

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
DECEMBER 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, December 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

24 Chelsea Park – Tax ID 163.20-3-6

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage not meeting the minimum and total side setback requirements. This property is zoned Residential Neighborhood (RN).

33 Coventry Ridge – Tax ID 177.03-5-42

Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4.5-foot-tall fence in front of a front setback, where a maximum of 3 feet is permitted. This property is zoned Residential Neighborhood (RN).

60 Knollwood Drive – Tax ID 138.13-1-15

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a garage addition forward of the building line. This property is zoned Residential Neighborhood (RN).

71 Knollwood Drive – Tax ID 138.13-1-21

Applicant is requesting relief from Town Code Sections 185-17 H. and I. for the construction of new home exceeding the maximum building footprint and maximum lot coverage. This property is zoned Residential Neighborhood (RN).

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, January 19, 2026.

Zoning Board of Appeals Referral Form Information

ZB25-000026

Property Address:

24 Chelsea Park PITTSFORD, NY 14534

Property Owner:

Valenti, Samuel
24 Chelsea Park
Pittsford, NY 14534

Applicant or Agent:

Bill Dean, AIA

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:	10	Left Lot Line:	5	Left Lot Line:	5.0
Total Side Setback:	30	Total Side Setback:	19.4	Total Side Setback:	10.6
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage not meeting the minimum and total side setback requirements. This property is zoned Residential Neighborhood (RN).

Staff Notes: The existing shed is proposed to be demolished and replaced with a garage to be connected to the house with a covered walkway.

November 18, 2025

ARZ

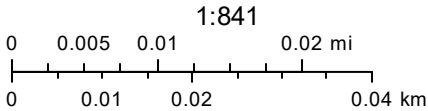
Date

April Zurowski -

24 Chelsea Park



11/18/2025, 2:28:39 PM



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.



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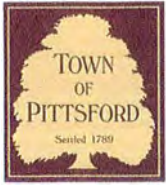
Chelsea Park

Thu Apr 25 2024

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: November 14, 2025 Hearing Date: December 15, 2025

Applicant: William C. Dean, AIA

Address: 4234 Hogmire Road, Avon, NY 14414

Phone: [REDACTED] E-Mail: [REDACTED]

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Samuel Valenti
(if different than Applicant)

Address: 24 Chelsea Park, Pittsford, NY 14534

Phone: [REDACTED] E-Mail: [REDACTED] uelrvalenti@gmail.com

(If applicant is not the property owner please complete the Authorization to Make Application [REDACTED])

Property Location: 24 Chelsea Park, Pittsford, NY 14534 Current Zoning: NR Neighborhood Residential

Tax Map Number: 1 6 20 3 6

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

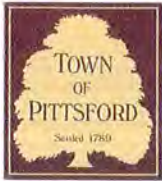
The owner requests permission to demolish the existing 192 S.F., wood-frame shed and construct a new 540 S.F. wood-frame attached garage addition in a similar location. The project will include site work intended to connect the existing driveway to the proposed garage addition. The proposed garage addition will be at the same elevation as the existing adjacent garage, will be connected to the existing house with a roof over a covered walkway, and use exterior finishes similar to the existing residence.

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)

11/14/2025

(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, Samuel Valenti, the owner of the property located at:
24 Chelsea Park, Pittsford, NY 14534
(Street) (Town) (Zip)

Tax Parcel # 163.20-3-6 do hereby authorize
William C. Dean, Jr. to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of Obtaining
an area variance for the side setback.

Samuel Valenti

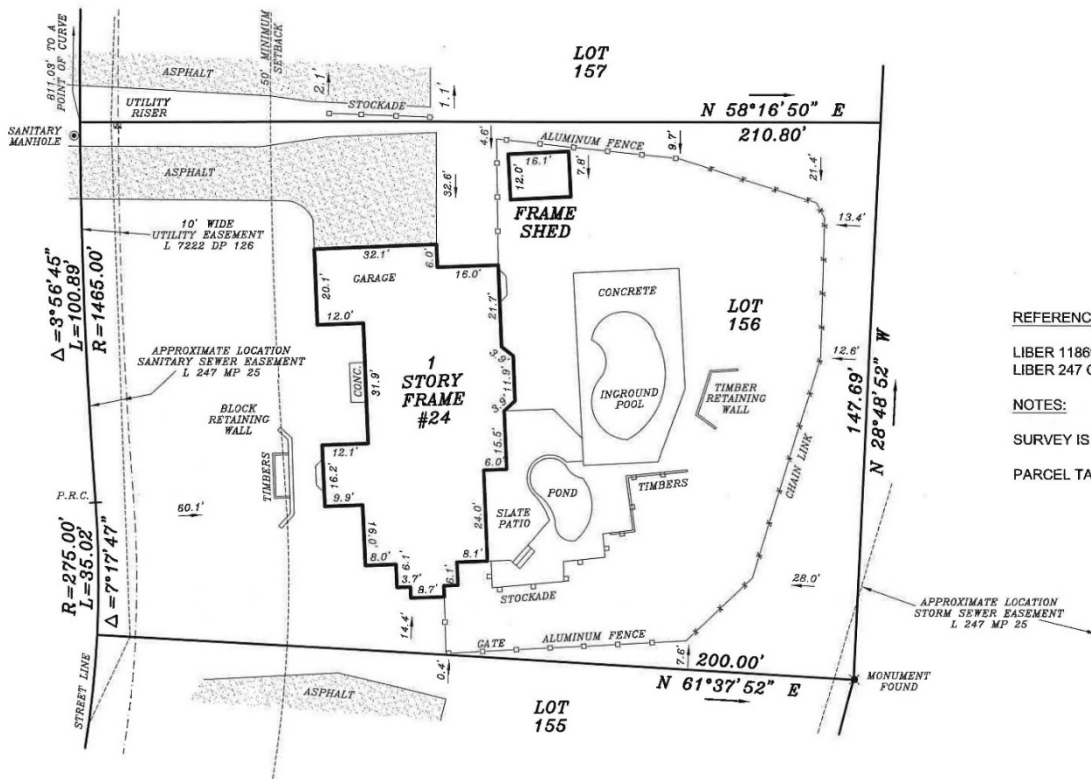
(Signature of Owner)

November 14, 2025

(Date)

CHELSEA PARK

(60' WIDE)



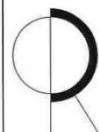
REFERENCES:

LIBER 11869 OF DEEDS, PAGE 579
LIBER 247 OF MAPS, PAGE 25

NOTES:

SURVEY IS SUBJECT TO THE REVIEW OF AN UPDATED ABSTRACT OF TITLE.

PARCEL TAX ID #163.20-3-6



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FEMA ELEVATION CERTIFICATES
ALTA/NSPS SURVEYS

5 SOUTH FITZGHUGH STREET
ROCHESTER, NY
14614

PHONE (585) 325-7520 FAX (585) 325-1708
e-mail surveyors@oneillrodak.com

MAP OF A SURVEY

LOT 156
CHATHAM WOODS SUBDIVISION

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

CLIENT

DOLLINGER ASSOCIATES, P.C.

SCALE
1" = 30'

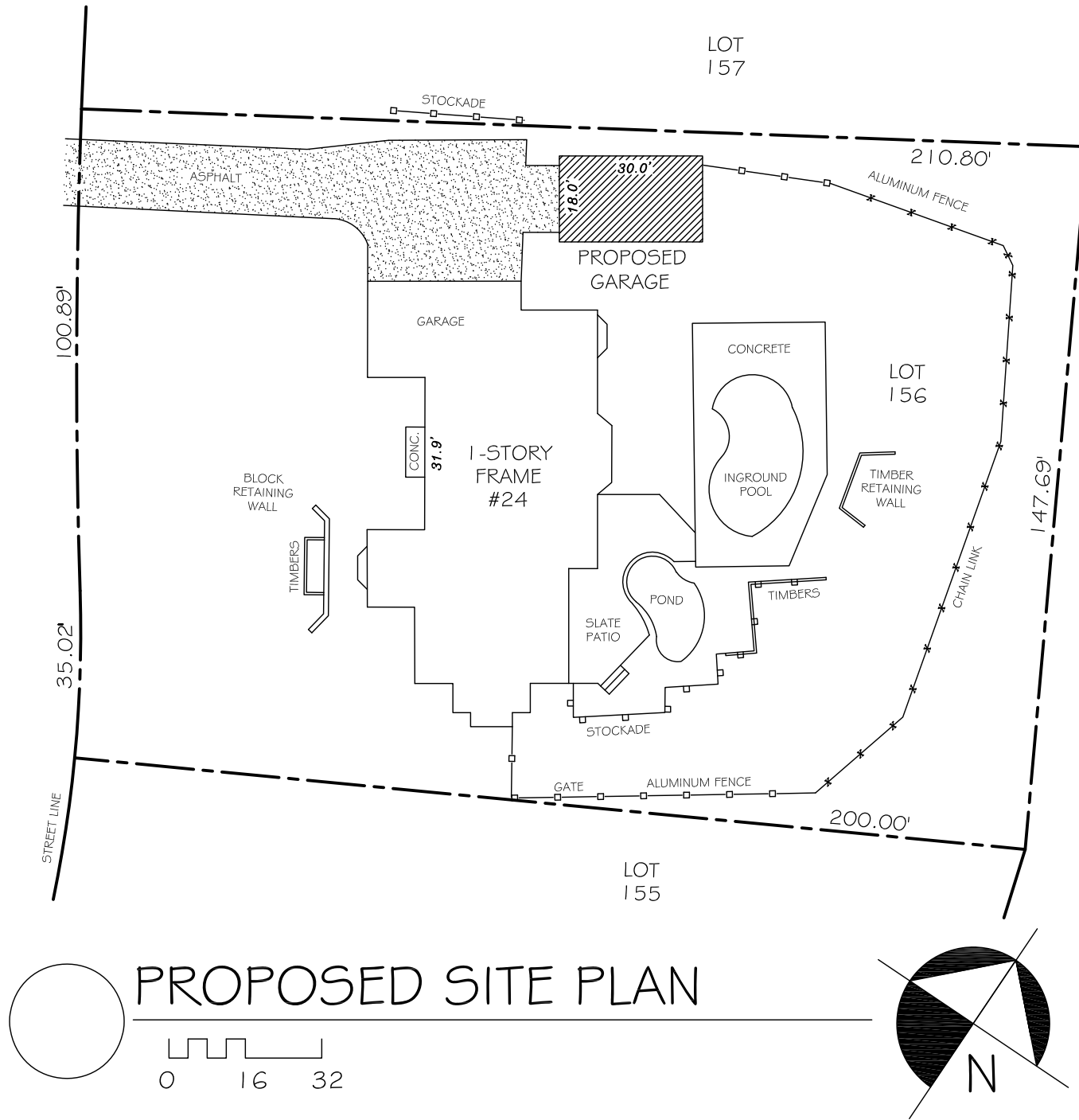
DATE
03/18/2020

PROJECT NO.
2020-0302

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
"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 the institutions or subsequent owners"

CHELSEA PARK

(60' WIDE)



NOTE: SITE PLAN LAYOUT IS GENERALLY DIAGRAMMATIC. LOCATION OF THE PROPOSED STRUCTURE IS APPROXIMATE. REFER TO INSTRUMENT SURVEY MAP BY O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C. DATED MARCH 18, 2020 FOR ADDITIONAL INFORMATION.

