

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
SEPTEMBER 15, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on September 15, 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, Barbara Servé, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci

ABSENT: Tom Kidera, Phil Bleecker, Phil Castleberry

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

ATTENDANCE: There were 7 members of the public present.

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

NEW PUBLIC HEARINGS:

78 Willard Road – Tax ID 177.02-1-11

Applicant is requesting relief from Town Code Section 185-11 A. to allow for the construction of a garage addition and front porch in front of the front setback as well as for the existing house to be allowed to exceed the minimum side setback where not permitted by code at the above location and bearing the above tax parcel number. This property is zoned Agricultural (AG).

Chairman Pergolizzi opened the public hearing.

Bill Fletcher, of 78 Willard Road, introduced the application. He stated that the purpose of the construction is to provide more living space and garage space for his family. Mr. Fletcher also noted that this application was amending a previous variance.

Chairman Pergolizzi asked if the neighbors had provided any feedback regarding the project. Mr. Fletcher stated that he has no immediate neighbors. His house is surrounded by open space and Farm View Park. Chairman Pergolizzi asked about the completion date of the project. Mr. Fletcher responded that he hoped to begin construction in late spring or early summer 2026.

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

A written resolution to grant the area variances for 78 Willard Road was unanimously approved.

11 Whitestone Lane – Tax ID 137.20-2-19

Applicant is requesting relief from Town Code Sections 185-113 C. (3) for a greenhouse forward of the rear wall of the house; 185-121 A. for a 6 foot tall garden fence forward of the front setback; and 185-113 C. (3) for an open air pergola forward of the rear wall of the home, all where not permitted by code at the above location and bearing the above tax parcel number. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

Sue Steele, of Steele Landscape Architecture, introduced the application. Ms. Steele stated that the homeowners would use their proposed seasonal greenhouse to extend the growing season. She noted that the property is a corner lot which makes placement of accessory structures on the property a challenge. Ms.

APPROVED MINUTES 091525

Steele stated that the requested variances for the pergola and garden fence are to allow these current zoning violations.

Chairman Pergolizzi asked if the neighbors had shared any concerns. Ms. Steele was unsure. Ms. Zurowski stated that the neighbors had been informed of the variance requests, but that the Town had not received feedback from any of the neighbors regarding this project. Chairman Pergolizzi asked about the proposed completion date of the project. Ms. Steele responded that the homeowners hoped to install the greenhouse by the end of fall 2025. The pergola and garden fence have been in place for nearly 5 years.

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

A written resolution to grant the area variances for 11 Whitestone Lane was unanimously approved.

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) to allow 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).

Chairman Pergolizzi opened the public hearing.

Howard Silver, of 2534 Clover Street, introduced the application. Mr. Silver stated that he has had chickens on the property for many years and currently has 14 chickens. Mr. Silver stated that the primary coop is located about 150 feet from his home in the rear of his property. There is also a smaller coop that is currently empty used for raising chicks. The Board told Mr. Silver that this smaller coop needs to be moved next to the larger coop as shown on his application submission materials. Board Member Servé asked what the lifespan of a chicken is. Mr. Silver responded that a chicken's lifespan can be 12-15 years and that his youngest chicken is 3 years old.

Chairman Pergolizzi asked if his neighbors had provided any feedback. Board Member Servé noted that Mr. Silver has had this number of chickens for many years and the Town has not had any complaints. The Board discussed the Code and confirmed that the chickens should not be able to roam freely on Mr. Silver's property.

