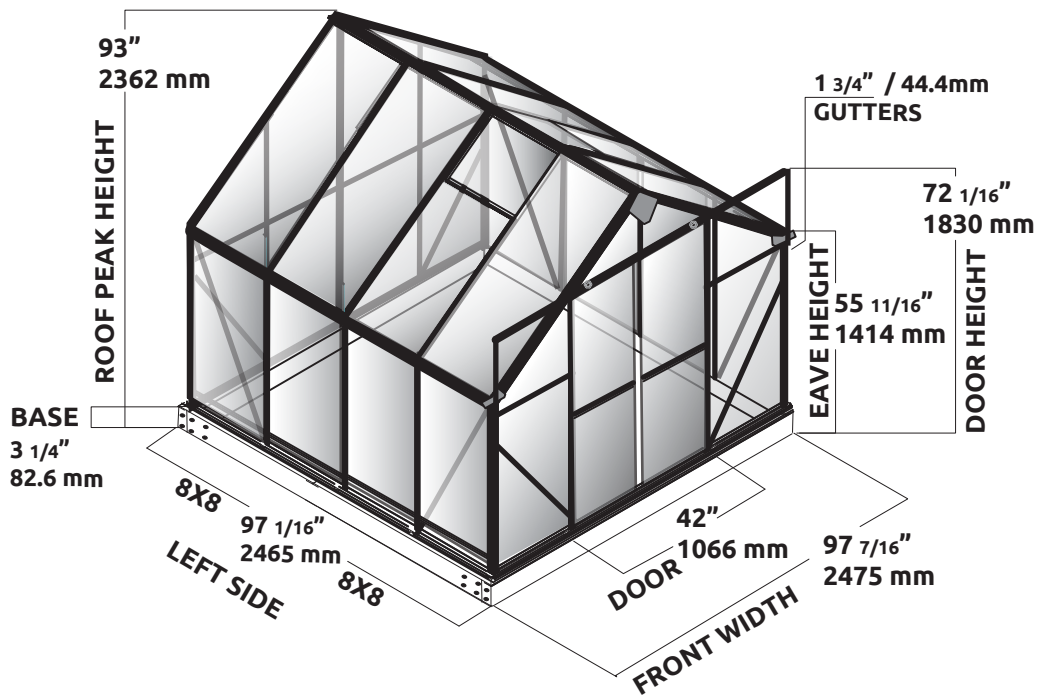
- 2) A 12'x18' (216 sq ft) open-air pergola installed forward of the rear wall of the house (185-113 C. (3))



**2015
GRANDIO GREENHOUSE DIMENSIONS
FOR 8X8 GRANDIO ASCENT**

2015 - 8x8 Ascent

- 3" Taller Height of Door & Roof
- 2 Roof Vents
- Snow Load Kit
- Rain Gutters
- Enhanced Extendable Base Kit







Zoning Board of Appeals Referral Form Information

Property Address:

2534 Clover Street ROCHESTER, NY 14618

Property Owner:

Silver, Howard
2534 Clover St
Rochester, NY 14618

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
Number of Chickens:	6	Number of Chickens:	14	Number of Chickens:	8
Height:	6	Height:	9.5	Height:	3.5
Size:	50	Size:	152	Size:	102

Code Sections: Applicant is requesting relief from Town Code Sections 185-118 D. (2)(a), (3)(d), and (3)(f) for keeping more than the maximum number of chickens permitted, for the coop being taller than six feet in height, and for the coop footprint being more than 50 square feet. This property is zoned Residential Neighborhood (RN).

Staff Notes: Following the ZBA's review of the detached garage, it was discovered that the applicant is not in compliance with the Town's code for chickens.