ARCHITECT:

William C. Dean, RA, AIA
4234 Hogmire Road
Avon, New York 14414
585-729-7460
e-mail: deanarchitect@frontiernet.net

DATE:

11.14.2025

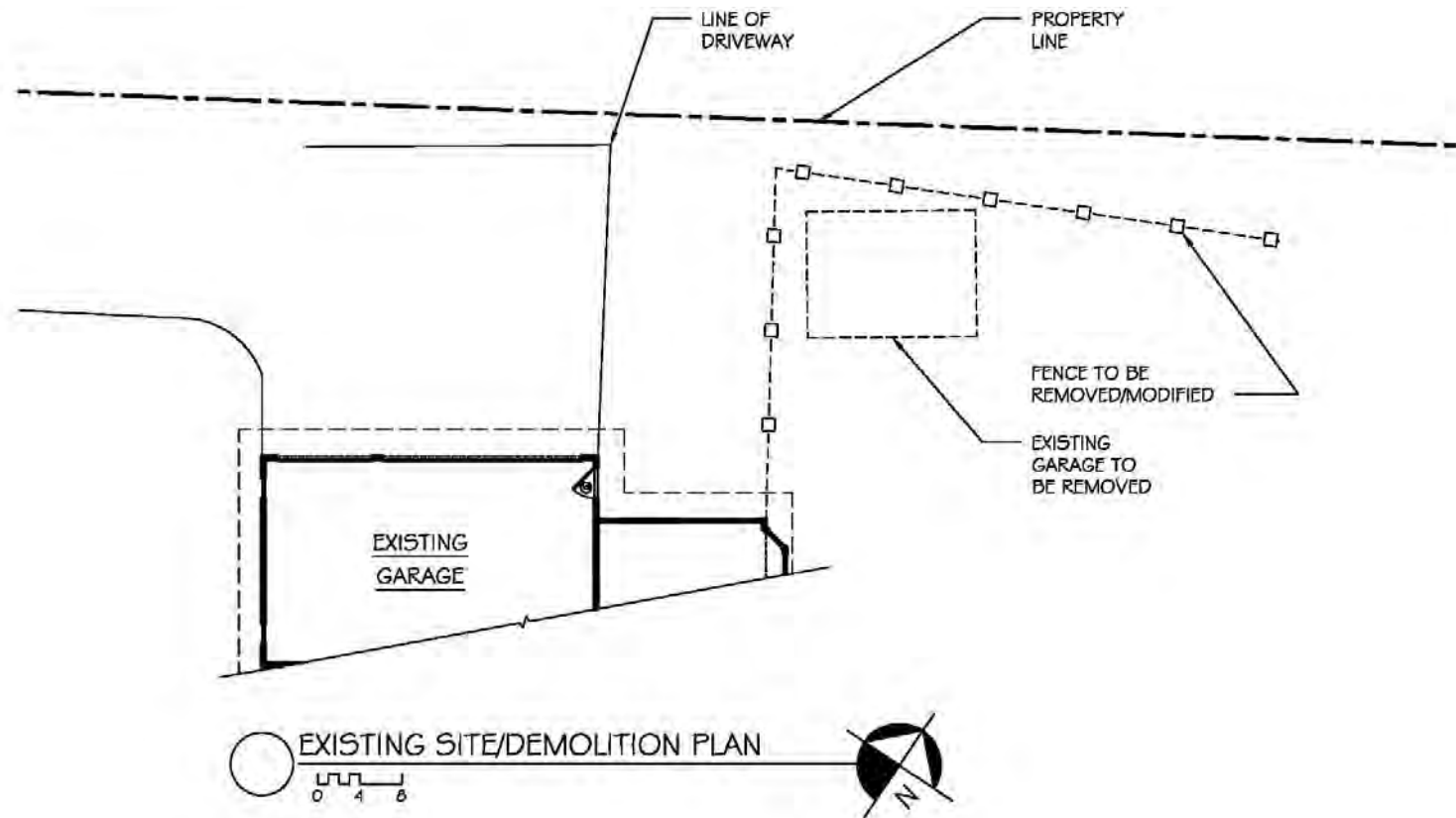
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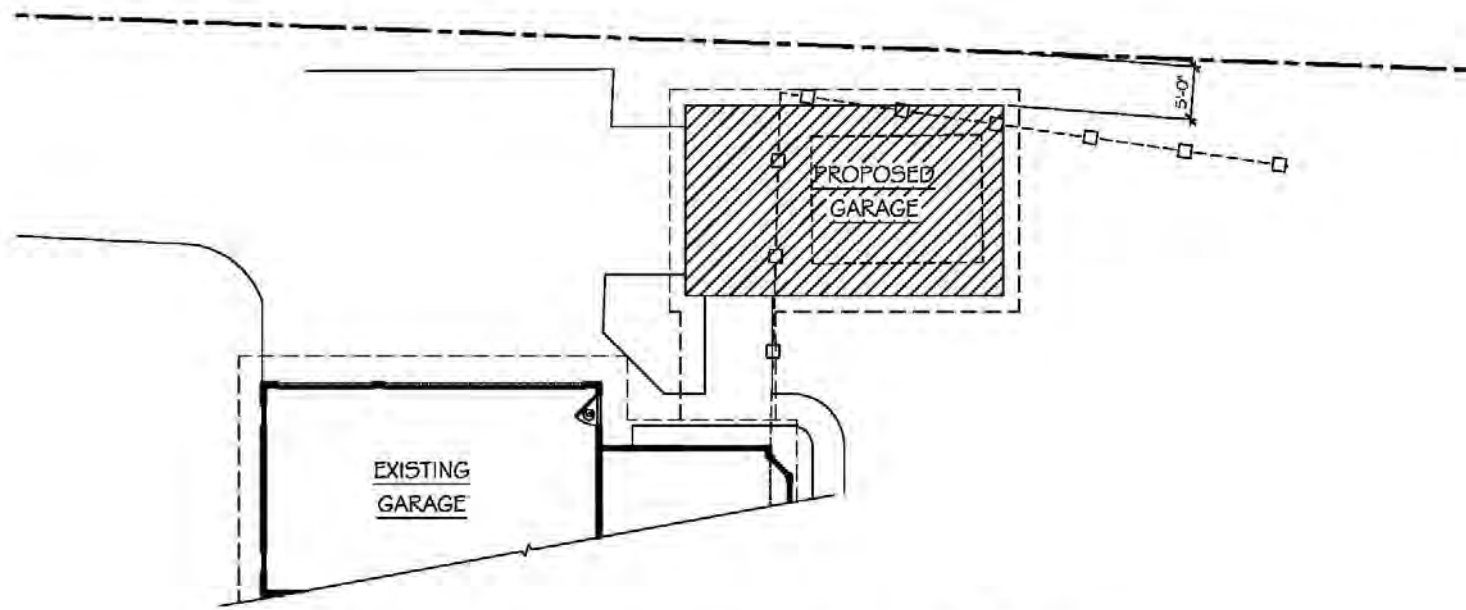
PROPOSED GARAGE:

24 Chelsea Park
Pittsford, New York

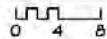
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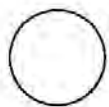
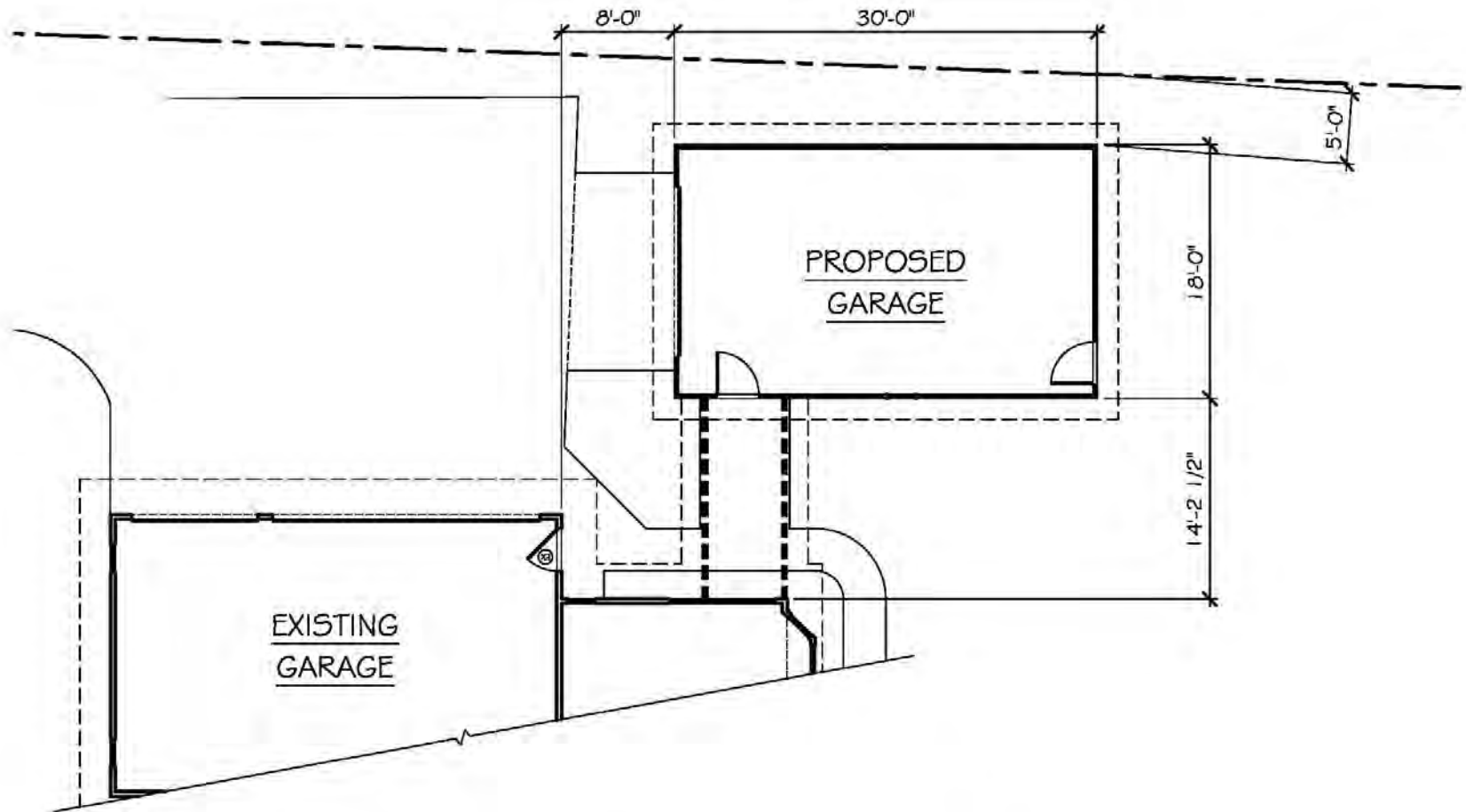
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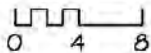