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

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

526 Mendon Road – Tax ID 178.03-1-80.1

Applicant is requesting relief from Town Code Section 185-17 H. and 185-121 A. for the construction of a new home exceeding the maximum building footprint permitted, 11,108 SF where limited to 8,548 SF, and for the installation of a 6' 6" fence that is more than three feet in height in front of the setback at the above location and bearing the above tax parcel number. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

A member of Malvern Views LLC introduced the application. He explained that while the overall square footage of the proposed building is over the 8,548 square foot limit for the size of his property. He stated that the proposed garages and porte-cochères add to the overall footprint, but the actual first-floor living space is under the limit. He noted that the size of the home fits the size of the property well and that much of the property is surrounded by protected land, including parkland. Ms. Zurowski and Mr. Koegel provided an explanation for the "non-linear" nature of the maximum footprint regulations. As the acreage increases, the maximum footprint allowed does not increase in a linear fashion. This was done to discourage excessively large mansions from being built.

APPROVED MINUTES 091525

Chairman Pergolizzi stated that while the home may fit the scale of the site itself, he was unsure whether the proposed home fits into the overall character of the neighborhood. Mr. Koegel stated that the area is unique: there are other homes, a school, a church, parkland, and protected forest within the area. He felt that the proposed home and landscape fence would not change the character of this unique neighborhood. Following this discussion, Chairman Pergolizzi agreed with this statement.

Board Member Iacobucci asked if the house will be on a hill. Ms. Zurowski responded that grading would be done to reduce the visual height of the home on the property. Board Member Spennacchio-Wagner asked how the landscaping plan would help the house to blend into the surroundings better. The applicant described the desire to preserve as many existing mature trees as possible, and he plans to plant established trees that can help to provide a positive aesthetic and help to bring privacy to the inhabitants of the home. His detailed descriptions better defined how the landscaping will indeed help the home to blend into the surrounding property.

Board Member Iacobucci shared concerns about the length and height of the proposed fence and gated entry area. She asked how far back the proposed fence will be from the road and the new sidewalk. The applicant shared that the fence would be about 20 feet from the sidewalk easement and 45 feet from the road. The Board discussed the length and height of the fence, the proposed fencing materials, and landscaping around the fence area. The members agreed that the proposed fence and plantings fit the scope of the project.

Chairman Pergolizzi asked if the neighbors in the area had provided any feedback. Ms. Zurowski stated that the Design Review and Historic Preservation Board received several letters from neighbors giving their approval of the proposed building plan. Chairman Pergolizzi asked about the proposed completion date of the project. The applicant replied that the construction team hopes to begin site work and tree planting this fall with an end to the entire project in 2027.

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

A written resolution to grant the area variances for 526 Mendon Road was unanimously approved.

OTHER DISCUSSION:

Chairman Pergolizzi motioned to approve the minutes of August 18, 2025, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi closed the meeting at 8:25PM.

Respectfully submitted,

Patricia Keating
Building Department Assistant

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

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

RE: 78 Willard Road

Tax Parcel: 177.02-1-11

**Applicant: Peter Heintzelman of Method Architecture Studio
on behalf of Bill Fletcher & Elizabeth Westen
Zoned: Agricultural (AG)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Section 185-11 A. to allow for the construction of a garage addition and front porch in front of the front setback as well as for the existing house to be allowed to exceed the minimum side setback where not permitted by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on September 15, 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:

The requested variances will not produce an undesirable change in the character of this neighborhood. The addition will not increase the existing front setback of 45.5 feet which is currently forward of the building line. The property is surrounded by farms and the house itself is obscured from the road by significant hedging. There has been no neighborhood opposition.

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

Although the applicant currently has a two-car garage, the owners wish to increase living space while keeping and adding garage space. Due to the current setback of the home, it would not make sense to push the addition back to the 70-foot building line. Therefore, the benefit sought by the applicant cannot be achieved by other feasible means.

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

The application represents substantial variances from code. The requested variance for the right lot line is a 63% increase and the requested variance for the front setback is a 35% increase. These variances are mitigated by the fact that this property has no immediate neighbors and is obscured from the street with vegetation.

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 variances will not have an adverse effect on the physical and environmental conditions of the neighborhood. The proposed garage is not visible to neighbors or motorists and the property itself is surrounded by farmland and Farm View Park.

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 fact that the property has no immediate neighbors and that the house is screened from the street, 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 July 29, 2025, and attached hereto as Exhibit A.
2. All construction of the garage addition must be completed by December 31, 2027.