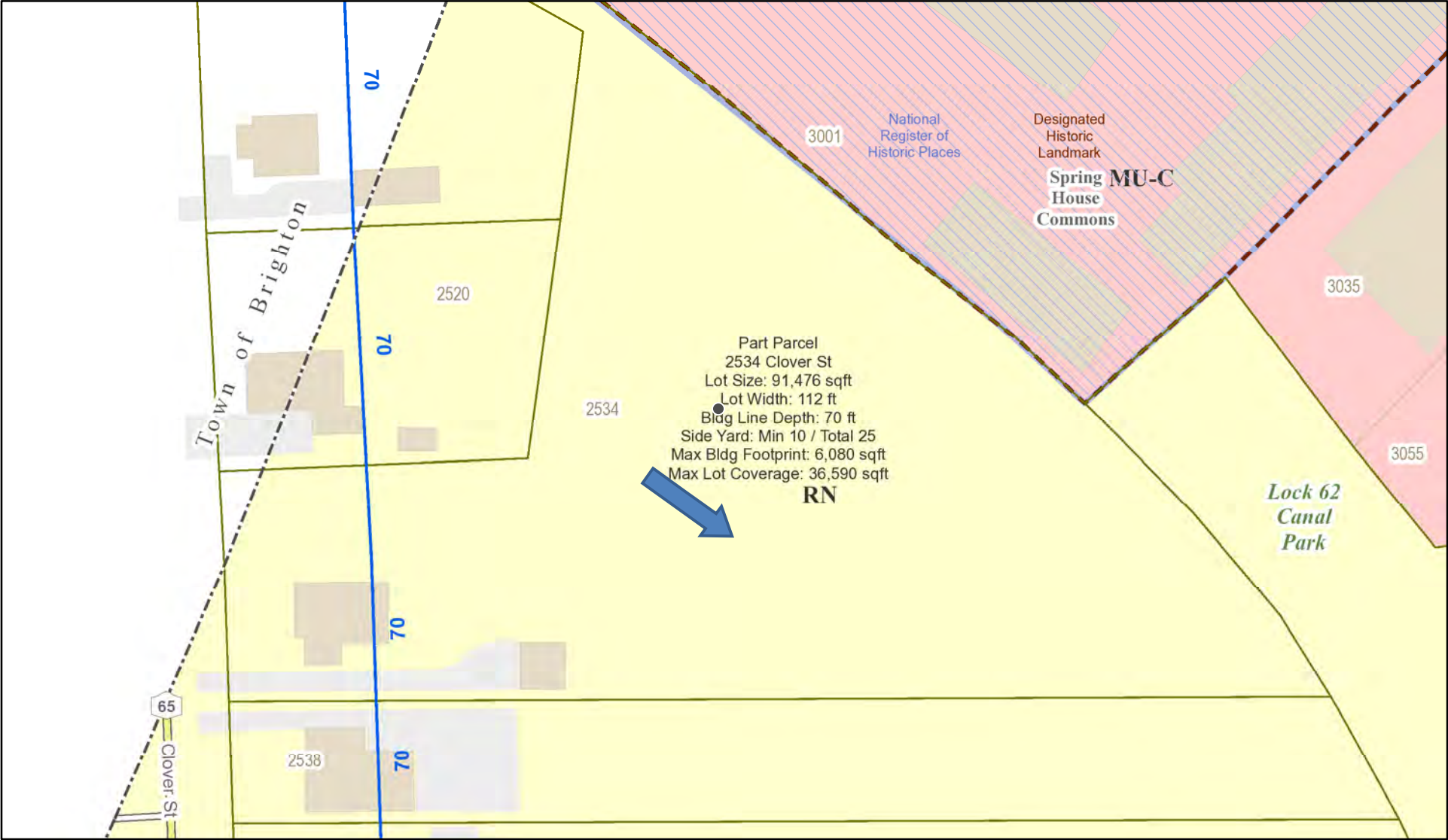
August 20, 2025

ARZ

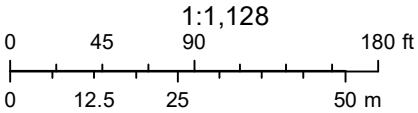
Date

April Zurowski -

2534 Clover Street



Printed August 12, 2025



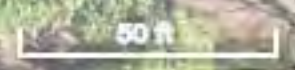
Town of Pittsford GIS

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

2B25-600016



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 7/29 Hearing Date: 9/15

Applicant: Howard L Silver

Address: 2534 Clover St. Rochester NY 14618

Phone: ~~585-721-7835~~ 585-721-7835 E-Mail: hlsilver9@yahoo.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

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: _____ Current Zoning: RN Zoning

Tax Map Number: 150.08-1-76

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

Variance for existing chicken Coops and runs.
One is over height, one too many, and eight chickens
more than allowed.

14 total chickens

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.

Howard L Silver

(Owner or Applicant Signature)

7-28-25

(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:

Chickens and coops have been present for almost 10 years and there have been no complaints.

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

Structures have been present for years.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

of chickens is substantial

Coop size is minimal

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 is no impact. No complaints

- **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, chickens are pets

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

(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

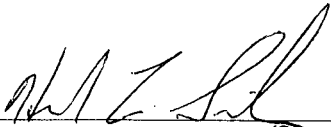
☒ variance ☐ approval of a plat ☐ exemption from a plat or official map

...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)

7-28-25

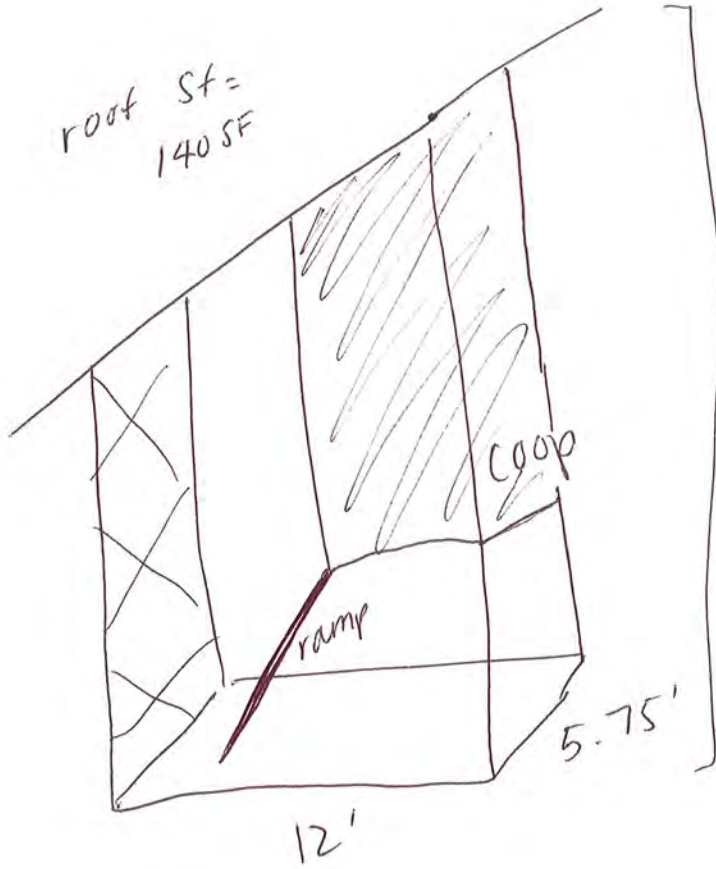
(Dated)