PROPOSED SITE/CONSTRUCTION PLAN



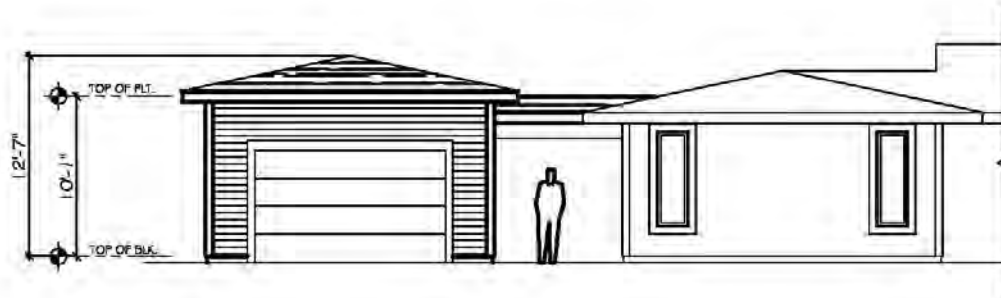


PROPOSED GARAGE PLAN



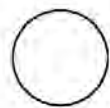
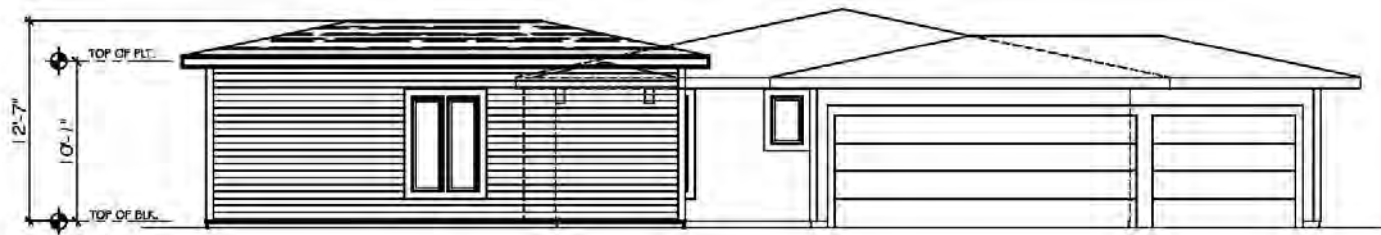
540 S.F.





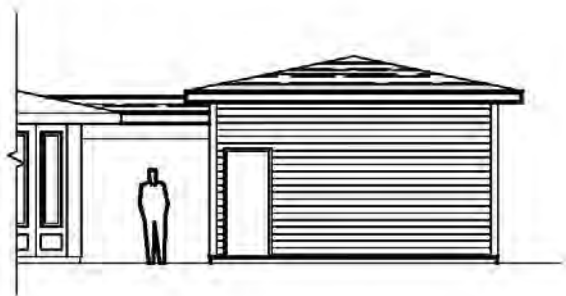
○ WEST ELEVATION

0 4 8



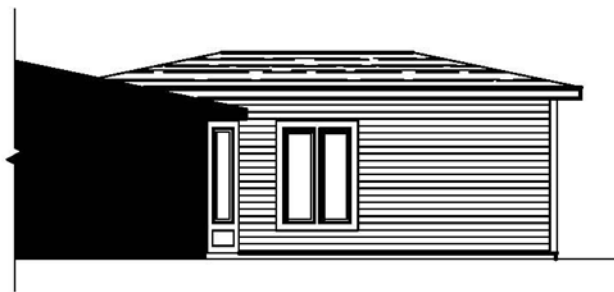
NORTH ELEVATION

0 4 8



○ EAST ELEVATION

0 4 8



○ SOUTH ELEVATION

0 4 8













NEW YORK STATE

STANDARDS FOR THE GRANTING OF AREA VARIANCES

TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

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

The proposed garage addition will replace an existing structure on the property and will be attached to the primary residence. The design features of the addition will match the primary residence, which will be consistent with the character of the neighborhood. There will be no undesirable change in the character of the neighborhood and no detriment to nearby properties because the proposed area variance to the published side setback requirement. The proposed garage addition will be well separated from the garage on the nearest adjacent property.

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

Observing the published side setback requirement would leave limited space between the proposed garage addition and the primary residence. This would impact the overall usability of the property.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested area variance to the side setback requirement is minimal because the proposed setback is only 1.8 feet less than the preexisting nonconforming setbacks of the exiting wood-frame shed planned for demolition.

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 existing wood-frame shed planned for demolition is not consistent with the design of the primary residence and is incongruous with the eclectic character of the surrounding residences. The design features of the proposed garage addition will match the primary residence, which will be consistent with the character of the neighborhood. There will be no undesirable change in the character of the neighborhood and no detriment to nearby properties because the proposed area variance to the published side setback requirement. The proposed garage addition will be well separated from the garage on the nearest adjacent property.

- **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 need for a variance is self-created, but only to the extent that it allows the owner to locate the proposed garage addition in a manner consistent with the overall usability of the property. Following the current setback guidelines would make the design of the proposed site less usable in terms of the resulting separation between the proposed garage addition and the primary residence.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Proposed Grage Addition, 24 Chelsea Park, Pittsford, NY 14534

(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)

November 14, 2025

(Dated)

4234 Hogmire Road

(Street Address)

Avon, NY 14414

(City/Town, State, Zip Code)

Zoning Board of Appeals Referral Form Information

ZB25-000027

Property Address:

33 Coventry Ridge PITTSFORD, NY 14534

Property Owner/Applicant:

Chan, Patrick G
33 Coventry Rdg
Pittsford, NY 14534

Present Zoning of Property: IZ Incentive Zoning
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:	4.5	Height:	1.5
Size:	0	Size:	0	Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-121 A. for the installation of a 4.5-foot-tall fence in front of a front setback, where a maximum of 3 feet is permitted. This property is zoned Residential Neighborhood (RN).

Staff Notes: The neighbor at 29 Coventry Ridge is a corner lot and was granted a 4-foot-tall fence in 2024 by the ZBA. This resident would like a similar location of the fence, but 4.5-feet-tall and a different style.

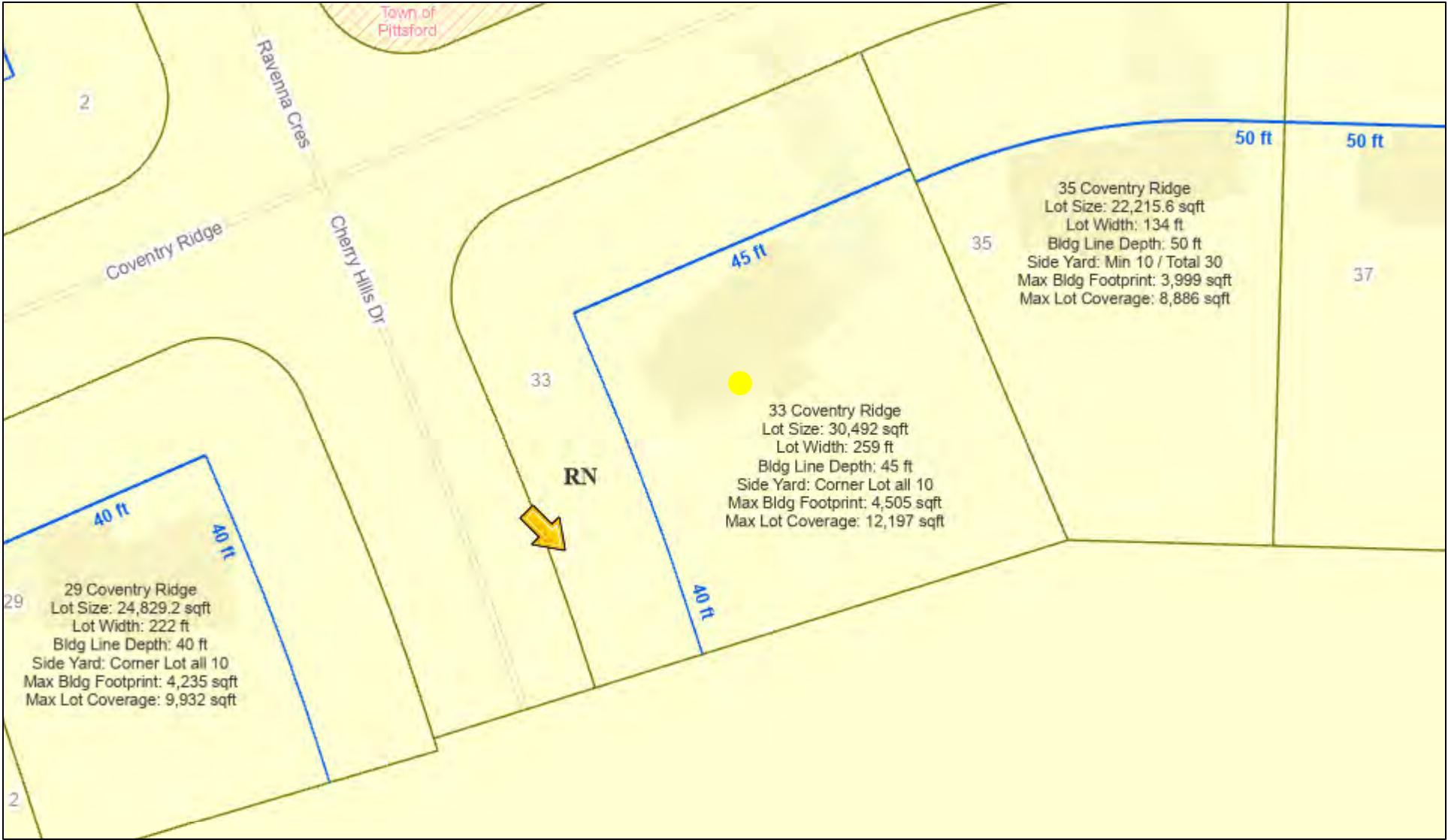
November 18, 2025

ARZ

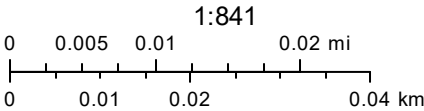
Date

April Zurowski -

33 Coventry Ridge



11/18/2025, 2:29:41 PM



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 Sep 1 2025

Imagery © 2025 Nearmap, HERE

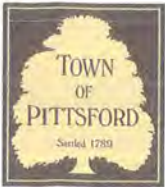


Nearmap

Print Form

Reset Form

April's Review
copy
2B25-0000
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TOWN OF PITTSFORD

ZONING BOARD OF APPEALS

APPLICATION FOR AREA VARIANCE

Submission Date: 11.14.2025 Hearing Date: 12.15.2025

Applicant: Patrick Chan

Address: 33 Coventry Ridge, Pittsford, NY 14534

Phone: [REDACTED] E-Mail: [REDACTED]

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: Coventry Ridge Subdivison Current Zoning: Residential Neighborhood

Tax Map Number: 177.03-5-42

Application For: ☒ Residential ☐ Commercial ☐ Other

Please describe, in detail, the proposed project:

I am proposing to install a 54-inch black aluminum, pool-code-compliant fence around the perimeter of my backyard. The fence is designed with durable black aluminum panels and vertical pickets that meet all pool safety spacing regulations to prevent climbing and ensure child safety. The installation will include the required self-closing, self-latching gate(s). We are requesting to place the fence 25 feet off the side road to match the existing approved layout at 29 Coventry Ridge. Maintaining the same setback allows for visual symmetry within the neighborhood streetscape and preserves a consistent aesthetic. The fence will be positioned entirely within my property boundaries and will follow the natural layout of the yard, creating a clean, cohesive, and unobtrusive appearance. This project will not require the removal of any trees or existing structures, and it will not alter drainage patterns or disturb neighboring properties. The fence is intended solely to provide a safe, secure, and visually unobtrusive enclosure in accordance with township safety requirements, while preserving neighborhood aesthetics and maintaining a uniform look along the street.