The within Resolution was moved by Zoning Board of Appeals Member Jennifer Iacobucci, seconded by Chairman James Pergolizzi, and voted upon by the Board, as follows:

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

The Zoning Board of Appeals adopted the above resolution on September 15, 2025.

April Zurowski
Planning Assistant



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 "18 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 & REAR YARD 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.



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

RE: 11 Whitestone Lane

Tax Parcel: 137.20-2-19

**Applicant: Sue Steele of Steele Landscape Architecture
on behalf of Dr. Nirupama Laroia
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Sections 185-113 C. (3) for a greenhouse forward of the rear wall of the house; 185-121 A. for a 6 foot tall garden fence forward of the front setback; and 185-113 C. (3) for an open air pergola forward of the rear wall of the home, all where not permitted by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on September 15, 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:

The granting of these variances will not produce an undesirable change in the neighborhood or detriment to nearby properties. The placement of the greenhouse behind the garage in a dedicated gardening area ensures it will blend with the aesthetics and functionality of the property and surrounding area. The existing 6-foot garden fence, which is also in the backyard gardening area, and the open-air pergola have been in place for 5 years. Each of these improvements, for which the applicant has requested a variance, will be partially screened from view by the most affected neighbor on the west by 4-foot privacy panels.

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 location of the greenhouse and garden fence in the existing gardening area and near the garage door is ideal for the applicant's practical and functional use of those features. Additionally, the location of the pergola and gardening area in the limited backyard space is constrained by the fact that the property is on a corner lot.

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

These variances are each considered substantial but are mitigated by the hardship caused by the property being on a corner lot and the fact the structures are all at least partially screened by the garage on the east, trees on the north, and privacy panels on the west.

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 variances will not have an adverse impact on the physical and/or environmental conditions in the neighborhood or zoning district. The structures are complementary to the home and existing gardens.

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 partial screening of the improvements and hardship of the corner lot, so the variance is not precluded.

CONDITIONS OF APPROVAL

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

1. These variances are granted only for the plans submitted and prepared by the applicant received August 4, 2025, and attached hereto as Exhibit A.
2. All construction must be completed by December 31, 2026.