2534 Clover St.

(Street Address)

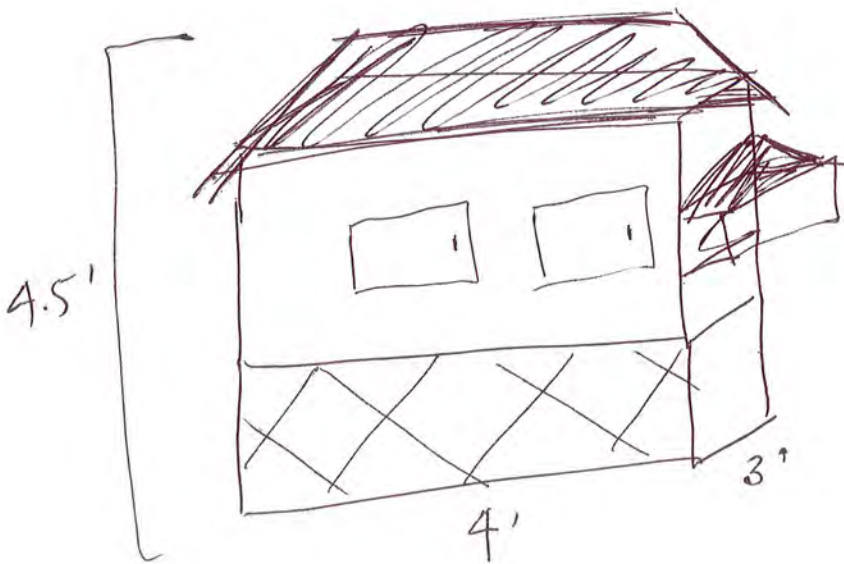
Rochester NY 14618

(City/Town, State, Zip Code)



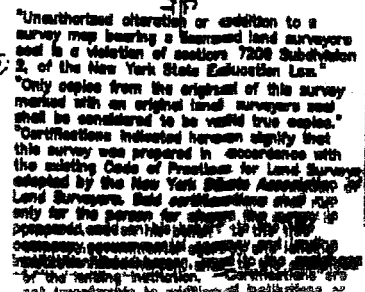
9.5'
tall

bigger
coop + run



nesting
box

smaller
coop +
run





Larger Red Coop



Smaller Blue Coop

Zoning Board of Appeals Referral Form Information

Property Address:

526 Mendon Road PITTSFORD, NY 14534

Property Owner:

Malvern Views LLC

Applicant or Agent:

Bayer Landscape Architecture, PLLC

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
Fence Height:	3	Fence Height:	7.2	Fence Height:	4.2
Building Footprint:	8548	Building Footprint:	11108	Building Footprint:	2560

Code Sections: Applicant is requesting relief from Town Code Sections 185-17 H. and 185-121 A. for the construction of a new home exceeding the maximum building footprint permitted and for the installation of a fence more than three feet in height in front of the front setback. This property is zoned Residential Neighborhood (RN).

Staff Notes: The applicant has submitted a request to the Design Review & Historic Preservation Board for the demolition of the existing home in order to construct the new home and landscape wall with a gate. The new home will be set back 435' from the right-of-way.