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.

Patrick Chan
(Owner or Applicant Signature)

11/14/2025
(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:

The proposed 54-inch black aluminum pool fence will not produce an undesirable change in the character of the neighborhood, as this style of fencing is already common and widely used throughout the community. Many homes in the neighborhood have similar black aluminum pool-style fencing, so the installation will be consistent with existing properties and will blend seamlessly with the overall visual character of the area. This fence type is low-profile, aesthetically pleasing, and designed to maintain open sightlines, which prevents it from appearing intrusive or altering the neighborhood's appearance. We are also simply looking to match our neighbors at 29 Coventry Ridge, whose fence placement was previously approved by the board. Aligning our fence with theirs will maintain symmetry along the street and contribute to cohesive neighborhood aesthetics. We have also identified several homes within a three-mile radius that sit on corner lots and have privacy fences or fences exceeding 54 inches, including 29 Coventry Ridge, 1 Corby Court, 2990 Clover Street, 1 Mill Valley Road, and 1 Cullens Run.

Granting this variance will also not create a detriment to nearby properties. The fence will be installed entirely within my property boundaries and will not obstruct neighbors' views, sunlight, or access in any way. No tree removal, significant grading, or drainage changes are required for installation, ensuring that adjoining properties are not impacted. Additionally, by enhancing safety and meeting all relevant safety standards, the project contributes positively to the overall safety of the neighborhood. Because similar fencing already exists in the area—and because we are mirroring the approved design and placement of our immediate neighbor—this project will simply align our property with the established appearance and safety practices of the rest of the neighborhood.

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 variance is necessary because of the unique layout of our corner lot. Township rules require corner-lot fencing to start at the back corner of the house and run straight to the property line. If we followed this rule, we would lose roughly 20% of our backyard. This would prevent us from using a significant portion of land that we own and wish to maintain as functional yard space for our future children to keep them safe.

Because this limitation is specific to corner lots, there is no alternative placement that meets the township rule while still allowing us to use our property efficiently. The variance is the only reasonable way to install a fence that preserves the full use and value of our backyard.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested variance is minimal in nature. Although it allows the fence to be positioned differently than the standard corner-lot requirement, the adjustment is modest and does not significantly expand the fence beyond typical residential placement. The variance simply allows the fence to follow the natural layout of the yard rather than forcing a straight-line placement that would unnecessarily eliminate usable space. The change does not increase the height of the fence, alter its style, or extend it beyond common neighborhood standards. It only shifts the placement slightly to preserve normal use of our own backyard. For these reasons, the variance should be considered 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:

The requested area variance will not have any adverse effect on the physical or environmental conditions of the neighborhood. The fence installation does not require removing trees, altering grading, or changing natural drainage patterns. It will be placed entirely within our property lines and will not impact soil, landscaping, stormwater flow, or neighboring yards.

The fence materials are standard residential aluminum, which have no environmental impact and require no special construction methods. Because the project simply adjusts the placement of the fence—it will not create additional noise, traffic, or visual obstruction. The surrounding properties and overall zoning district will remain unaffected.

For these reasons, the variance will not produce any negative physical or environmental impacts on the neighborhood.

- **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, the difficulty is self-created. The hardship arises specifically from the unique layout and requirements placed on corner lots within the township. The regulation that requires the fence to start at the back corner of the house and run straight to the property line creates an unnecessary loss of usable yard space that would not affect a standard interior lot.

We are simply trying to use our property in a reasonable and customary way, consistent with other homes in the neighborhood. Therefore, the difficulty is the result of the lot's zoning constraints. Although we could place the fence at a location that would meet zoning, we do not wish to lose ~20% of our yard, and therefore the variance is being requested.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

33 Coventry Ridge Backyard Fence

(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)

Patrick Chan

(Signature of Applicant)

11.13.2025

(Dated)

33 Coventry Ridge

(Street Address)

Pittsford, NY, 14534

(City/Town, State, Zip Code)

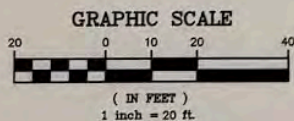
"CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

"THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN 'AFFIDAVIT OF NO CHANGE.' BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN 'AFFIDAVIT OF NO CHANGE.' OR SIMILAR INSTRUMENT."

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

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

COV 1003.01 (2/2/23)
BME ASSOCIATES



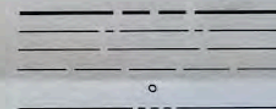
REFERENCES:

1. A PLAN PREPARED BY BME ASSOCIATES ENTITLED "COVENTRY RIDGE, SECTION 2, FINAL SUBDIVISION PLAT" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 340 OF MAPS, PAGE 77.
2. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

NOTES:

1. PARCEL SUBJECT TO A SANITARY SEWER AND STORM DRAINAGE EASEMENT TO THE TOWN OF PITTSFORD PER LIBER 11532 OF DEEDS, PAGE 54.
2. PARCEL SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER LIBER 11856 OF DEEDS, PAGE 147, AND AMENDED PER LIBER 11676 OF DEEDS, PAGE 397 AND LIBER 11763 OF DEEDS, PAGE 58.
3. LOT SETBACKS:
FRONT 45' (ALONG COVENTRY RIDGE)
SIDE 40' (ALONG CHERRY HILLS DRIVE)
REAR 10'
4. PARCEL SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER LIBER 12434 OF DEEDS, PAGE 407.

LEGEND



BOUNDARY LINE
CENTERLINE
ADJACENT/R.O.W. LINE
SETBACK LINE
PROPERTY MARKER FOUND
EXISTING EASEMENT LINE

WE, BME ASSOCIATES, CERTIFY TO:

- CLOVER STREET DEVELOPMENT CORP.

THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JANUARY 31, 2023 AND FROM THE REFERENCES NOTED HEREON, THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GWSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: *Gregory D. Bell*
GREGORY D. BELL, NYSLS NO. 050661

P:\9502E\Instrument1_Survey\9502E_Lot_103_INSTR.dwg

PHILIPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 5, TOWN LOT 46, T.A. NO. 177.03-5-42

PROJECT COVENTRY RIDGE SUB. SEC. 2
LOCATION TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
CLIENT CLOVER STREET DEVELOPMENT CORPORATION
30 GROVE STREET
PITTSFORD, NY 14534
DRAWING TITLE LOT 103 MAP OF A SURVEY



BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LITTLERIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM
PHONE 585-377-7360
FAX 585-377-7309

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Obtaining Attention from the New York State Education Law Article 130 Section 7208 and applied to this map. It is a violation of this law to alter the content of a survey instrument or to use it for any purpose other than the one for which it was prepared. Any alteration or use for any other purpose is a violation of the law and may result in the suspension or revocation of the surveyor's license. The surveyor is responsible for the accuracy of the information shown on this map and for the proper use of the map.

PROJECT MANAGER G.D. BELL
PROJECT SURVEYOR G.D. BELL
DRAWN BY SP. GANES
SCALE 1"=20'
DATE ISSUED FEBRUARY 14, 2023
PROJECT NO. 9502E
DRAWING NO. 65

PROPOSED FENCE DESIGN

- Allstate Fencing: 54" Aluminum Pool Fence



EXAMPLES OF CORNER LOTS WITH FENCES

1 Corby Court, Pittsford, NY 14534

- Privacy Fence



2990 Clover Street, Pittsford, NY 14534

- Corner Lot Fence



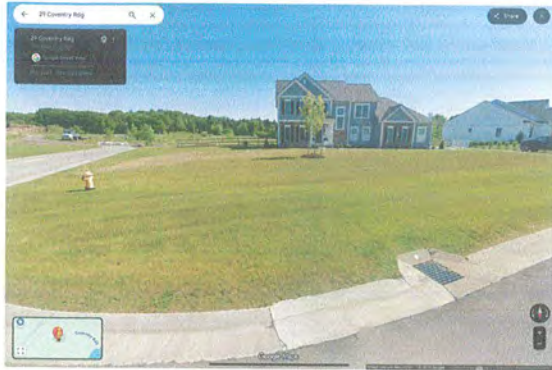
1 Mill Valley Road, Pittsford, NY 14534

- Corner Lot Privacy Fence



29 Coventry Ridge, Pittsford, NY 14534

- Corner Lot Fence



1 Cullens Run, Pittsford, NY 14534

- Corner Lot Fence



Zoning Board of Appeals Referral Form Information

ZB25-000025

Property Address:

60 Knollwood Drive ROCHESTER, NY 14618

Property Owner:

Bartlett, Julie C
60 Knollwood Dr
Rochester, NY 14618

Applicant or Agent:

Lorie Boehlert

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:

Right Lot Line:	0
Left Lot Line:	0
Front Setback:	70
Rear Setback:	0
Height:	0
Size:	0

Proposed Conditions:

Right Lot Line:	0
Left Lot Line:	0
Front Setback:	53.4
Rear Setback:	0
Height:	0
Size:	0

Resulting in the Following Variance:

Right Lot Line:	0.0
Left Lot Line:	0.0
Front Setback:	16.6
Rear Setback:	0.0
Height:	0.0
Size:	0.0

Code Section: Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a garage addition forward of the building line. This property is zoned Residential Neighborhood (RN).