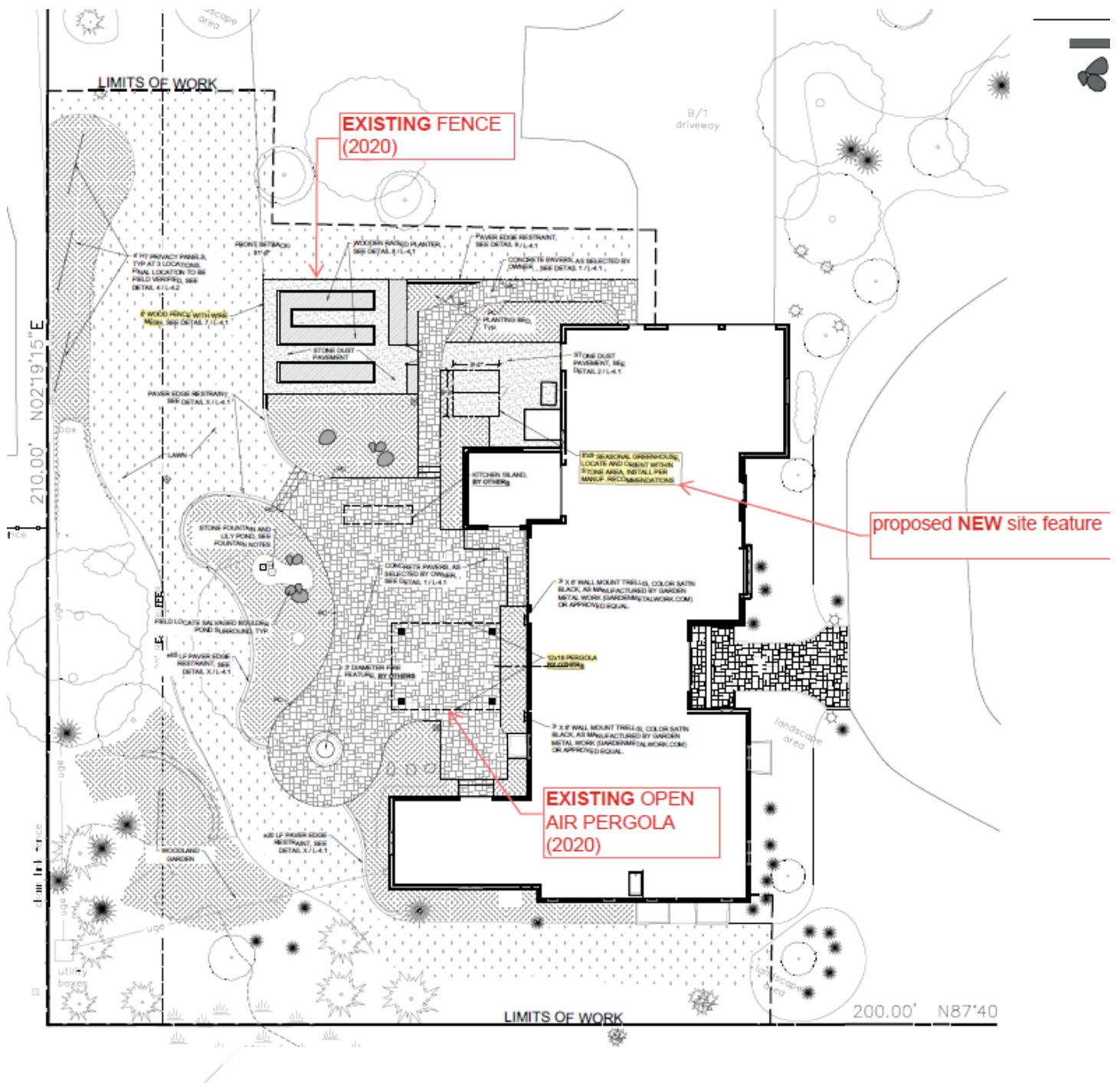
The within Resolution was moved by Zoning Board of Appeals Chairman James Pergolizzi, seconded by Board Member Jennifer Iacobucci, and voted upon by the Board, as follows:

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

The Zoning Board of Appeals adopted the above resolution on September 15, 2025.

April Zurowski
Planning Assistant

EXHIBIT A



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

RE: 2534 Clover Street

**Tax Parcel: 150.08-1-76
Applicant: Howard Silver
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Sections 185-118 D. (2)(a), (3)(d), and (3)(f) to allow 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 where not permitted by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on September 15, 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 be no undesirable change produced in the neighborhood or detriment to nearby properties created by the granting of this application. The requested variances are necessary to allow the continued keeping of the chickens. Following a site visit for a previously requested garage variance, it was discovered that the chickens were not in compliance with Town Code. The applicant has illegally housed these chickens for a number of years and there have been no neighborhood complaints.

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

The benefit sought by the applicant could be achieved by other feasible means. This property is 2.1 acres and is therefore permitted up to 6 chickens per Town Code. The applicant's desire for chickens could be achieved without the granting of this variance.

The large coop that encloses the chickens provides adequate walled and open-air areas for the chickens. The desire for additional area for the chickens to live comfortably cannot be achieved by other feasible means.

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

The number of chickens and size and height of the coop are all substantial variances from code. The maximum number of chickens permitted anywhere in Town is 12, and the applicant is requesting permission to keep 14. Although the code for chickens was changed in March, the applicant did not meet the requirements of the previous code. The adoption of the new code makes the chickens further out of compliance than under the previous code.

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 variances will not have an adverse impact on the physical and/or environmental conditions in the neighborhood or district. The chickens have existed on the property for many years and has not impacted neighbors or the character of the neighborhood.