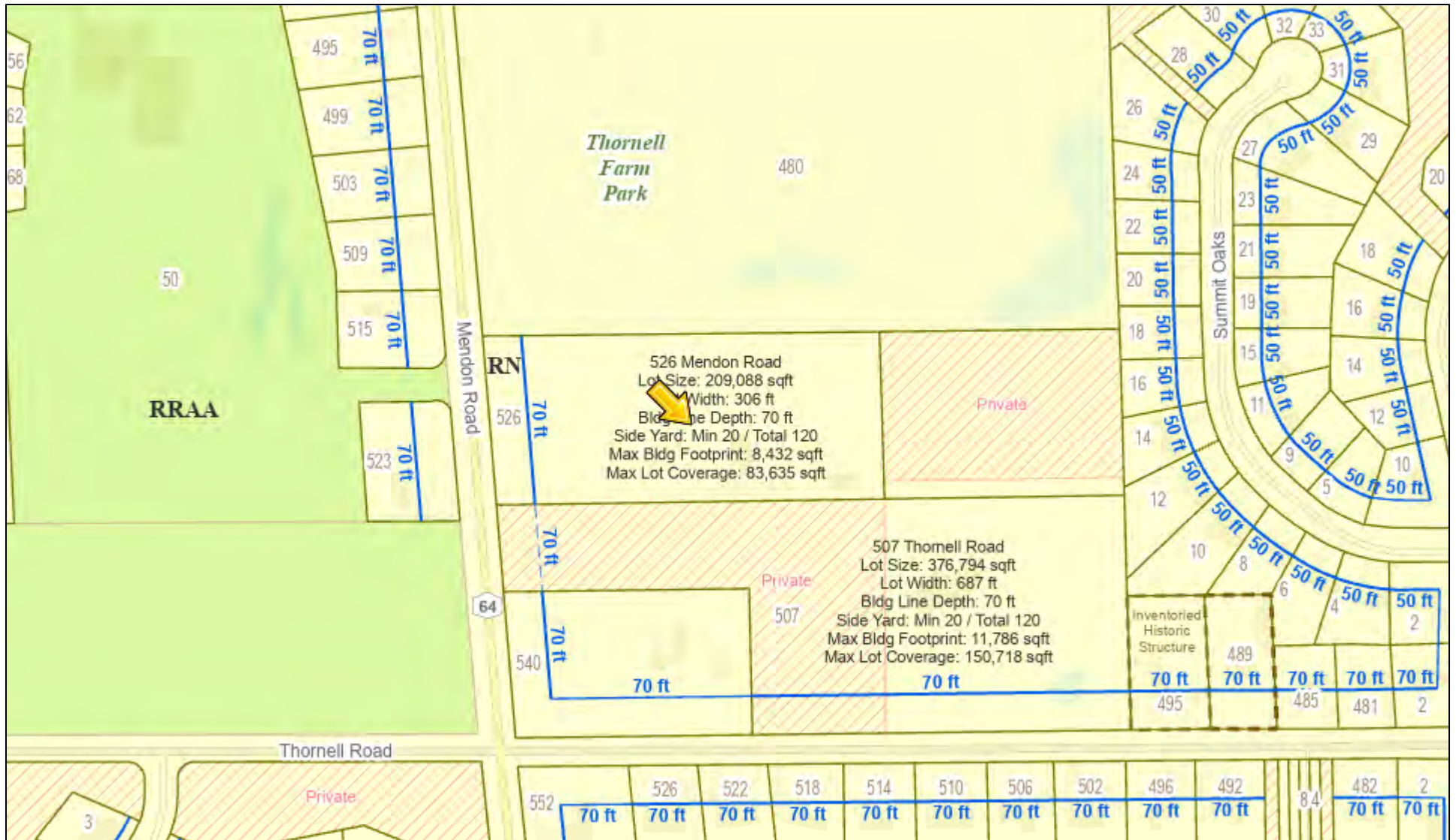
August 20, 2025

ARZ

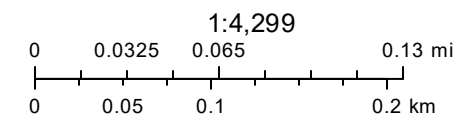
Date

April Zurowski -

526 Mendon Road



8/20/2025, 9:55:17 AM



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.



509

515

523

526

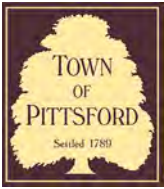
Mendon Rd

Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: August 14, 2025 Hearing Date: September 15, 2025

Applicant: Malvern Views, LLC

Address: _____

Phone: _____ E-Mail: _____

Agent: Bayer Landscape Architecture, PLLC
(if different than Applicant)

Address: 19 North Main Street, Honeoye Falls, NY 14472

Phone: (585) 582-2000 E-Mail: mhb@bayerla.com

Property Owner: Malvern Views, LLC
(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: 526 Mendon Road Current Zoning: RN

Tax Map Number: 178.03-1-80.1

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

The owners would like to build a new home and make related improvements to the site and landscape. The proposed home sits approximately 435' back from West property boundary along Mendon Road and will be substantially veiled by new trees. In addition to the new home, the project will include numerous landscape and site enhancements, including a new entry wall and gate, re-aligned driveway, new arrival court and parking areas, rear terrace, and numerous gardens. The proposed building and site enhancements are illustrated on the Site Plan, architectural plans and elevations, rendered 3D model images, and other supporting documents included in this application.

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)

8/14/2025

(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:

See attached forms.

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

See attached forms.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

See attached forms.

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:

See attached forms.

- **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?

See attached forms.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Malvern Views LLC - 526 Mendon Road, Pittsford

(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)

8/14/2025

(Dated)

(Street Address)

(City/Town, State, Zip Code)

PROJECT SUMMARY

The owners would like to build a new home and make related improvements to the site and landscape. The proposed home sits approximately 435' back from West property boundary along Mendon Road and will be substantially veiled by new trees. In addition to the new home, the project will include numerous landscape and site enhancements, including a new entry wall and gate, re-aligned driveway, new arrival court and parking areas, rear terrace, and numerous gardens. The proposed building and site enhancements are illustrated on the Site Plan, architectural plans and elevations, rendered 3D model images, and other supporting documents included in this application.

Requested Variance

Maximum Building Footprint

Per code section §185-17 RN, Paragraph G, Table 2, the maximum building footprint is 8,548 Sq. Ft. The proposed building footprint, including the proposed garages, covered walks, and veranda is 11,108 Sq. Ft. The owner is requesting a variance for the maximum building footprint.

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

The granting of the requested variances will not result in any undesirable change to the character of the neighborhood, nor will it be a detriment to nearby properties. The proposed building footprint is well within the development setback limits, and the total property coverage remains well under the allowable threshold. The home is sited approximately 435 feet from the western property boundary along Mendon Road, creating a substantial spatial and visual buffer. In time, the building will be largely screened from view by a combination of existing vegetation and thoughtfully designed supplemental landscape plantings. The property is also unique and has a non-traditional setting, being adjacent to Thornell Farm Park and Pittsford Menon High School to the north, and Northfield Church to the south.

Taken together, these factors ensure that the proposed home will integrate seamlessly into its surroundings and maintain the character of the neighborhood.

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

Although the proposed building footprint exceeds what is currently permitted by code, the layout and scale have been thoughtfully designed to meet the owner's goals, programmatic needs, and expectations for their new home. The proportions and massing of the home have been carefully considered to create an elegant design that is both responsive to the site and fitting within this setting and the surrounding context.

Importantly, the overall site coverage remains well within allowable limits, confirming that the scale of the residence is appropriate for the property. Given these factors, the proposed footprint reflects a deliberate and sensitive approach that will not result in any adverse impacts to the site or neighboring properties.

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

Given that the property is nearly 5 acres in size and the proposed site coverage is under 15%—well below the 40% permitted by code—the requested building footprint is not substantial. As previously noted, the proportions and massing of the home have been thoughtfully designed to achieve an elegant architectural expression that is both site-responsive and respectful of the surrounding context.

The home is sited approximately 435 feet from the western property boundary along Mendon Road, establishing a significant physical and visual buffer. In addition, planned landscape enhancements will provide additional screening of the property, and will minimize visibility from neighboring properties and the road.

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

The proposed site coverage is significantly below the maximum permitted for this parcel and the RN district, and the vast majority of the site (approximately 85%) remains “green” and pervious. The proposed landscaping will incorporate many native trees and shrubs and will enhance the existing vegetated buffers and habitat. Additionally, the grading and drainage strategies will prevent erosion, and slow and cleanse stormwater.

Overall, the project reflects an environmentally responsible approach to development and has been designed to avoid any negative impacts on the surrounding environment, neighborhood, or zoning district.

5. *Is the alleged difficulty self-created?*

While the owner has elected to pursue a home of this scale, the design, proportions, and massing have been thoughtfully developed to respond appropriately to the site and fit comfortably within the surrounding context. The building footprint accounts for less than 5.2% of the lot area, and total site coverage remains under 15%, well below the 40% allowed by code.

Both the owner and the architectural team have approached the project with great care, proposing a design that is logical, site-sensitive, and well-integrated with the landscape. The home not only meets the functional needs of the owner but also enhances the overall character of the property and surrounding area.

Given these considerations—as well as the rationale outlined in the preceding responses—the granting of this variance request is both reasonable and appropriate. It will result in no negative impacts to the environment, the neighborhood, or the broader district.

Respectfully Submitted By:
Mark Bayer, Bayer Landscape Architecture, PLLC
(Agent for Malvern Views, LLC)

PROJECT SUMMARY

The Owners would like to build a new home and make related improvements to the site and landscape. The proposed home sits approximately 435' back from West property boundary along Mendon Road and will be substantially veiled by new groves of trees. In addition to the new home, the project will include numerous landscape and site enhancements, including a new entry wall and gate, re-aligned driveway, new arrival court and parking areas, rear terrace, and numerous gardens. The proposed building and site enhancements are illustrated on the Site Plan, architectural plans and elevations, rendered 3D model images and other supporting documents included in this application.

Requested Variance

Fence (wall) & Gate Height

Per code section §185-121 RN, Paragraph A, no fence shall exceed six feet in height, and no fence more than three feet in height shall be erected in front of a front setback. Decorative fence posts may extend above the foregoing height limitations by no more than six inches. The owner is requesting a variance for the maximum height allowed for a front yard wall and gate. The ornamental driveway gate will be 7'-2" in height and the flanking stone piers will be 7'-8". The adjoining stone walls will vary in height with grade and location as shown on the "Site Details - Wall Elevation" drawing.

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

The granting of the requested variances will not result in any undesirable change to the character of the neighborhood, nor will it be a detriment to nearby properties. The proposed stone wall, piers and gate is perfectly in scale and appropriate in the large property and unique context. The gates and wall will be constructed with high-quality materials and extensive landscaping will soften its appearance. Rather than detracting from neighborhood character, the wall and gates will enhance the visual appeal of the surrounding area and contribute to an orderly and aesthetically pleasing frontage for this property. Furthermore, it will not obstruct any views or impact any neighboring properties. On average, the base of the wall is below the level of the adjacent road, lessening the perceived height.

Taken together, these factors ensure that the proposed development will integrate seamlessly into its surroundings and enhance the character of the neighborhood.

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

Reducing the height of the entry gates, piers and wall would result in a design that appears undersized and visually disconnected from the context of the residence and property. The desired effect of creating a cohesive and appropriately scaled entry cannot be achieved without exceeding the standard zoning height restriction. The proposed gates, piers and walls have been carefully designed and detailed for this property and will fit seamlessly into this context.

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

While the variance requests a gate and wall height above the standard limit, it is minimal in impact when considered relative to the overall site scale and the thoughtful design approach. The property's large size and very unique and expansive setting along a busy road require a gateway and walls that are of a larger scale the code allows. This is not a typical neighborhood road setting or a typical residence. The gateway wall will also be softened through the use of natural materials and extensive planting. The proposal is tailored to the specific conditions of the site and does not represent a substantial deviation when considered in this context, and for this home.

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

The gateway and wall installation will also include extensive planting with many native trees and shrubs to enhance the property and improve habitat on the site. The project overall is significantly under the allowed lot coverage with the vast majority of the site remaining “green” and pervious. Stormwater management improvements will also be made to prevent erosion, and slow and cleanse stormwater.

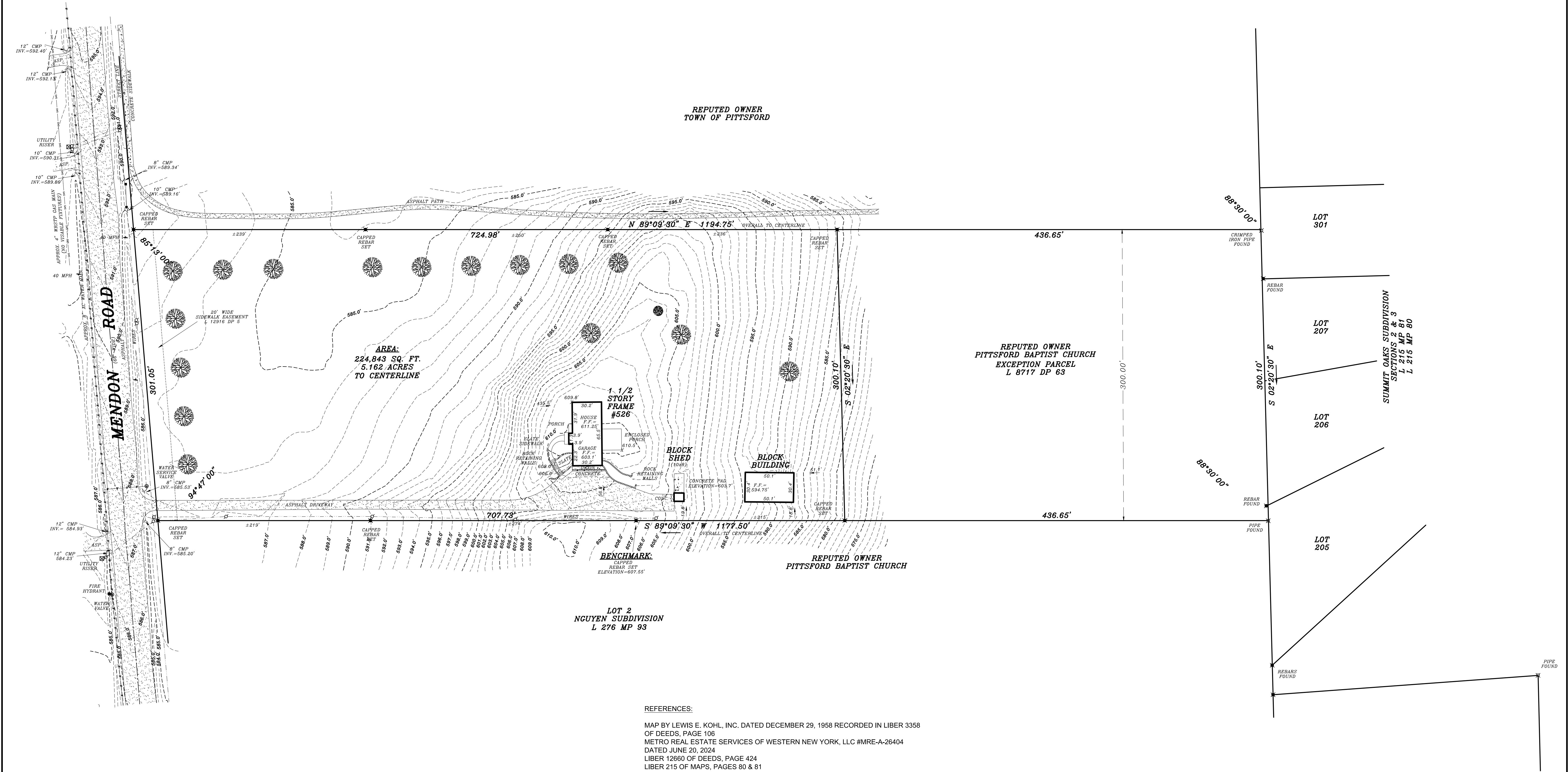
Overall, the project reflects an environmentally responsible approach to development and has been designed to avoid any negative impacts on the surrounding environment, neighborhood, or zoning district.

5. Is the alleged difficulty self-created?

While the applicant is pursuing a design vision that includes a taller entry feature, the difficulty arises from the scale and character of the property and unique context, not exclusively from personal preference. The larger lot, non-traditional setting, and architectural proportions justify a taller gateway and wall for visual balance and practical function. Therefore, while partially self-created, the request is a reasonable and context-sensitive response to the site's unique characteristics.

Given these considerations—as well as the rationale outlined in the preceding responses—the granting of this variance request is both reasonable and appropriate. It will result in no negative impacts to the environment, the neighborhood, or the broader district.

Respectfully Submitted By:
Mark Bayer, Bayer Landscape Architecture, PLLC
(Agent for Malvern Views, LLC)



REFERENCES:

MAP BY LEWIS E. KOHL, INC. DATED DECEMBER 29, 1958 RECORDED IN LIBER 3358 OF DEEDS, PAGE 106
METRO REAL ESTATE SERVICES OF WESTERN NEW YORK, LLC #MRE-A-26404 DATED JUNE 20, 2024
LIBER 12660 OF DEEDS, PAGE 424
LIBER 215 OF MAPS, PAGES 80 & 81
LIBER 276 OF MAPS, PAGE 93

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. FOR FIXTURES AS SET FORTH IN LIBER 1491 OF DEEDS, PAGE 572 AND LIBER 1084 OF DEEDS, PAGE 492.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NYS CORS NETWORK BY USING GPS AND ARE ON NAVD 88 DATUM.

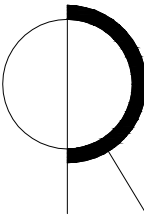
ALL UNDERGROUND UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY EXCAVATION.

PARCEL TAX ID #178.03-1-80.1

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 20, 2025.

KATELYN N. MASTRELLA, P.L.S. #051234

8									SCALE	1" = 50'
7									DATE	02/26/2025
6									REDATED	
5									PROJECT NO.	2024-0797
4									SHEET	1 OF 1
3										
2										
1										
NO.	REVISION			DATE	BY					

	O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C. INCORPORATED IN THE STATE OF NEW YORK	TOPOGRAPHIC SURVEY
	LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS ALTA/NSPS SURVEYS	PARCEL SITUATE IN TOWN LOT 10 TOWNSHIP 12, RANGE 5
	75 TOWN CENTRE DRIVE, SUITE 110 ROCHESTER, NY 14623	TOWN OF PITTSFORD
	PHONE (585) 325-7520 e-mail surveyors@oneillrodak.com	MONROE COUNTY, NEW YORK
		LOCATION 526 MENDON ROAD
	PREPARED FOR MALVERN VIEWS LLC	

*GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

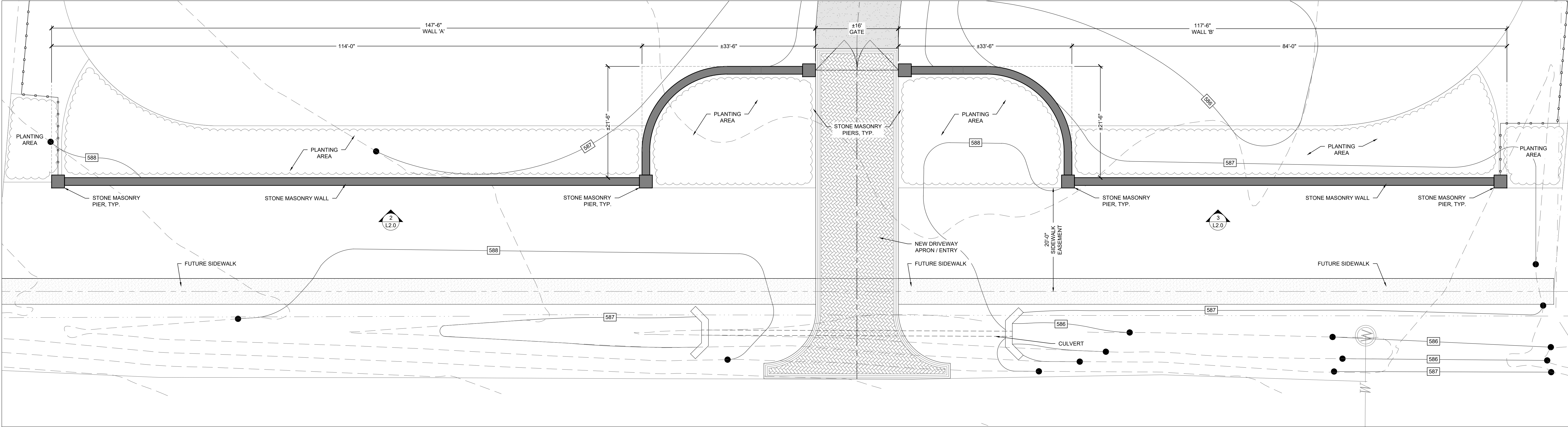
*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7208 OF THE NEW YORK STATE EDUCATION LAW.

PAVING & HARDSCAPE		BOUNDARIES & SITE FEATURES	
	LARGE PAVERS		PROPOSED BUILDING
	SMALL PAVERS		PROPERTY LINE
	STONE COBBLE		EXISTING STRUCTURE FOOTPRINT (TO BE REMOVED)
	ASPHALT PAVING		TREE / SHRUB LINE
	STEPS		EXISTING DECIDUOUS TREE (REDUCED SCALE SHOWN)
	LOW STONE WALL		PLANTING AREA
	FLUSH CURB		PROPOSED TREE
	NEW FENCE		

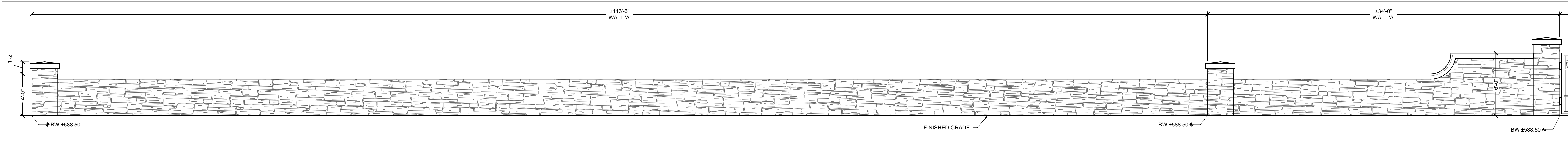
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	214,908 SQ. FT	214,908 SQ. FT
MIN. LOT WIDTH	N/A	301'	301'
MIN. FRONT YARD SETBACK	70'	435'-6"	441'
MIN. REAR YARD SETBACK	20'	51'-1"	126'
MIN. SIDE YARD SETBACK	20' MIN. / 120' TOTAL	56'-9"	46'
MIN. REAR YARD SETBACK (ACCESSORY)	20'	51'-1"	N/A
MAX. BUILDING HEIGHT	30'	N/A	39'-8"
MAX. BUILDING FOOTPRINT	8,548 SQ. FT.	2,805 SQ. FT.	11,108 SQ. FT.
MAX. ACCESSORY BUILDING HEIGHT	12'	N/A	N/A
MAX. LOT COVERAGE	85,963 SQ. FT. (40.0%)	3,986 SQ. FT. (1.9%)	31,360 SQ. FT. (14.6%)

EXISTING LOT SIZE:	214,908 SF (4.93 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE (40%):	85,963 SF (40.0%)
EXISTING COVERAGE (%):	3,986 SF (1.9%)
PROPOSED LOT COVERAGE (%):	31,360 SF (14.6%)

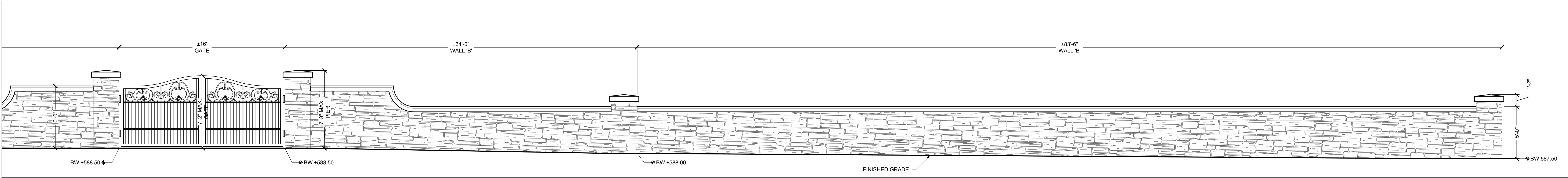




1 WALLS 'A' & 'B' - LAYOUT PLAN
1/8"=1'-0"



2 WALL 'A' ELEVATION
1/4"=1'-0"



3 GATE & WALL 'B' ELEVATION
1/4"=1'-0"

WARNING: IT IS A VIOLATION OF THE LAW AND PROFESSIONAL ETHICS TO REPRODUCE OR TRANSMIT THIS DRAWING OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF BAYER LANDSCAPE ARCHITECTURE, PLLC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BAYER LANDSCAPE ARCHITECTURE, PLLC IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. BAYER LANDSCAPE ARCHITECTURE, PLLC IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

Scale:	NTS	MMB	DMB/GDW	BAYER LA	2025.08.15	2025-103	No.	Revisions	Date
Checked By:									
Drawn By:									
Design By:									
Date:									
Project No:									

MALVERN VIEWS 520 MENDON ROAD PITTSFORD, NEW YORK 14854	SITE DETAILS - WALL ELEVATIONS
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**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