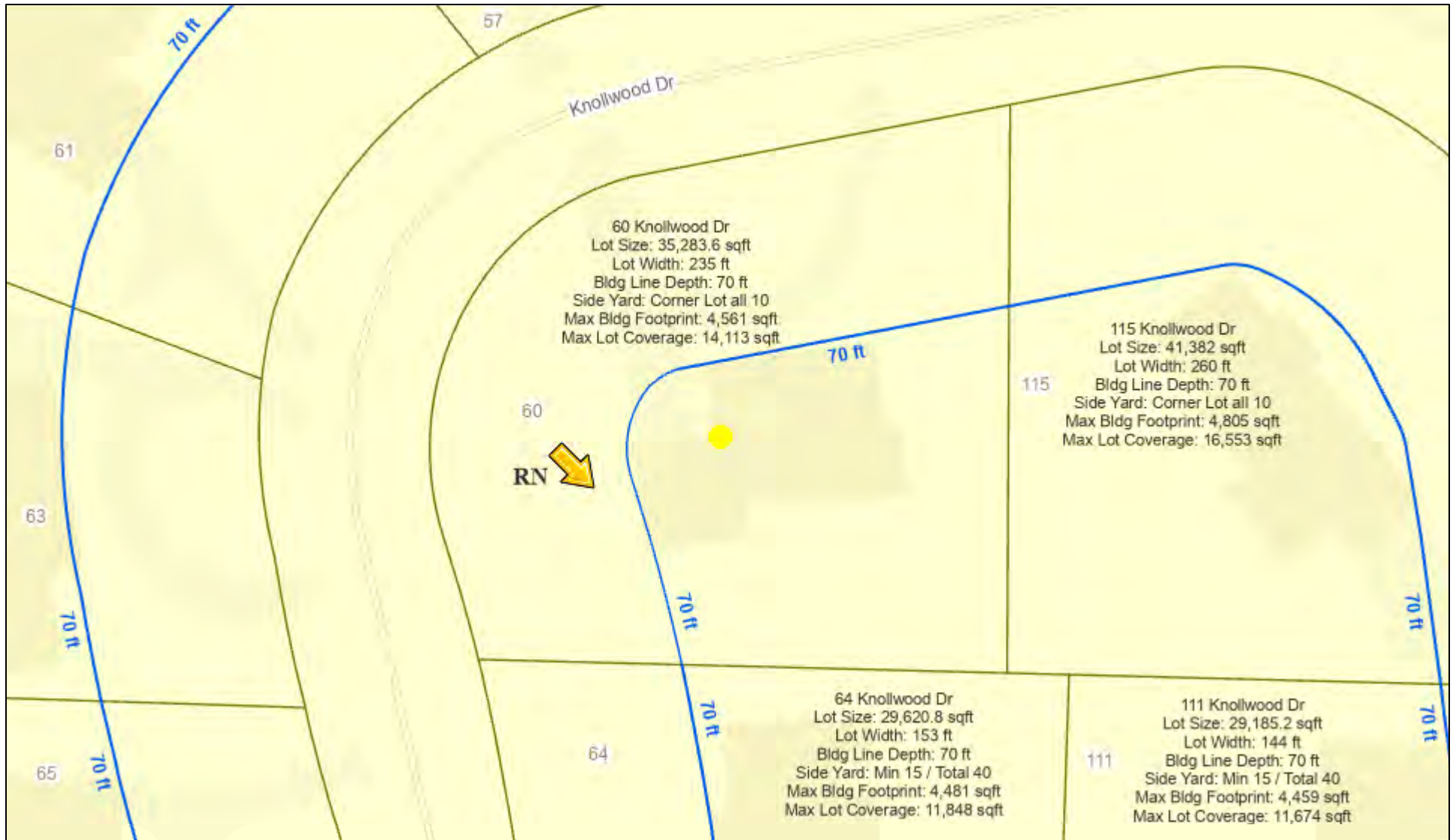
November 18, 2025

ARZ

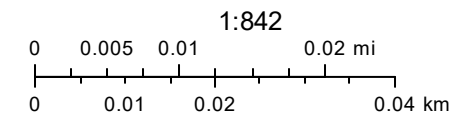
Date

April Zurowski -

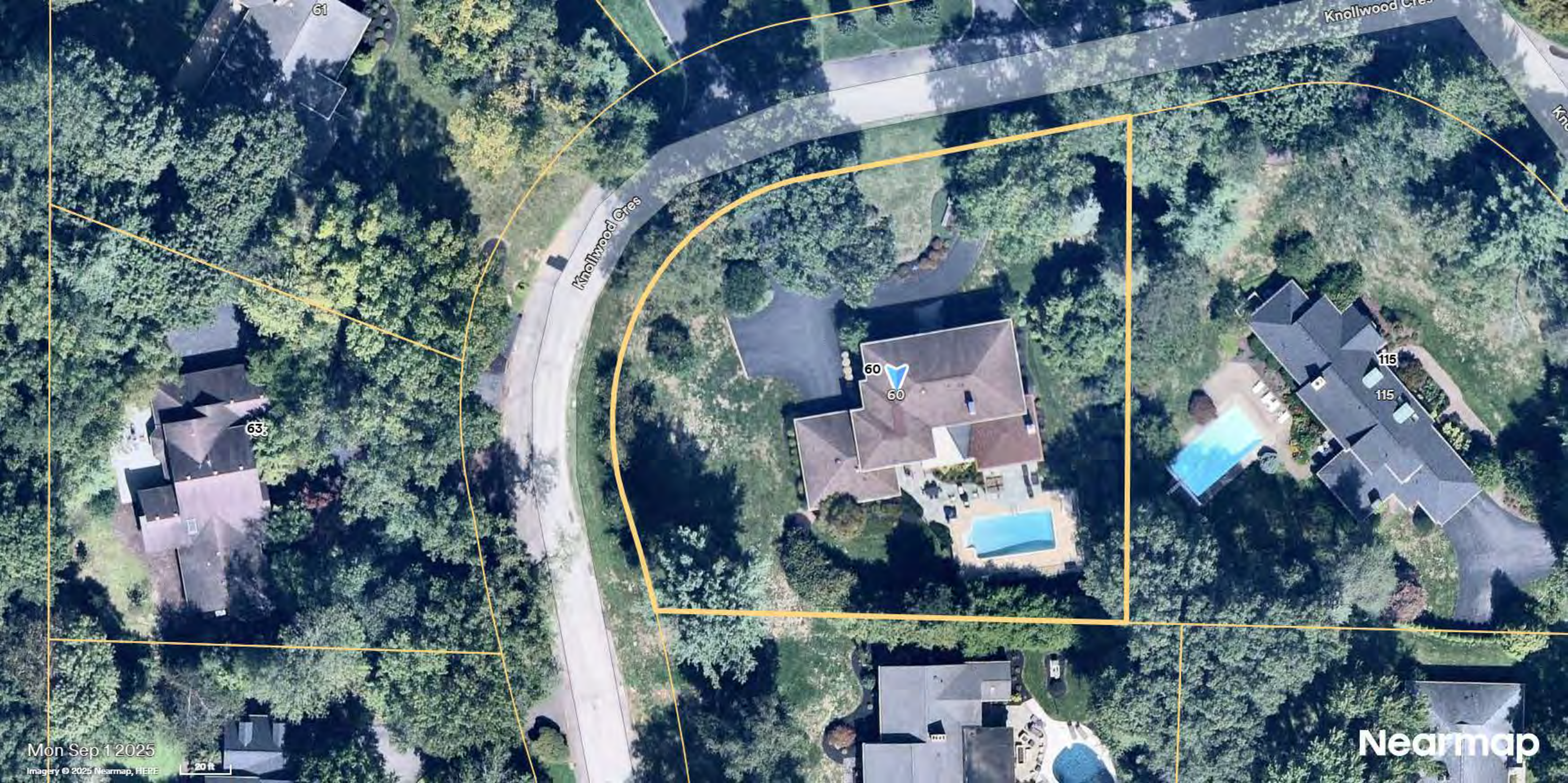
60 Knollwood Drive

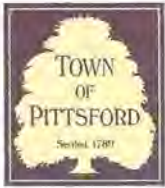


11/18/2025, 2:26:47 PM



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TOWN OF PITTSFORD

ZONING BOARD OF APPEALS

APPLICATION FOR AREA VARIANCE

Submission Date: November 14, 2025 Hearing Date: December 15, 2025

Applicant: Lorie Boehlert

Address: 3 Spruce Lane, Pittsford, NY 14534

Phone: [REDACTED] E-Mail: [REDACTED]

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Tom and Julie Bartlett
(if different than Applicant)

Address: 60 Knollwod Drive, Pittsford, NY 14618

Phone: [REDACTED] E-Mail: [REDACTED]

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

Property Location: 60 Knollwood Current Zoning: Residential

Tax Map Number: 138.130-01-015

Application For: ☒ Residential ☐ Commercial ☐ Other

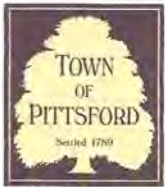
Please describe, in detail, the proposed project:

A one story 2 car garage attached to the existing garage. The new structure will be setback from the front and rear of the existing garage. It will be wood frame construction with siding to match parts of the existing house. It will have 1 16' garage door to match the existing garage door. It will be smaller than the existing garage therefore keeping the roof lower than the existing garage. The paint colors and roof colors will match the existing house. There are currently 2 sets of 3 ornamental trees that provide a natural visual barrier and the addition of 2 evergreens will add to the barrier. There will also be shrubs at the garage as well.

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.

Lorie E. Boehlert
(Owner or Applicant Signature)

11-14-2025
(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, Julie Bartlett, the owner of the property located at:
60 Knollwood Drive, Pittsford, NY, 14618
(Street) (Town) (Zip)

Tax Parcel # 138.130-01-015 do hereby authorize
Lorie Boehlert to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of Obtaining
a variance for a setback on a corner lot to the right side of the front entrance

Julie C Bartlett
(Signature of Owner)
11-14-25
(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:

As this is a corner lot there is no encroachment on any neighbors property. The additional garage space will house cars that are currently in the driveway. This house is impeccably neat and tidy and keeping the cars inside will be more in keeping.

The addition will not block any view or obstruct any site lines. There is a heavy tree line between the closest neighbor at 64 Knollwood Lane.

The addition will be in the same character of the existing house but made more diminutive by the smaller size and the use of siding instead of brick.

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

Although the property is quite large the corner lot side/front setback does not allow for additional garage space in any direction.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The setback is the substantial but amount required to obtain the need.

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 new structure will not be imposing on the lot. With the addition of some landscaping the addition will fit into the existing lot without changing the feel or look of the neighborhood.

- **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?