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 coop's distance from the road and the large lot size, 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 July 28, 2025, and attached hereto as Exhibit A.
2. The small blue coop must be relocated to the spot indicated on the plans dated July 28, 2025, or removed from the premises by October 31, 2025.
3. The chickens should not be "free range" and should be entirely contained on the applicant's property. Should a fenced-in area be added for the chickens, it must be at least 50 feet from all property lines.
4. The current 14 chickens are permitted to remain on the premises until their passing, at which time no replacement chickens are permitted more than the Town Code allows. At this time, the code limits the total number of chickens to 6 on lots less than 3 acres in size.

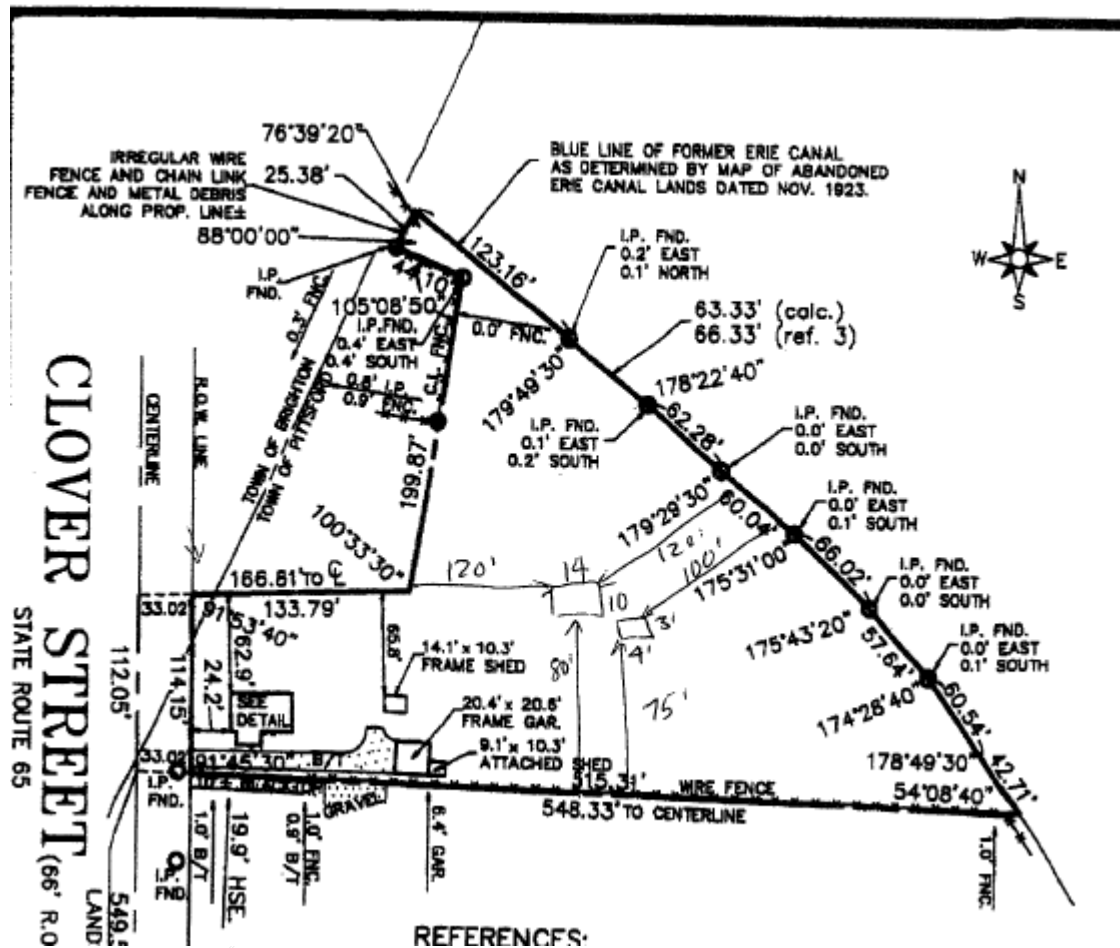
The within Resolution was moved by Zoning Board of Appeals Member Barb Servé, seconded by Board Member Mary Ellen Spennacchio-Wagner, and voted upon by the Board, as follows:

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

The Zoning Board of Appeals adopted the above resolution on September 15, 2025.

April Zurowski
Planning Assistant

EXHIBIT A



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

RE: 526 Mendon Road

**Tax Parcel: 178.03-1-80.1
Applicant: Malvern Views, LLC
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 H. and 185-121 A. for the construction of a new home exceeding the maximum building footprint permitted, 11,108 SF where limited to 8,548 SF, and for the installation of a 7'8" fence that is more than three feet in height in front of the setback at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on September 15, 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 by granting the requested building footprint variance. The design of the new construction exceeds the allowable building footprint by 2,560 SF. This tax parcel lot is nearly 5 acres and easily accommodates the scope of the size of the new construction. The home will be situated approximately 435 feet from the front boundary along Mendon Road. The home will be largely screened from the road with the addition of various landscape plantings further reducing the visual impact of the home. The adjacent properties (Thornell Farm Park, Northfield Church, and 540 Mendon Road) are screened by existing foliage, trees, etc., that is part of conservation easement area. The owners plan to install plantings along these properties to further enhance privacy screening.

The submitted design of the masonry wall will not produce an undesirable change in the neighborhood and detriment to nearby properties. The proposed stone wall, piers, and gate are reasonably in scale and appropriate with the large property and unique context. On average, the base of the wall is below the level of and set back off of the adjacent road, lessening the perceived height.

There has been no neighborhood opposition on the matter, and neighbors have signed letters of support for the project.

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

The owners wish to build a large home and landscape wall that will meet the needs of their family and guests which cannot be achieved by other feasible means. The layout and scale have been thoughtfully designed to meet the owner's goals and programmatic needs. The overall site coverage remains well within allowable limits, confirming that the scale of the residence is appropriate for the property despite the need for a larger footprint. The house will be located at the highest level of the property and will be set far off the road. The plan presented by the applicants also includes landscaping and various natural screenings to provide privacy and maintain a natural setting for the project.

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

The applicant represents substantial variances from code. The building footprint is a 30% variance and the entrance gate is a 255% variance at its peak. There is only a small portion of the landscape wall and entrance gate at 7'8" and a majority of the wall is only 4', which is a 33% variance.

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 variance for the building footprint and landscape wall will have limited adverse impact on the physical or environmental conditions in the neighborhood. Although the footprint is quite large, it will not create impervious coverage issues on the site, as the lot is nearly 5 acres in size. The property is surrounded by open space, parkland, a school, and other residential properties.

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 these variances is self-created but is mitigated by the nearly 5-acre property lot size, the design of the construction and landscaping, and the fact that the area consists of many diverse property sizes and uses, so the variance is not precluded.

CONDITIONS OF APPROVAL

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

1. These variances are granted only for the plans submitted and prepared by the applicant dated August 14, 2025, and attached hereto as Exhibit A.
2. The proposed location of the fence is approved, and it may not be relocated any closer to the road. The fence may be moved further away from the roadway, though.
3. All construction of the home and fence must be completed by December 31, 2030.

The within Resolution was moved by Zoning Board of Appeals Member Mary Ellen Spennacchio-Wagner, seconded by Board Member Barb Servé, and voted upon by the Board, as follows:

Phil Bleecker voted	Absent
Phil Castleberry voted	Absent
Barbara Servé voted	Aye

Thomas Kidera voted	Absent
Mary Ellen Spennacchio-Wagner voted	Aye
Jennifer Iacobucci voted	Aye
James Pergolizzi voted	Aye

The Zoning Board of Appeals adopted the above resolution on September 15, 2025.

April Zurowski
Planning Assistant

EXHIBIT A