As it is common to have need of more than a 2 car garage this is not an unusual request. As the need for additional cars for children of age to drive and the desire to keep the houses exterior neat and clean the addition of an additional garage is self created.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

60 Knollwood Drive Garage Addition

(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)

Sam E W Backlund
(Signature of Applicant)

11-14-2025
(Dated)

3 Spruce Lane
(Street Address)

Pittsford, New York 14534
(City/Town, State, Zip Code)



Front Elevation



Back Elevation



Garage Side Elevation

Lewis Design 3 Spruce Lane Postville, N.Y. 13154 605-747-6016 lewisdesign@gmail.com	
PROJECT NO. 2019	DATE 11/16/2019
DRAWING BY: JACOB BARTLETT JBB:BL:1	

Bartlett Residence
 60 Knollwood Drive
 Rochester, NY 14618

NO. SHEETS 15	SHEET NO. 15
------------------	-----------------

Drawing #



Lewis Design
 100 W. 10th St.
 Portland, ME 04101
 207-741-4000
 lewisdesign@comcast.net

PROJECT NO. _____
 DATE _____
 DRAWN BY _____
 CHECKED BY _____

Bartlett Residence
 60 Knollwood Drive
 Rochester, NY 14618

NO. 101 10.10.10

Drawing #

Tom and Julie Bartlett Residence
60 Knollwood Drive

Lot Size and coverage study

			Allowable Lot
Lot size	.81 Acres	35283.6 Sq. Ft.	40% 14113.44 coverage

Existing House Footprint	3244 Sq. Ft.
Sun Room	371 Sq. Ft.
Current Building Coverage	3615

	Width	Length	Total Sq. Ft.
Pool and Pool Deck	32	46	1472 sq. ft.
Deck	8	12	96 sq. ft.
Blue Stone Patio section 1	20	15	300 sq. ft.
Blue Stone Patio section 2	30	12	360 sq. ft.
Existing Circular Driveway	12	130	1560 sq. ft.
Existing Main Driveway 1	21	70	1470 sq. ft.
Existing Main Driveway 2	16	43	688 sq. ft.
Existing turnaround	20	35	700 sq. ft.
Front Sidewalk	5	15	75 sq. ft.
	Total hardscape		6721 sq. ft.
Total existing Lot Coverage	3615	6721	10336 sq. ft.

Proposed Garage			545 sq. ft.
Proposed additional driveway	16	35	560 sq. ft.
			1105 sq. ft.

Need Variance					
Lot Size is	35283.6		35011	4% Allowable Foot Print	
Building Footprint	4550	35000	283.6	25.524	4575.524
Existing Foot print	3615				
Additional Foot print	545				Under
Total new Foot Print	4160			4575.524	-415.524

No Variance Needed	
Total Proposed Coverage	11441 sq. ft.
Allowable Coverage	14113.44 sq. ft.
Amount of variance of coverage	-2672.44 sq. ft.



Zoning Board of Appeals Referral Form Information

ZB25-000024

Property Address:

71 Knollwood Drive ROCHESTER, NY 14618

Property Owner:

DiMarco, Joel
DiMarco, Katy
71 Knollwood Dr
Rochester, NY 14618

Applicant or Agent:

Paul Collucci, DiMarco Group

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
Impervious Coverage:	40%	Impervious Coverage:	42%	Impervious Coverage:	2%
Building Footprint:	4263	Building Footprint:	5076	Building Footprint:	813

Code Sections: Applicant is requesting relief from Town Code Sections 185-17 H. and I. for the construction of new home exceeding the maximum building footprint and maximum lot coverage. This property is zoned Residential Neighborhood (RN).

Staff Notes: Supplemental materials for adjacent building footprints within the neighborhood will be provided in the distribution packet.

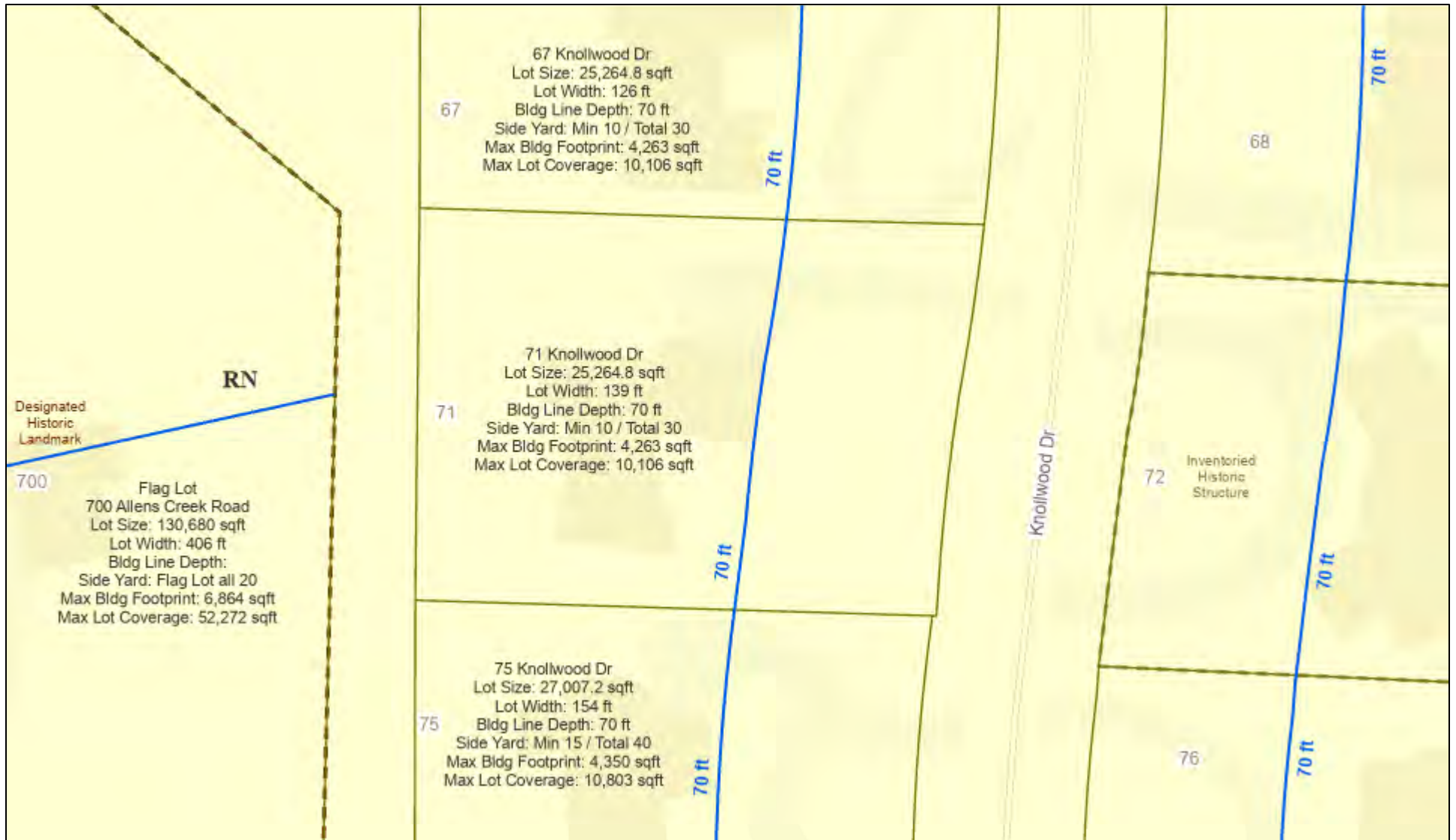
November 18, 2025

ARZ

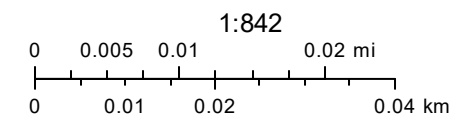
Date

April Zurowski -

71 Knollwood Drive



11/18/2025, 2:27:42 PM



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.



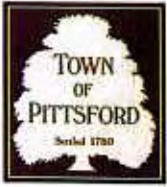
Thu Apr 25 2024

Imagery © 2025 Nearmap, HERE

20 ft

Knollwood Cres

Nearmap



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 10-31-2025 Hearing Date: 12-15-2025

Applicant: Joel and Katy DiMarco

Address: 71 Knollwood Drive

Phone: [REDACTED] E-Mail: [REDACTED]

Agent: Paul Colucci

(if different than Applicant)

Address: 1950 Brighton Henrietta Town Line Road

Phone: [REDACTED] E-Mail: [REDACTED]

Property Owner: Same

(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

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

Property Location: 71 Knollwood Drive Current Zoning: RN

Tax Map Number: 138.13-1021

Application For: ☒ Residential ☐ Commercial ☐ Other

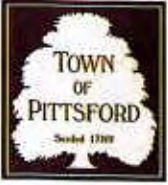
Please describe, in detail, the proposed project:

Request for area variances:

Maximum Building Footprint as allowed in Section 185-17.G(1) whereas 4,263 square foot maximum allowed by code. Applicant is requesting footprint of 5,057 square feet.
Maximum Lot Coverage as allowed in Section 185-17.H whereas 40% lot coverage allowed by code. Applicant is requesting 42% lot coverage.

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.

[Signature] (Owner or Applicant Signature) 10-29-2025 (Date)



TOWN OF PITTSFORD

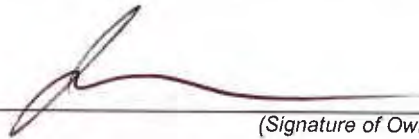
AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

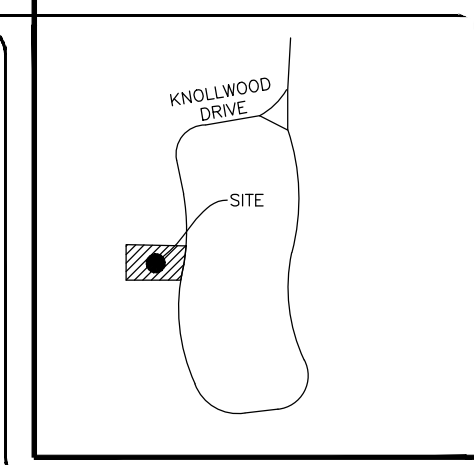
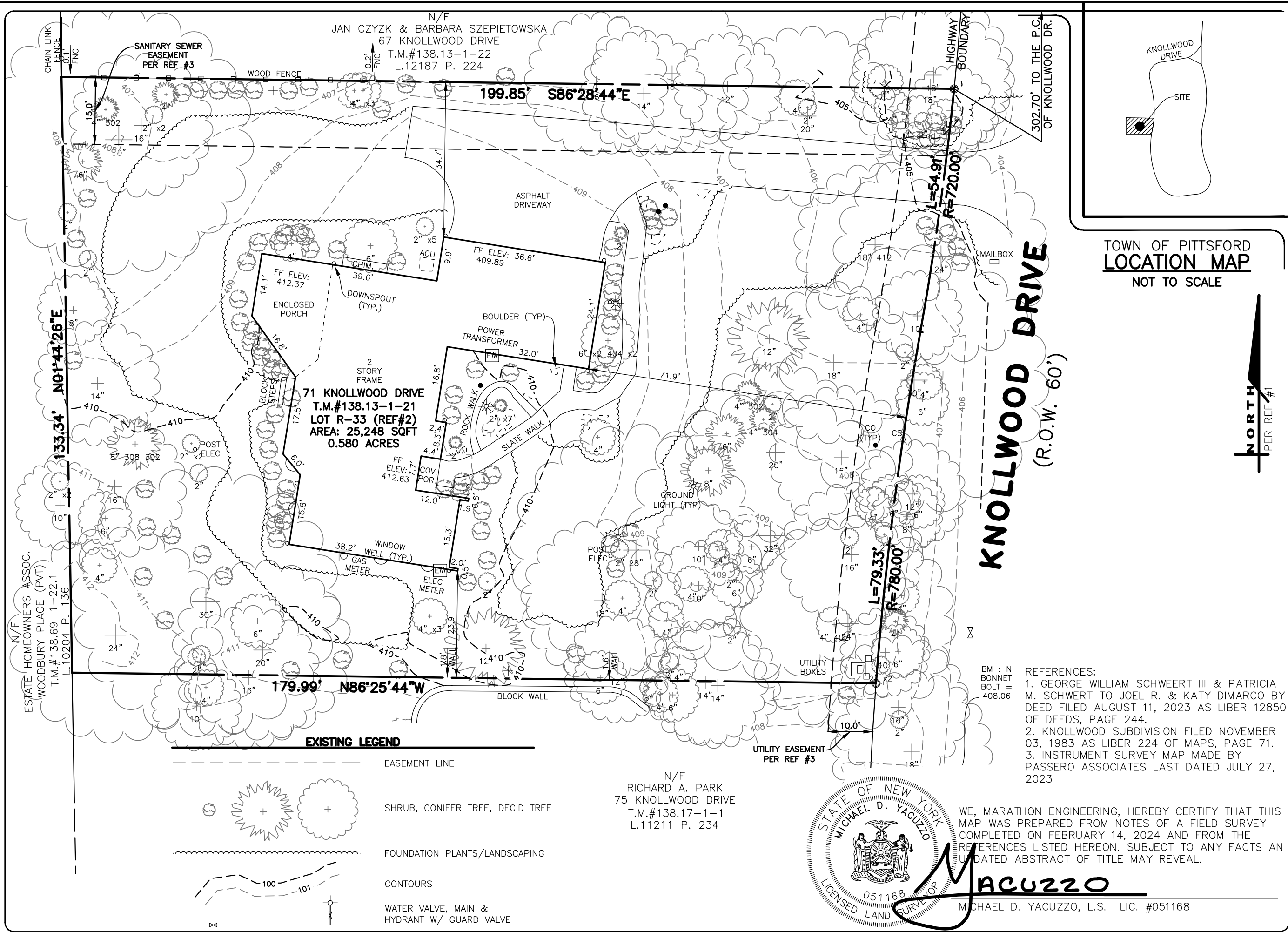
If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, Joel DiMarco, the owner of the property located at:
71 Knollwood Drive Pittsford 14618
(Street) (Town) (Zip)

Tax Parcel # 138.13-1-21 do hereby authorize
Paul Colucci to make application to the
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
Application for necessary area variances for the proposed new single family home


(Signature of Owner)
10-29-2025
(Date)

File: S:\Drawings\Monroe County\pittsford\Knollwood Drive 71\Drawings\Knollwood Drive 71 Working Drawing\MD83 MVD88 W.dwg, Last saved: 10/24/2025, Plot Date: 10/24/2025, By: MIKE YACUZZO, Plot Style: -----



TOWN OF PITTSFORD
LOCATION MAP
NOT TO SCALE



MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

EXISTING FEATURES SURVEY
for
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD MONROE COUNTY STATE OF NEW YORK

JOB NO:	1710-24	
SCALE:	1"=20'	
DRAWN:	PJC	
DESIGNED:	DWM	
DATE:	02/16/2024	
REVISIONS		
DATE	BY	REVISION

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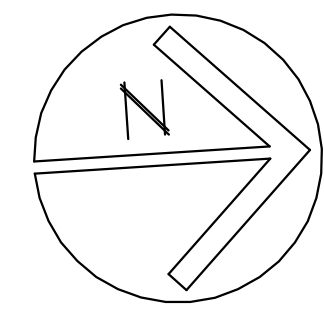
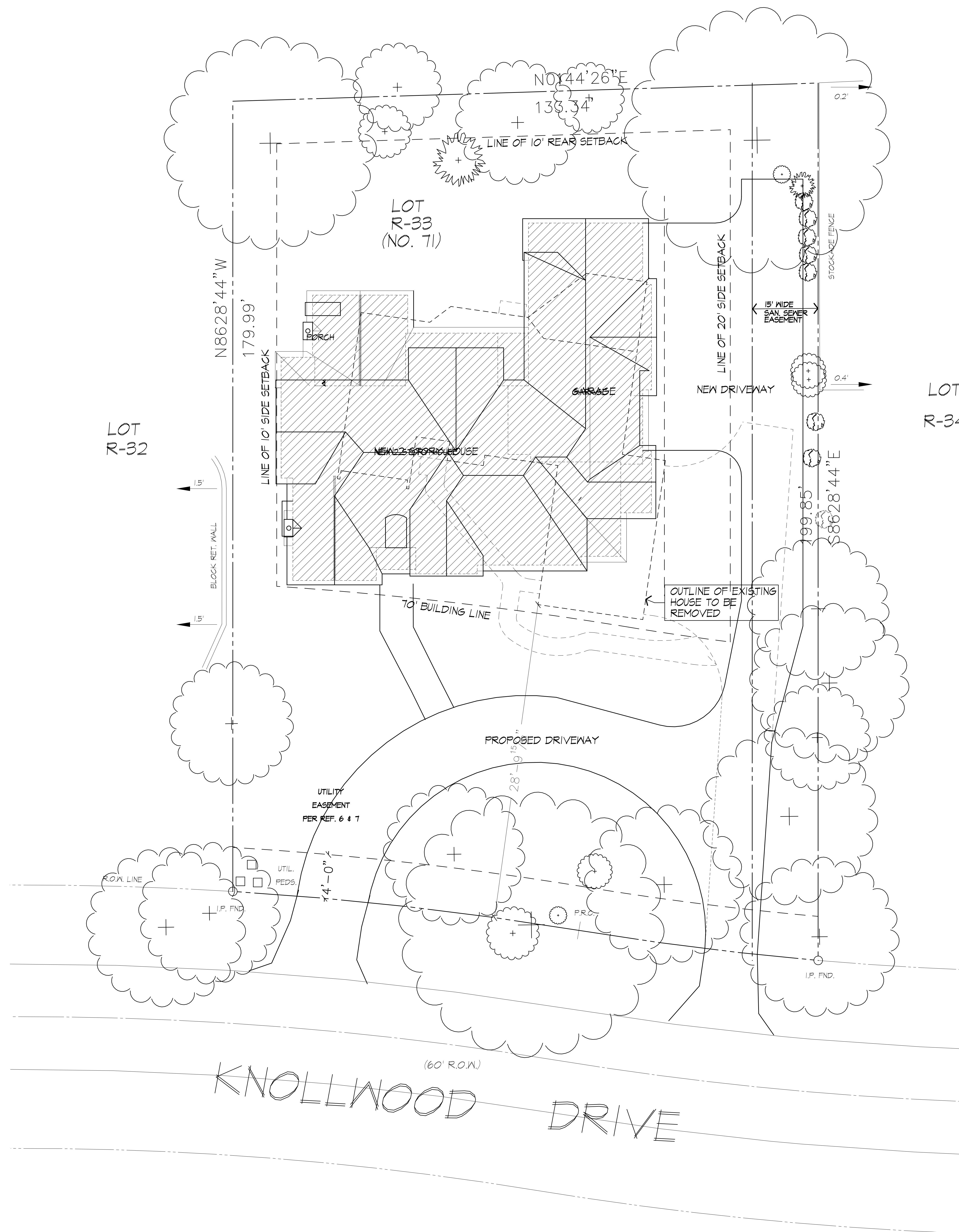
DRAWING TITLE:
EXISTING FEATURES SURVEY
1 of 1
SHEET No: **V1.0**
JOB No: 1710-24
DRAWING No:

REFERENCES:
1. GEORGE WILLIAM SCHWEERT III & PATRICIA M. SCHWERT TO JOEL R. & KATY DIMARCO BY DEED FILED AUGUST 11, 2023 AS LIBER 12850 OF DEEDS, PAGE 244.
2. KNOLLWOOD SUBDIVISION FILED NOVEMBER 03, 1983 AS LIBER 224 OF MAPS, PAGE 71.
3. INSTRUMENT SURVEY MAP MADE BY PASSERO ASSOCIATES LAST DATED JULY 27, 2023

WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 14, 2024 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

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





PROPOSED SITE PLAN
SCALE: 1"=10'
ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

RESIDENTIAL ZONING
I.D. 130.13-1-21
LOT SIZE: 25264.80 SF
WIDTH: 134'
BLDG LINE DEPTH: 10'
SIDE YARD: MIN 10' TOTAL 30'
REAR BUFFER: 10'
MAX BUILDING FOOTPRINT: 4263 S.F.
MAX LOT COVERAGE: 10106 S.F.
MAX BUILDING HEIGHT: 30'

5057 S.F. BUILDING FOOTPRINT (PROPOSED)
10647 S.F. LOT COVERAGE (PROPOSED)



MORABITO ARCHITECTS
PATRICK J. MORABITO, A.I.A., ARCHITECT, P.C.
LICENSED IN CO, MA, ME, NY, PA, SC

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

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preliminary

PROJECT:
PROPOSED RESIDENCE
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

CLIENT:
JOEL AND KATY DIMARCO
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

DRAWING:
SITE PLAN

DRAWN: PJM/AMM	CHECKED: PJM/AMM
DATE: 2/11/25	
SCALE: 1/4"=1'-0", OR AS NOTED	
JOB NO.: 23M44361	
SHEET:	

1
OF SHEETS





FRONT ELEVATION/ PROPOSED

TOTAL PROPOSED AREA: 6510 S.F. (HOUSE)
1451 S.F. (GARAGE)
84 S.F. (GRILLING PORCH)
403 S.F. (COVERED PORCH)
100 S.F. (OTHER PORCHES)
5051 S.F. (BUILDING FOOTPRINT)



LEFT SIDE ELEVATION/ PROPOSED



121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

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preliminary

PROJECT:
PROPOSED RESIDENCE
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

CLIENT:
JOEL AND KATY DIMARCO
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

DRAWING:
ELEVATIONS - PROPOSED

DRAWN: P.J.M./A.M.S.H.	CHECKED: P.J.M./A.
---------------------------	-----------------------

DATE: 2/1/25

SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:

2

OF SHEETS

















NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

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

The Applicant has made application to the town of Pittsford Design Review and Historical Preservation Board for the demolition of the existing 2-story single family home at 71 Knollwood Drive. The existing home was constructed in 1983 and is under review for significance of determination for issuance of a demolition permit. While the Applicant pursues the required approvals with the DRHPB, the proposed house is anticipated to be reviewed favorably. The new 2-story home complies with the town of Pittsford Architectural Design Guidelines and is not out of character for similar single family homes in the town of Pittsford and notably the Knollwood neighborhood. The proposed house fits within the allowable building envelope and complies with front, side and rear setbacks. The house has been proportioned to reduce scale and includes side entry garage, set back from the principal house structure. The modern architectural design as represented by the proposed house elevations includes country cottage style architecture with attractive mixes of stone, James Hardi cement board siding, brick and asphalt shingled roof. The size of the house is similar to other newly constructed homes in the neighborhood and the request for increase in lot coverage can be mitigated with rain gardens or other creative impervious treatments to minimize stormwater runoff. The proposed house will not produce an undesirable change in the character of the neighborhood nor be a detriment to nearby properties.

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 requests for variance(s) sought by the Applicant relate to the desired attributes in the house design. Covered porches, four car garage and modern size kitchen and other programmatic elements in the house define the house footprint. Due to the size of the lot, the Table II. Building Footprint maximum size calculations are exceeded. The Applicant could compromise on reducing the garage or other elements of the house, however their desire is to have the house accommodate all of their programmatic needs. The lot coverage could be reduced, however as is common in the Knollwood neighborhood, the turnaround driveway element adds to lot coverage. The turnaround driveway is desired to allow guests to park in their driveway without having to occupy Knollwood Drive with vehicles during entertaining and family get togethers. The safety of offstreet parking and common practice in the neighborhood is desired to be included in this application.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requests for variances are believed to be minimal. Maximum footprint to be exceeded by 794 square feet (18.6%) and lot coverage increase of 2%.

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 requested variances will not have an adverse effect or impact on the physical or environmental conditions as the Knollwood neighborhood is an eclectic neighborhood for aesthetic appearances, design styles and sizes of homes. The proposed house will fit with the character of the neighborhood and enhance the appearance of the 71 Knollwood property. The proposed house meets the town of Pittsford Residential Design Guidelines with a side entry garage, minimized scale of the forward facing elements of the house and fits within the allowable building envelope of the single family residential lot. The Applicant has worked with the architect to propose a house with attractive architectural elements and materials which provide a very pleasing appearance.

- **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 alleged difficulty is self-created.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

71 Knollwood Drive-Application of Joel and Katy DiMarco

(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)

10-29-2025

(Dated)

71 Knollwood Drive

(Street Address)

Pittsford, NY 14618

(City/Town, State, Zip Code)

Ms. April Zurowski
Planning Assistant
Town of Pittsford
11 S. Main Street
Pittsford, NY 14534

Re: Application of Joel and Katy DiMarco, 71 Knollwood Drive

Dear Ms. Zurowski:

I reside at 4 Knollwood Drive and have reviewed the proposed house that Joel and Katy DiMarco would like to build in our neighborhood. I believe it will enhance the character of the neighborhood and welcome the addition.

We understand that the application is currently before the Design Review and Historic Preservation Board for review of demolition of the existing home. We do not object to the proposed demolition to allow construction of a new modern home that will be cohesive with the Knollwood neighborhood.

We understand that additionally, Joel and Katy DiMarco will be pursuing variances with the Zoning Board of Appeals for allowable footprint and lot coverage. We trust that the town will review the application consistently with other homes in the Knollwood neighborhood and do not object to the pursuit of the required variances.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy and Jessica Shanahan", with a long horizontal flourish extending to the right.

Timothy and Jessica Shanahan
4 Knollwood Drive
Rochester, NY 14618

Ms. April Zurowski
Planning Assistant
Town of Pittsford
11 S. Main Street
Pittsford, NY 14534

Re: Application of Joel and Katy DiMarco, 71 Knollwood Drive

Dear Ms. Zurowski:

I reside at 67 Knollwood Drive, directly adjacent to the property that is under review. I have reviewed the proposed house that Joel and Katy DiMarco would like to build in our neighborhood, and I believe it will enhance the character of the neighborhood and welcome the addition.

We understand that the application is currently before the Design Review and Historic Preservation Board for review of demolition of the existing home. We do not object to the proposed demolition to allow construction of a new modern home that will be cohesive with the Knollwood neighborhood.

We understand that additionally, Joel and Katy DiMarco will be pursuing variances with the Zoning Board of Appeals for allowable footprint and lot coverage. We trust that the town will review the application consistently with other homes in the Knollwood neighborhood and do not object to the pursuit of the required variances.

Sincerely,



Peter D. Fox
67 Knollwood Dr.

Ms. April Zurowski
Planning Assistant
Town of Pittsford
11 S. Main Street
Pittsford, NY 14534

Re: Application of Joel and Katy DiMarco, 71 Knollwood Drive

Dear Ms. Zurowski:

I reside at 75 Knollwood Drive and have reviewed the proposed house that Joel and Katy DiMarco would like to build in our neighborhood. I believe it will enhance the character of the neighborhood and welcome the addition.

We understand that the application is currently before the Design Review and Historic Preservation Board for review of demolition of the existing home. We do not object to the proposed demolition to allow construction of a new modern home that will be cohesive with the Knollwood neighborhood.

Being Joel and Katy's future next door neighbor, we have discussed a mutually agreeable landscape barrier they will install to insure the privacy of both our homes. Given this verbal agreement I see no reason to object to this construction next door..

We understand that additionally, Joel and Katy DiMarco will be pursuing variances with the Zoning Board of Appeals for allowable footprint and lot coverage. We trust that the town will review the application consistently with other homes in the Knollwood neighborhood and treat their review in a fair and equitable manner

Sincerely,

Richard A Park
75 knollwood Drive
Rochester ny 14618

Anthony & Susan Cotroneo
91 Knollwood Drive
Rochester, NY 14618

November 12, 2025

Ms. April Zurowski
Planning Assistant
Town of Pittsford
11 S. Main Street
Pittsford, NY 14534

Re: Application of Joel and Katy DiMarco, 71 Knollwood Drive

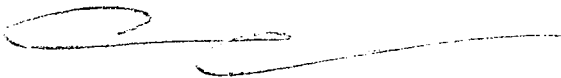
Dear Ms. Zurowski:

We reside at 91 Knollwood Drive and have reviewed the proposed house that Joel and Katy DiMarco would like to build in our neighborhood. We believe the DiMarco's new house will enhance the character of the neighborhood and be consistent with the new houses that have been built in the last several years. Therefore, we support and welcome the addition.

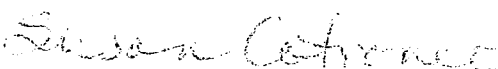
We understand that the application is currently before the Design Review and Historic Preservation Board for review of demolition of the existing home. We do not object to the proposed demolition to allow construction of a new modern home that will be cohesive with the Knollwood neighborhood.

We understand that additionally, Joel and Katy DiMarco will be pursuing variances with the Zoning Board of Appeals for allowable footprint and lot coverage. We hope that the town will review the application consistently with other homes in the Knollwood neighborhood and do not object to the pursuit of the required variances.

Sincerely,



Anthony Cotroneo


Susan Cotroneo

Knollwood Drive Comparisons

Address 12-Nov-25	Lot Size	Code Max Footprint	Existing Footprint	Living Area
60 Knollwood Drive	0.81	5,208	4,568	4,580
61 Knollwood Drive	1.1	4,561	4,385	2,944
63 Knollwood Drive	0.58	4,263	4,187	3,407
64 Knollwood Drive	0.68	4,488	5,106	2,816
65 Knollwood Drive	0.58	4,263	3,686	4,902
67 Knollwood Drive	0.58	4,263	3,720	3,884
68 Knollwood Drive	0.56	4,195	3,983	3,214
71 Knollwood Drive	0.58	existing 4,263 - proposed 5,057	3,542	existing 3,475 - proposed 6,510
72 Knollwood Drive	0.62	4,350	3,538	2,848
75 Knollwood Drive	0.62	4,350	5,051	3,466
76 Knollwood Drive	0.63	4,372	3,635	2,880
79 Knollwood Drive	0.62	4,350	3,480	3,334
80 Knollwood Drive	0.66	4,437	2,799	3,732
81 Knollwood Drive	0.64	4,394	3,122	3,362
84 Knollwood Drive	0.8	4,548	5,427	4,791

Knollwood Drive Size Comparisons – Data from Monroe County Property Portal

SQUARE FEET NOT FOOTPRINT

House #	Sq Feet	Acre(s)	D/I*
28	4915	2.7	D
36	5454	1.8	I
42	8898	2.87	D
43	5668	2.0	D
85	8306	2.7	I
101	3284	.85	I
60	4580	.81	
61	2944	1.1	
63	3407	.58	
64	2816	.68	
65	4902	.58	
67	3884	.58	Next door
68	3214	.56	
71	3475	.58	
72	2848	.62	Across the street
75	3466	.62	Next door
76	2880	.63	
79	3334	.62	
80	3732	.66	
81	3362	.64	
84	4791	.80	

*D = Designated I=Inventoried

B. Salem 11/12/25

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
NOVEMBER 17, 2025**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on November 17, 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, Mary Ellen Spennacchio-Wagner, Tom Kidera, Phil Castleberry

ABSENT: Barbara Servé, Jennifer Iacobucci, Phil Bleecker

ALSO PRESENT: April Zurowski, Planning Assistant; Robert Koegel, Town Attorney

ATTENDANCE: There were 2 members of the public present.

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

NEW PUBLIC HEARING:

10 Escena Rise – Tax ID 178.03-4-34.1

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a solar pergola addition not meeting the minimum side setback or total side setback requirements. This property is zoned Residential Neighborhood (RN).

Chairman Pergolizzi opened the public hearing.

Michael LaLena, of 10 Escena Rise, introduced the application. He stated that he plans to construct an attached pavilion with solar panels to form the peak. He has spoken to both neighbors and the most affected neighbor at 8 Escena Rise has submitted a letter of support. Chairman Pergolizzi asked for an estimated construction timeline. Mr. LaLena plans to complete construction as soon as possible.

Chairman Pergolizzi asked for public comment. Hearing none, Board Member Castleberry motioned to close the hearing, seconded by Board Member Kidera; all ayes, none opposed. A written resolution to grant the area variances for 10 Escena Rise was unanimously approved.

OTHER DISCUSSION:

Chairman Pergolizzi motioned to approve the minutes of October 20, 2025, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi motioned to approve the 2026 Zoning Board of Appeals meeting schedule, seconded by Board Member Kidera. Following a unanimous voice vote, the schedule was approved, none opposed.

Chairman Pergolizzi motioned to close the meeting at 6:49PM, seconded by Board Member Castleberry; all ayes, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant