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

This agenda is subject to change.

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, September 15, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW HEARINGS

78 Willard Road – Tax ID 177.02-1-11

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

11 Whitestone Lane - Tax ID 137.20-2-19

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

2534 Clover Street - Tax ID 150.08-1-76

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

526 Mendon Road - Tax ID 178.03-1-80.1

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

OTHER BUSINESS

Approval of Minutes

Zoning Board of Appeals Referral Form Information

Property Address:

78 Willard Road PITTSFORD, NY 14534

Property Owner:

Westen, Elizabeth A 78 Willard Rd Pittsford, NY 14534

Applicant or Agent:

Peter Heintzelman - Method Architecture Studio

Present Zoning of Property: AG Agricultural Area Variance - Residential and Non-Profit

Town Code Requirement is:	Proposed Conditions:		Resulting in the Following Variance:		
Right Lot Line:	20	Right Lot Line:	7.33	Right Lot Line:	12.67
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	70	Front Setback:	45.5	Front Setback:	24.5
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

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

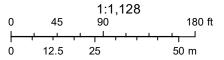
Staff Notes: The existing home currently sits forward of the 70-foot front setback. A variance was previously granted in 1977 to allow for an addition at 10.5 feet from the right side property line. After a new survey was completed, it appears the addition was built at 7.33 feet from the right side property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

August 20, 2025	ARZ				
Date	April Zurowski -				

78 Willard Road



Printed August 12, 2025



Town of Pittsford GIS

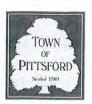
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



21325-000017

Print Form

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TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 129	Hearing Date:
Applicant: Peter Heintzelman	
Address: 259 Summit View Drive, Stowe, VT 0	5672
Phone: 802.585.3161	E-Mail: pete@methodarch.com
Agent:	
Address:	erent than Applicant)
Phone:	E-Mail:
Property Owner: Bill Fletcher & Elizabeth West	ten
Address: 78 Willard Road, Pittsford, NY 14534	erent than Applicant)
Phone: 603.560.6088	E-Mail: wfletcher17@gmail.com
(If applicant is not the property owner please Property Location: 78 Willard Road	complete the Authorization to Make Application Form.) Current Zoning: AG
Tax Map Number: 177.02-1-11	
Application For:	☐ Commercial ☐ Other
Please describe, in detail, the proposed project:	
sar garage and connection from existing house SWORN STATEMENT: As applicant or legal agent for t	the existing 2 car garage and connection wing. A new 3 to the new garage will be built in its place. DECEIVE JUL 2 9 2025 the above described property. I do bereby swear that all this form and all avdompanying materials are true and accurate to
(Owner or Applicant Signature)	(Date)

Print Form

Reset Form



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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

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

I, William F	Fletcher & Elizabeth Wes	, the owner of the property located at:		
78 Willard R	load, Pittsford, NY 14534		_ , , , , , , , , , , , , , , , , , , ,	
	(Street)	(Town)	(Zip)	
Tax Parcel #	177.02-1-11		do hereby authorize	
Peter Heintz	elman		to make application to the	
Town of Pittsforenovation	ord Zoning Board of Appeals,	11 South Main Street, Pittsford, NY 14	4534 for the purpose(s) of home	
		1.1.1	2160	

Print Form

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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

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

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

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

Print Form Reset Form

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

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

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

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

- NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance:
- 5. Is the alleged difficulty self-created?

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

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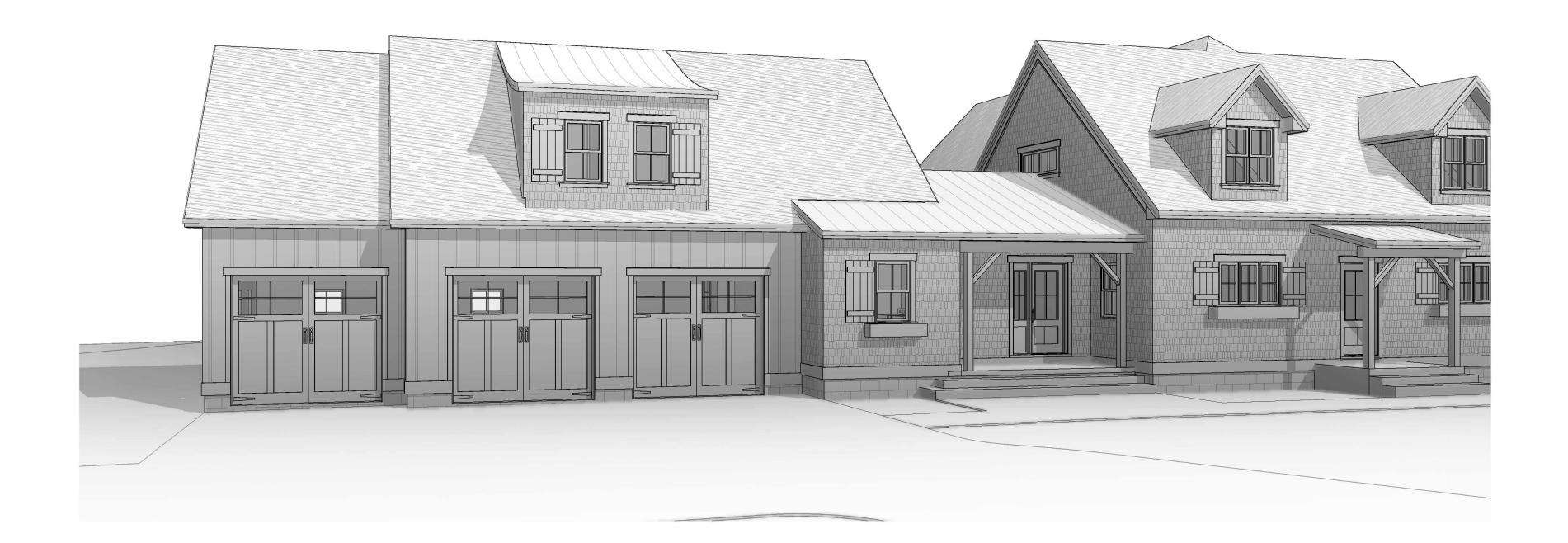
Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

COUNTY OF	MONRO)E						TO	NN OF	PITTSFORD
				ln t	he M	atter of				
Fletche	r-Westen	Resi	idence							
				(F	Project N	lame)				
The undersigne	d, being the	e appl	licant(s) to the.	••						
☐ Town Boa	rd 🛛	Zon	ing Board of	Appeals		Planning Boa	ard [Archi	tectura	l Review Board
of the Town o	f Pittsford,	for a								
☐ change of	zoning 🕏		special perr	nit [_ b	uilding permit		permit		amendment
☑ variance		арр	roval of a plat	Ε] e	xemption from a	a plat or	official m	ар	
issued under ordinances regu General Municip	iduolis of t	10	wii oi Fillsioia.	. uo nerei	ov cen	Rule or Regulation ify that I have reasts is certificate.	ons cons ad the pr	tituting the ovisions o	zoning f Sectio	and planning n §809 of the
I do further certit any other munic said Board as to	punty or w	III CII LI	IC TOWNSOI FILL	Siora is a	і рап у	ork, the County o who is interested v:	f Monroe in the fa	e or of the vorable ex	Town o ercise o	f Pittsford or of of discretion by
	Name(s)							<u>Add</u>	ress(es)
								-		
		0	20					July 29	9, 2025	
	(-		re of Applicant)					(E	Dated)	
			O. Box 702 et Address)			·				
			towe, VT 05672							
	(Cit	y/Town	, State, Zip Code)		·					

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9



FLETCHER-WESTEN RESIDENCE

Project Information:

FLETCHER-WESTEN RESIDENCE

Bill Fletcher & Liz Westen

78 Willard Road
Pittsford, NY 14534

Architect Information:

METHOD ARCHITECTURE STUDIO

Peter Heintzelman, AIA, LEED G.A.

p: 802.585.3161

e: pete@methodarch.com

Sheet Index:

RE STUDIO

Sheet No.

Sheet No

COVER SHEET ZB-1.2 BUILDING ELEVATIONS SITE & FLOOR PLAN

Area Calculations:

Name Type Area

New Main Level Living Space 463 SF

New Upper Level Living Space 790 SF

1253 SF

Entry Porch 64 SF

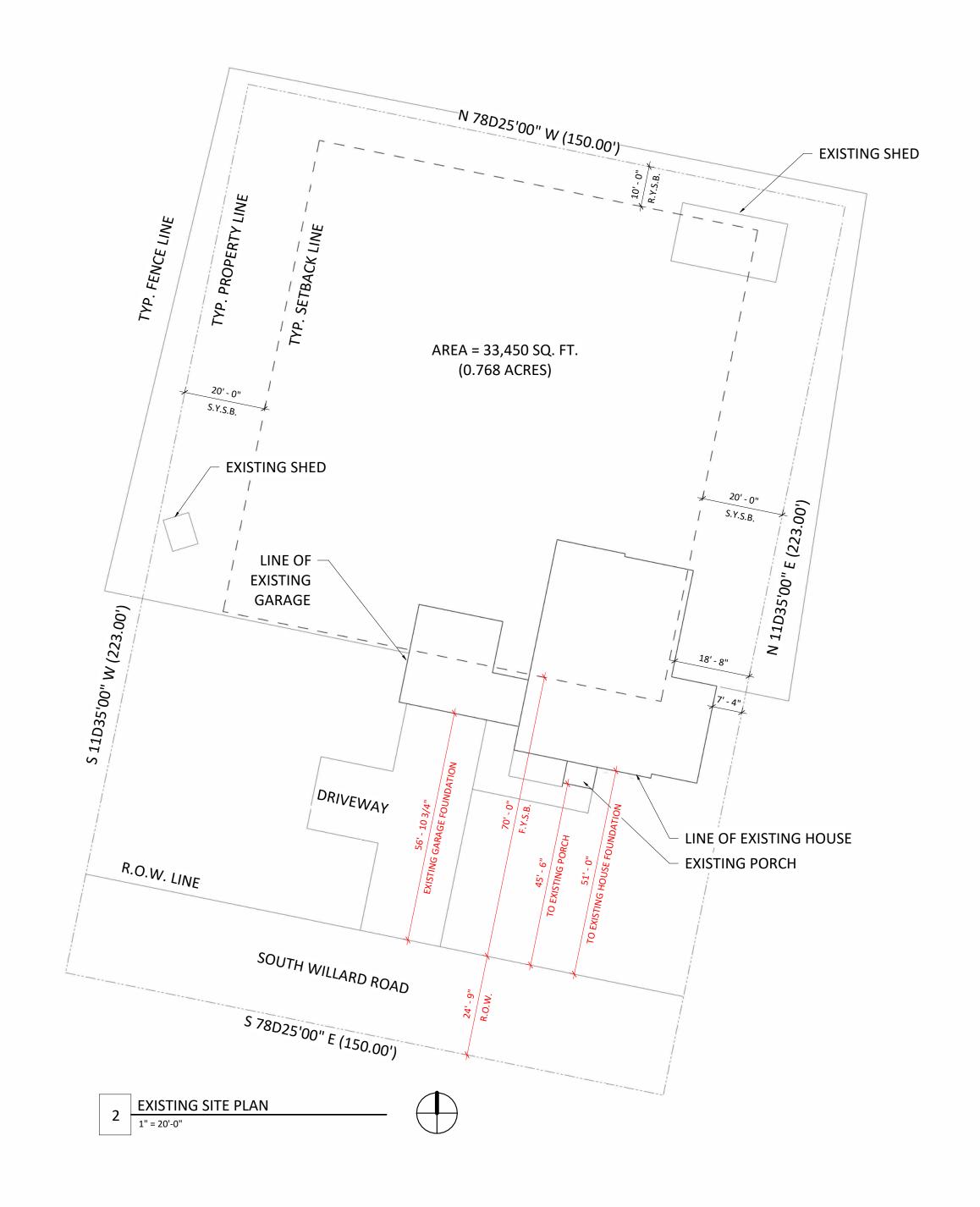
Garage 1021 SF

Rear Patio 1148 SF

2233 SF

3486 SF







1. THIS PLAN IS TAKEN FROM AN INSTRUMENTAL SURVEY MAP COMPLETED BY TRIPLE POINT LAND SURVEYING, LLC. TITLED '78 WILLARD ROAD' (JOB NO. 0420-22) COMPLETED ON MAY 2, 2022. 2. ALL CONSTRUCTION TO BE LOCATED WITHIN BUILDABLE ENVELOPE WITH RESPECT TO ALL APPLICABLE SETBACKS INCLUDING, BUT NOT LIMITED TO, SIDE, FRONT & REARYARD SETBACKS. 3. 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.

FEET

SCALE

APPLICATION

07.22.25 DATE: DRAWN BY:

RESIDENCE

FLETCHER-WESTEN

PLAN

FLOOR

 ∞

METHOD ARCHITECTURE STUDIO HEREBY

METHOD ARCHITECTURE STUDIO HEREBY
RESERVES ITS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE
PLANS, IDEAS AND DESIGNS. THESE PLANS,
IDEAS AND DESIGNS ARE NOT TO BE
REPRODUCED, CHANGED OR ASSIGNED TO
ANY THIRD PARTY, WITHOUT FIRST
OBTAINING WRITTEN PERMISSION FROM
METHOD ARCHITECTURE STUDIO.

SIGN & SEAL:



Zoning Board of Appeals Referral Form Information

Property Address:

11 Whitestone Lane ROCHESTER, NY 14618

Property Owner:

Laroia, Rahul 11 Whitestone Ln Rochester, NY 14618

Applicant or Agent:

Sue Steele - Steele Landscape Architecture

Present Zoning of Property: RN Residential Neighborhood

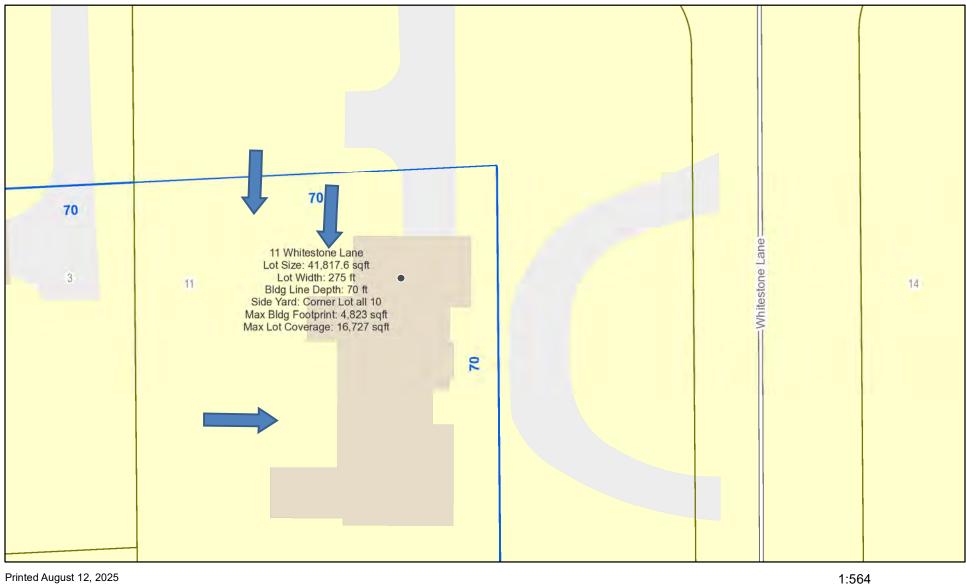
Area Variance - Residential and Non-Profit

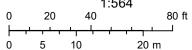
Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance	:e:
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Fence Height:	3	Fence Height:	6	Fence Height:	3.0
Size:	0	Size:	0	Size:	0.0

Code Sections: Applicant is requesting relief from Town Code Sections 185-113 C. (3) and 185-121 A. for the installation of a greenhouse in the side yard area, for the existing pergola in the side yard area, and for the existing garden fence taller than three feet in height forward of the front setback. This property is zoned Residential Neighborhood (RN). **Staff Notes:** Upon application for the construction of a greenhouse, it was discovered that the existing pergola is forward of the rear wall of the home and that the existing garden is enclosed within a 6-foot-tall fence that is forward of the front setback. Both the garden fence and pergola have been existing with no complaints for a few years.

August 20, 2025	ARZ
Date	April Zurowski -

11 Whitestone Lane

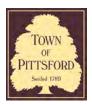




Town of Pittsford GIS

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.

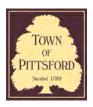




TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: A	ugust 4,	2025	_ Hearing Date:	September 15, 2025
Applicant: Sue Ste	ele (Ste	ele Landscape Arc	hitecture)	
Address: PO Box 1	108, Fa	irport NY 14450		
Phone: (585) 747-	9996		E-Mail: Sue(@steele.la
Agent:				
		(if different the	an Applicant)	
Address:				
Phone:			_ E-Mail:	
Property Owner: Dr	. Nirupa	ma Laroia	A (4)	
Address: 11 White	stone La	(if different the	an Applicant)	
Phone: (585) 201-			E-Mail:	
·				ration to Make Application Form
11	_	perty owner please comp cone Lane		zation to Make Application Form.)
			_ Current Zoning	· · · · · · · · · · · · · · · · · · ·
Tax Map Number: 13	7.20-2-1	19	<u> </u>	
Application For:	Z	Residential	Commercial	Other
Please describe, in deta	ail, the prop	osed project:		
				ed outdoor greenhouse forward of the rear wall of the noulder seasons to extend the growing period.
home renovation project, which front setback (185-121 A), 2) A construction, correspondence responsible for obtaining all ne	n are now und 12'x18' (216 with the Town cessary perm	erstood to be non-conforming. Th sq ft) open-air pergola installed fo indicated that no permits were re	ese include: 1) A 6-foo wward of the rear wall quired for these impro on. The homeowner wa	ng site improvements, constructed in 2020 as part of a part of a stall vegetable garden fence located forward of the of the house (185-113 C. (3)). Prior to the 2020 vements. Additionally, the general contractor was as first informed of the lack of proper permitting for
	s, and signa			operty, I do hereby swear that all panying materials are true and accurate to
\subset	1106	2 Stoll	`.	August 4, 2025
	YOWNER OF	pplicant Signature)		(Date)

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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,} Nirupan	na Laroia	, the owner of the property located at:			
11 Whitest	one Lane Pittsford	i, NY 14534			
	(Street)	(Town)	(Zip)		
Tax Parcel#	137.20-2-19		do hereby authorize		
Sue Steele	of Steele Landsc	ape Architecture	to make application to the		
Town of Pittsfo	ord Zoning Board of Appe	eals, 11 South Main Street, Pittsford, NY	/ 14534 for the purpose(s) of		
requesting	a variance for the	placement of an outdoor gre	enhouse.		
			(Signature of Owner)		
			(o.g.ratato o. o.mor)		
			(Date)		

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NEW YORK STATE

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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

Proposed Outdoor Greenhouse:

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

Existing Non-Conforming Site Features (Constructed 2020):

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

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

Proposed Outdoor Greenhouse:

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

Existing Non-Conforming Site Features (Constructed 2020):

The site features have been installed for nearly 5 years.

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TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Proposed Outdoor Greenhouse:

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

Existing Non-Conforming Site Features (Constructed 2020):

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

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

Proposed Outdoor Greenhouse:

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

Existing Non-Conforming Site Features (Constructed 2020):

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

- NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;
- 5. Is the alleged difficulty self-created?

Proposed Outdoor Greenhouse:

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

Existing Non-Conforming Site Features (Constructed 2020):

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

Rev. 10/10/23

Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

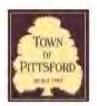
In the Matter of

				•	0					
	Laroia Res	siden	ce, '	11 Whitestone	e Lan	e				
			<u> </u>			ct Name)				
The	undersigned, be	ing the	applio	cant(s) to the						
	Town Board		Zoniı	ng Board of Appe	als	☐ Planning Board		Archit	ectural	Review Board
of	the Town of Pitts	sford, fo	or a							
	change of zoni	ing		special permit		building permit		permit		amendment
Ø	variance		appr	oval of a plat		exemption from a p	lat or	official m	ар	
ordi	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.									
any	other municipalit	y of whi	ch th		l is a pa	v York, the County of Nort who is interested in elow:				
	<u>Nam</u>	ne(s)						Add	ress(es)
	SIA	e k	2.	Stute		Au	gust	4, 2025	5	
D∩	Box 1108		ignatui	re of Applicant)				(L	Dated)	
U	טטא ו ועס		(Stree	et Address)						
Fai	rport NY 144		/Ta::::	State 7in Code)						
		/ (: If \/	$I = I \cap M/I$	STATE LID COME!						

Rev. 10/10/23



Reset Form



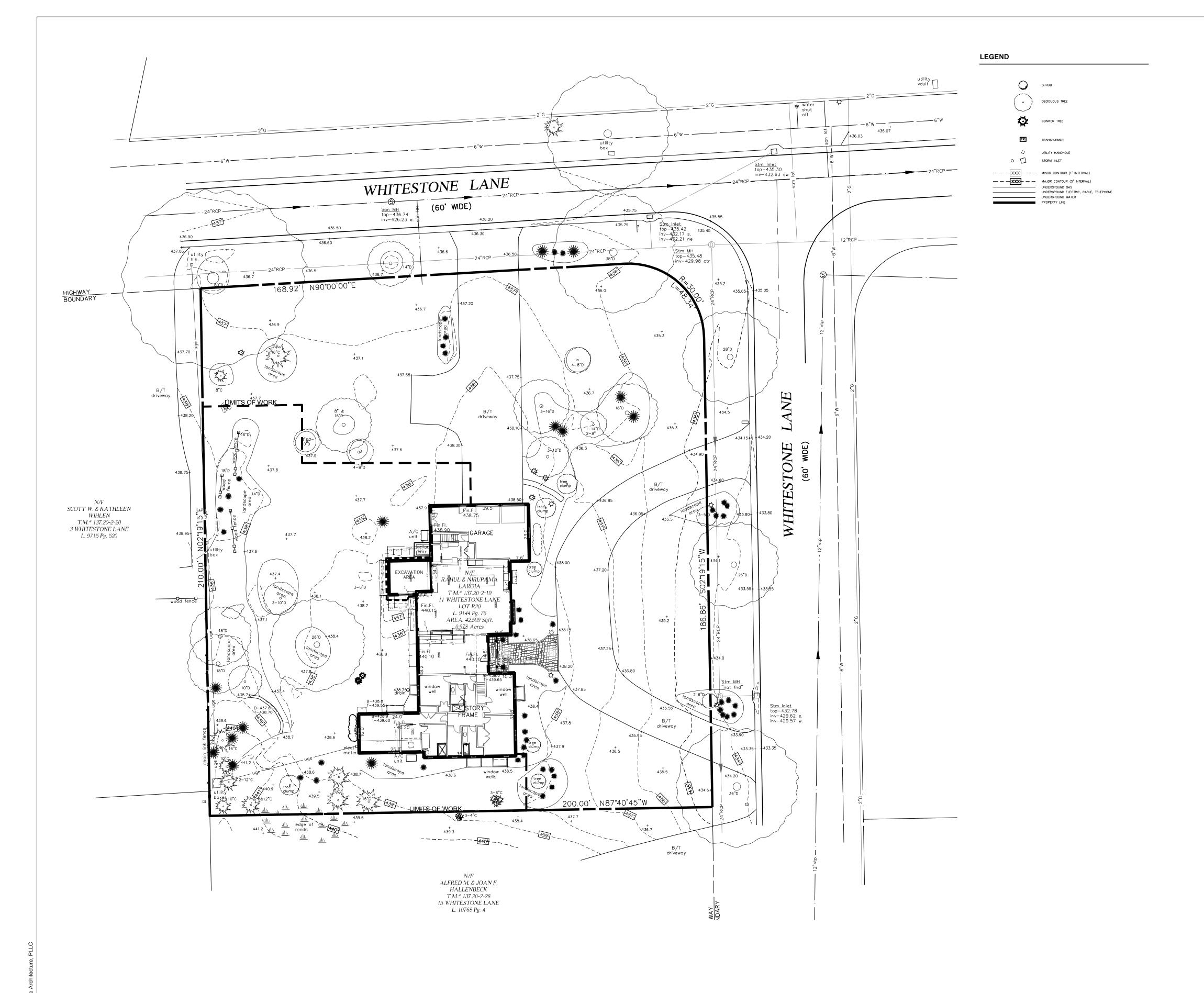
TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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

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

I, Nirupan	na Laroia	, the owner of the property located at:		
11 Whitest	one Lane Pittsford, NY	14534		
	(Street)	(Town)	(Zip)	
Tax Parcel#	137.20-2-19		do hereby authorize	
Sue Steele	of Steele Landscape	to make application to the		
			upama Laroja a Aug 4, 2025 16:25:21 EDT) (Signature of Owner)	
		08/04/20		
		-	(Date)	



GENERAL NOTES:

1. SUE STEELE LANDSCAPE ARCHITECTURE, PLLC
MADE THE FOLLOWING ADDITIONS AND
ALTERATIONS TO THE PROPERTY SURVEY (AS
PREPARED BY MAGDE LAND SURVEYING DATED

4/24/2018).

1.1. ADJUSTMENTS TO INDICATE REMOVALS WITHIN
THE PROJECT LIMITS

Sue Steele Landscape Architecture

9 Summit Street, Fairport, New York 14450

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

Laroia Residence

11 Whitestone Lane Rochester, New York

Issue Date
NOVEMBER 2, 2020

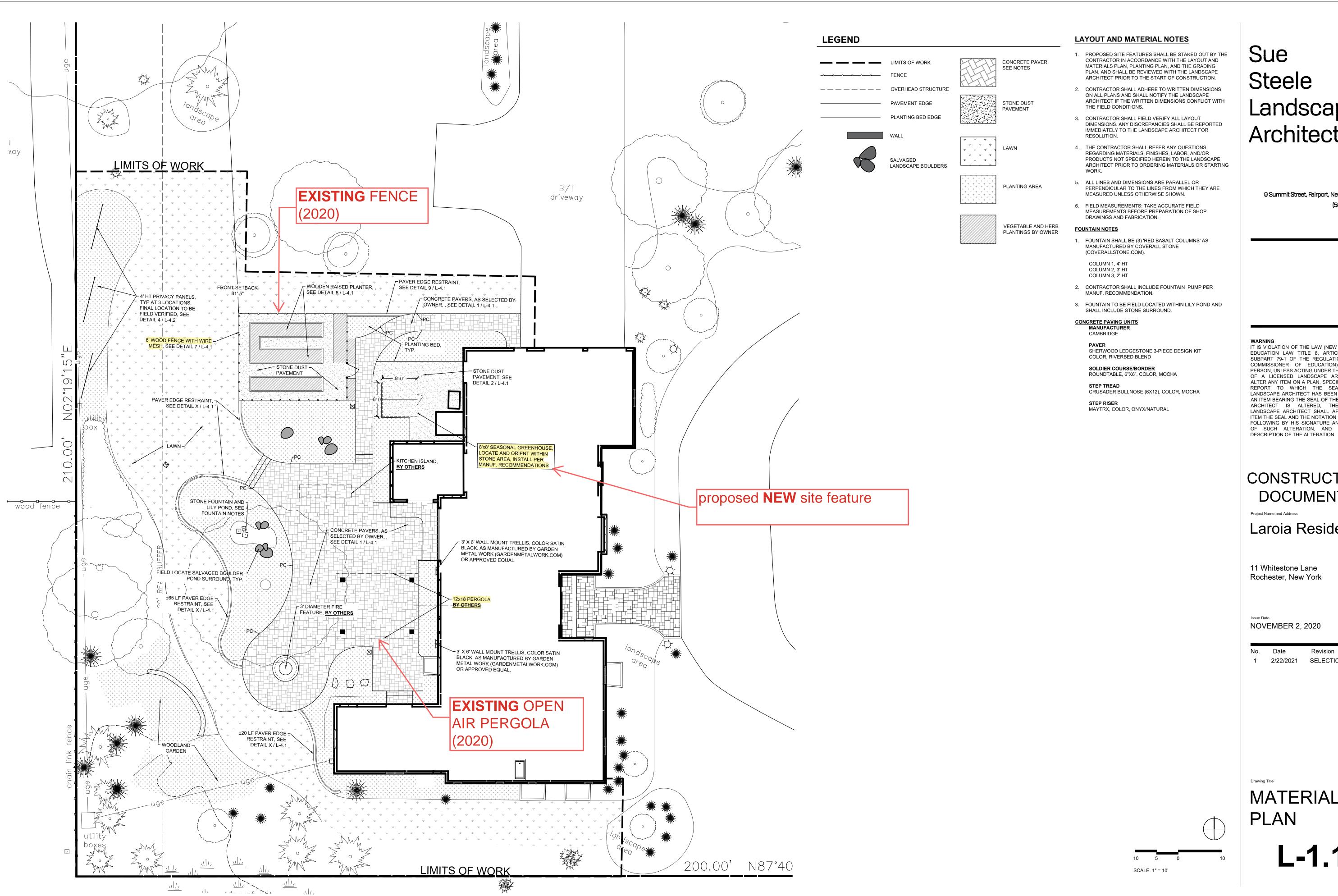
Revision

CONSTRUCTION DOCUMENTS

SCALE 1" = 20'

EXISTING CONDITIONS

EX



Steele Landscape Architecture

9 Summit Street, Fairport, New York 14450

(585) 747-9996

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

CONSTRUCTION **DOCUMENTS**

Laroia Residence

Revision

1 2/22/2021 SELECTIONS

MATERIALS

L-1.1

Site Location - Proposed Outdoor Greenhouse:

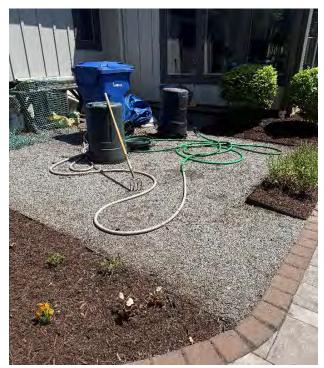
An area variance is requested to install a 8'x8' (64 sq ft) prefabricated outdoor greenhouse forward of the rear wall of the house (185-113 C. (3)). This seasonal structure will be placed on existing patio and utilized during shoulder seasons to extend the growing period.



View from Whitestone Lane.



Proposed location for (8'x8') greenhouse.



Proposed location for greenhouse.



View of location looking towards Whitestone Lane.

Existing Non-Conforming Site Features (Constructed 2020):

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

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





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

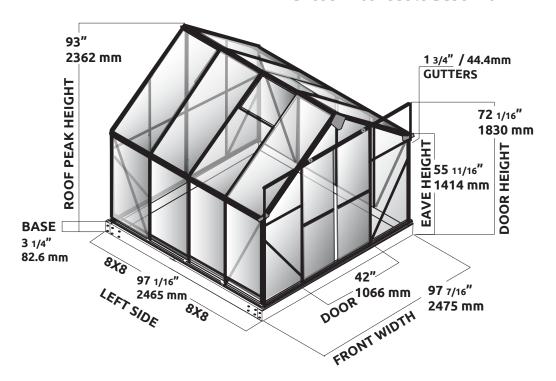




2015 GRANDIO GREENHOUSE DIMENSIONS FOR 8X8 GRANDIO ASCENT

2015 - 8x8 Ascent

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







Zoning Board of Appeals Referral Form Information

Property Address:

2534 Clover Street ROCHESTER, NY 14618

Property Owner:

Silver, Howard 2534 Clover St Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

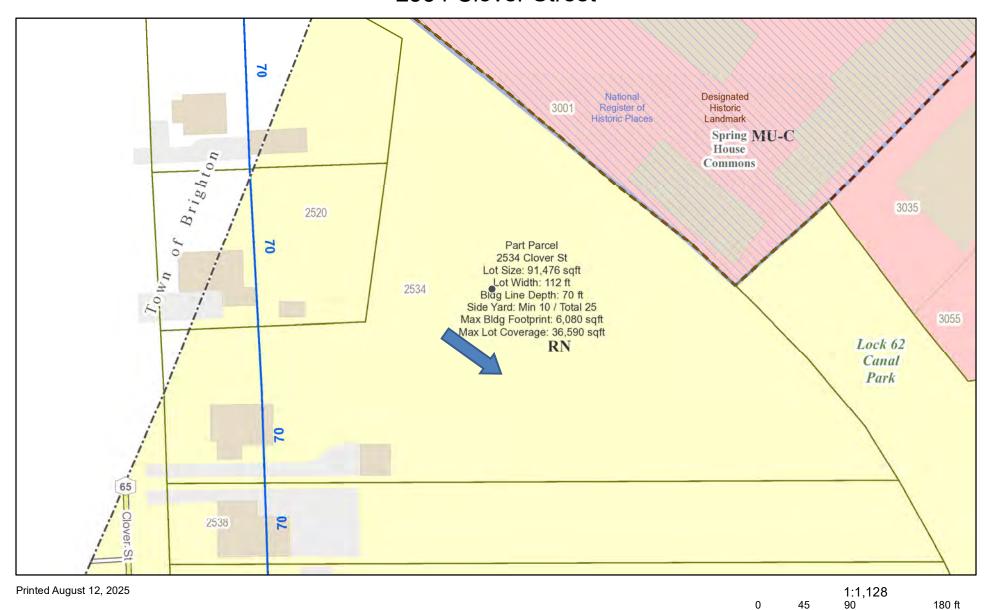
Town Code Requirement is:	Proposed Conditions:		Resulting in the Following Variance:		
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Number of Chickens:	6	Number of Chickens:	14	Number of Chickens:	8
Height:	6	Height:	9.5	Height:	3.5
Size:	50	Size:	152	Size:	102

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

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

August 20, 2025	ARZ				
Date	April Zurowski -				

2534 Clover Street

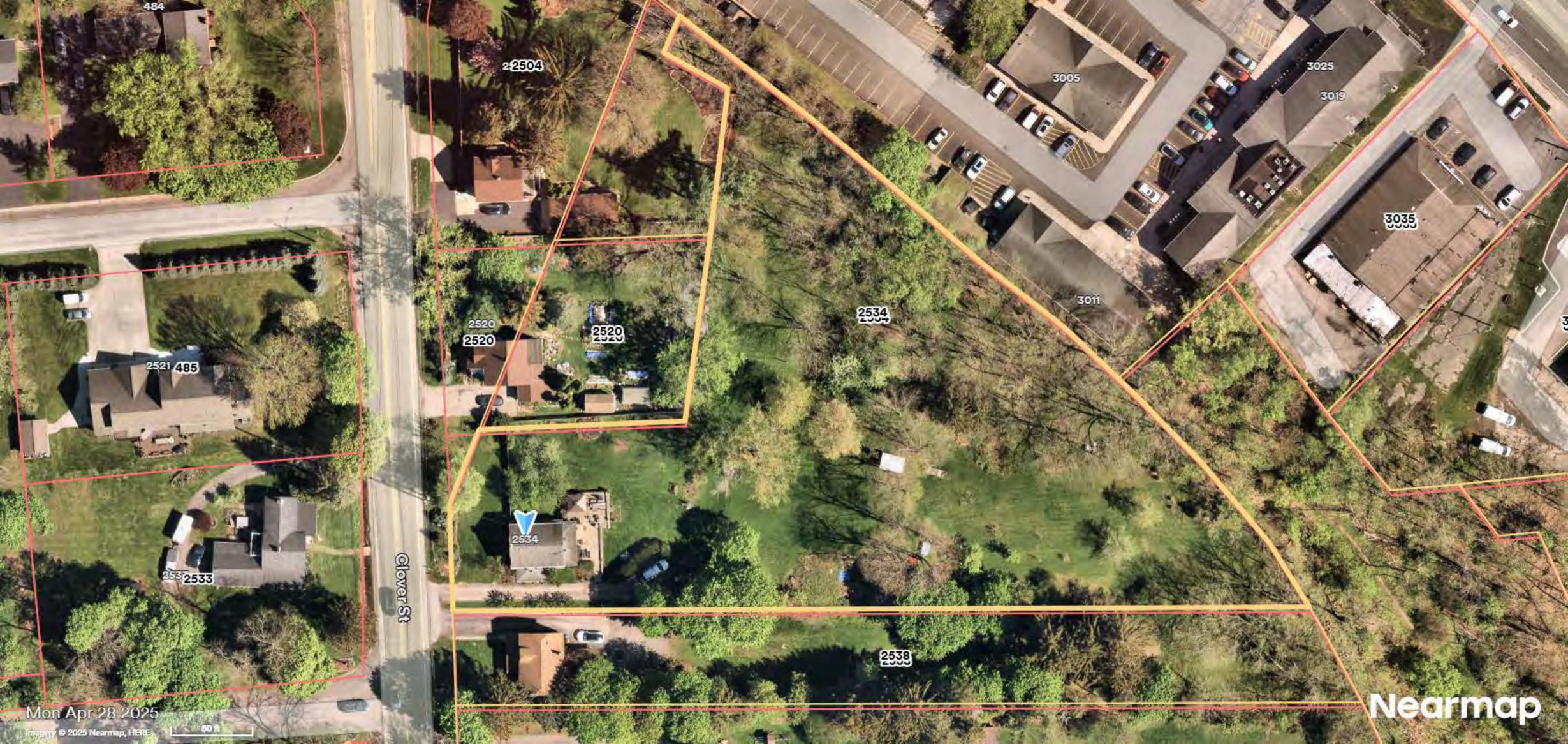


Town of Pittsford GIS

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ZB25-600016



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: [2]	Hearing Date:
Applicant: Howard L Silver	
Address: 2534 Clover St. R	ochester NY 14618
Phone: 585-721-7835	E-Mail: hlsilver 9@ yahoo.com
Agent:	·
(if differe	ent than Applicant)
Address:	
Phone:	
Property Owner:	
(If differe	nt than Applicant)
Address:	
Phone:	
(If applicant is not the property owner please c	omplete the Authorization to Make Application Form.)
	Current Zoning: LN ZMING
Tax Map Number:	— OV. III CY
Application For: 🛮 🖾 Residential 🔲	Commercial Other
Please describe, in detail, the proposed project:	
Variance for existing chicken Coops o	
Committee Comps of	nd runs.
One is over height, one to move than allowed.	o many, and eight chickens
14 total chickens	
SWORN STATEMENT: As applicant or legal agent for the statements, descriptions, and signatures appearing on this the best of my knowledge.	e above described property, I do hereby swear that all s form and all accompanying materials are true and accurate to
1111 9	
(Owner or Applicant Signature)	7-28-25
(Owner or Applicant Signature)	(Date)



NEW YORK STATE

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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

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

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

Structures have been present for years.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

of chickens is substantial

Coop 5/2e is minimal

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

There is no impact. No complaints

- NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;
- 5. Is the alleged difficulty self-created?

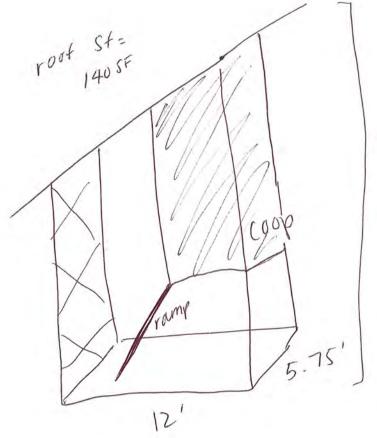
Yes, chickens are pets

Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

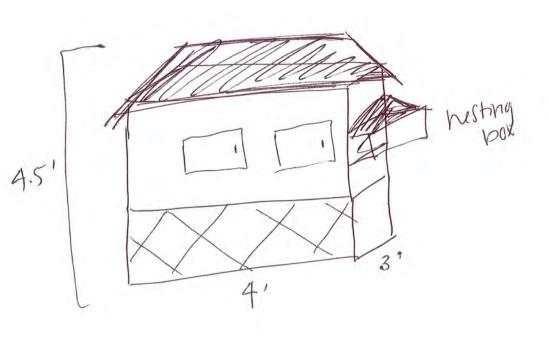
TOWN OF PITTSFORD

		<u> </u>				100	VIN OI	<u> FILLSFORD</u>	
In the Matter of									
(Project Name)									
The	undersigned, being th	ne applicant(s) to the							
	Town Board	Zoning Board of Appe	als	☐ Planning Boar	d 🔲	Archite	ectural	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 ma	ар		
ordi	nances regulations of	ions of the Ordinances, Lo the Town of Pittsford, do h the State of New York atta	hereby o	ertify that I have read	ns const d the pro	ituting the ovisions of	zoning Section	and planning n §809 of the	
any	other municipality of w	re is no officer of the State which the Town of Pittsford cation, except for those na	d is a pa	rt who is interested in	Monroe the fav	or of the lorable exe	Town of ercise o	Fittsford or of figure discretion by	
	Name(s)					<u>Addr</u>	ess(es)	1	
								·-	
	NM Z St	(Signature of Applicant)			7-	- 28 - 25 (D	Oated)		
2 	20 Clover	(Street Address)	1618	/					

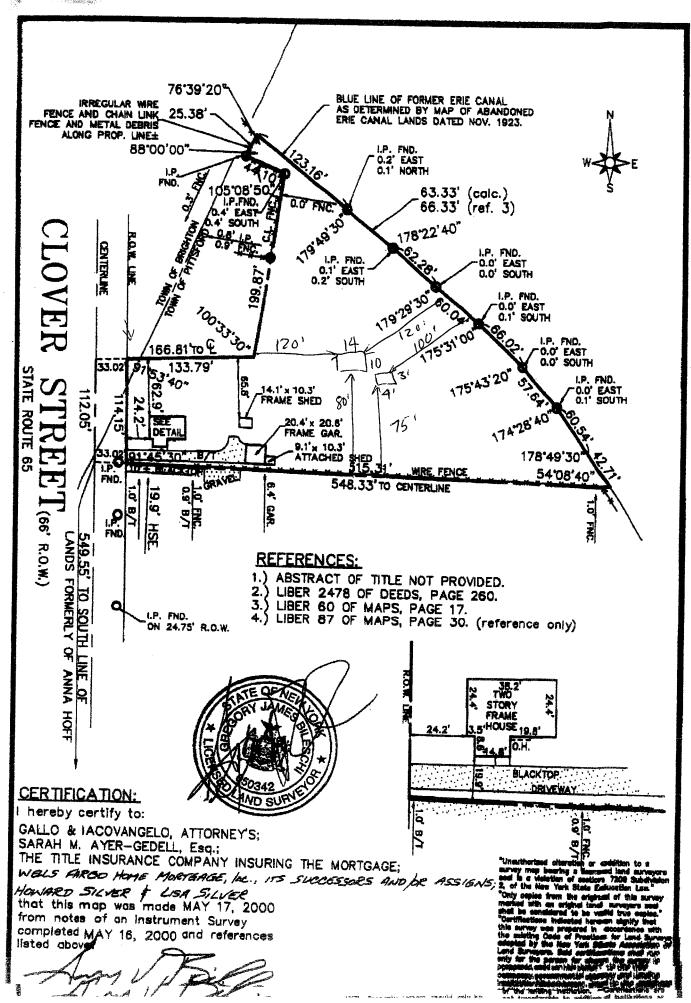


9.5'm

bigger + run



smaller coop r





Larger Red Coop



Smaller Blue Coop

Zoning Board of Appeals Referral Form Information

Property Address:

526 Mendon Road PITTSFORD, NY 14534

Property Owner:

Malvern Views LLC

Applicant or Agent:

Bayer Landscape Architecture, PLLC

Present Zoning of Property: RN Residential Neighborhood

Area Variance - Residential and Non-Profit

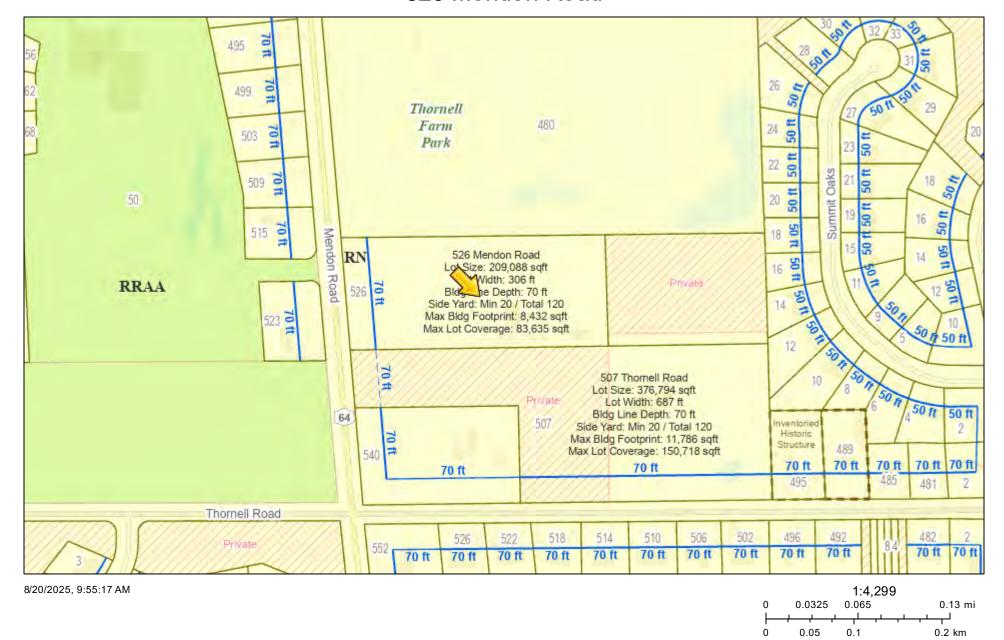
Town Code Requirement is:		Proposed Conditions:		Resulting in the Following Variance:	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Fence Height:	3	Fence Height:	7.2	Fence Height:	4.2
Building Footprint:	8548	Building Footprint:	11108	Building Footprint:	2560

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

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

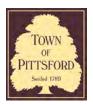
August 20, 2025	ARZ	
Date	April Zurowski -	

526 Mendon Road



Town of Pittsford GIS





TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

September 15, 2025

Submission Date: August 14, 2025	Hearing Date: September 15, 2025
Applicant: Malvern Views, LLC	
Address: 1020 John Street, West Henrietta, NY	14586
Phone: (585) 699-1897	E-Mail: Management@melroc.com
Agent: Bayer Landscape Architecture, PLLC	
Address: 19 North Main Street, Honeoye Falls,	••
Phone: (585) 582-2000	E-Mail: mhb@bayerla.com
Property Owner: Malvern Views, LLC	
Address: 1020 John Street, West Henrietta, N	
Phone: (585) 699-1897	E-Mail: Management@melroc.com
(If applicant is not the property owner please complete Property Location: 526 Mendon Road	ete the Authorization to Make Application Form.) Current Zoning:
Tax Map Number: 178.03-1-80.1	
Tax Map Number: 1/8.03-1-80.1	
	ommercial
Application For:	improvements to the site and landscape. The proposed lary along Mendon Road and will be substantially veiled lude numerous landscape and site enhancements, arrival court and parking areas, rear terrace, and ments are illustrated on the Site Plan, architectural plans
Application For: Please describe, in detail, the proposed project: The owners would like to build a new home and make related home sits approximately 435' back from West property bound by new trees. In addition to the new home, the project will including a new entry wall and gate, re-aligned driveway, new numerous gardens. The proposed building and site enhance	I improvements to the site and landscape. The proposed lary along Mendon Road and will be substantially veiled lude numerous landscape and site enhancements, arrival court and parking areas, rear terrace, and ments are illustrated on the Site Plan, architectural plans ting documents included in this application.

Rev. 10/10/23



NEW YORK STATE

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

TESTS FOR GRANTING AREA VARIANCES

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

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

1.	Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:
See	attached forms.
2.	Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:
See	attached forms.

Rev. 10/10/23 7

TESTS FOR GRANTING AREA VARIANCES (Continued)

Please explain whether the requested area variance is minimal or substantial: See attached forms. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district: See attached forms. • NOTE: Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance; Is the alleged difficulty self-created? See attached forms.

Rev. 10/10/23

Disclosure Form E

STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

	Malvern Vi	ews LL0	C - 526 Mendo	on Ro	ad, Pittsford				
				(Proje	ct Name)				
The	undersigned, bei	ng the appl	icant(s) to the						
	Town Board	☑ Zon	ing Board of Appe	als	☐ Planning Boar	rd [Archit	ectural	Review Board
of	the Town of Pitts	ford, for a							
	change of zonir	ng 🗆	special permit		building permit		permit		amendment
Z	variance	□ арр	roval of a plat		exemption from a	plat or	official m	ар	
ordi	nances regulation	s of the To		nereby o	vs, Rule or Regulation certify that I have read this certificate.				
any	other municipality	of which tl		d is a pa	v York, the County of ort who is interested in elow:				
	<u>Nam</u>	<u>e(s)</u>					<u>Add</u>	ress(es)
		97				i	8/14/202	25	
400	O Jahr Otre-		ure of Applicant)				(1	Dated)	
102	0 John Stree		eet Address)						
We	st Henrietta,	•	ŕ						
	<u> </u>		State Zin Code)						

Rev. 10/10/23 9

Town of Pittsford – Zoning Board of Appeals Malvern Views Residence – Area Variance Application 526 Mendon Road, Pittsford, NY 14534 August 15, 2025

PROJECT SUMMARY

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

Requested Variance

Maximum Building Footprint

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Is the alleged difficulty self-created?

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

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

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

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

Town of Pittsford – Zoning Board of Appeals Malvern Views Residence – Area Variance Application 526 Mendon Road, Pittsford, NY 14534 August 15, 2025

PROJECT SUMMARY

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

Requested Variance

Fence (wall) & Gate Height

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

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

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

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

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

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

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

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

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

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

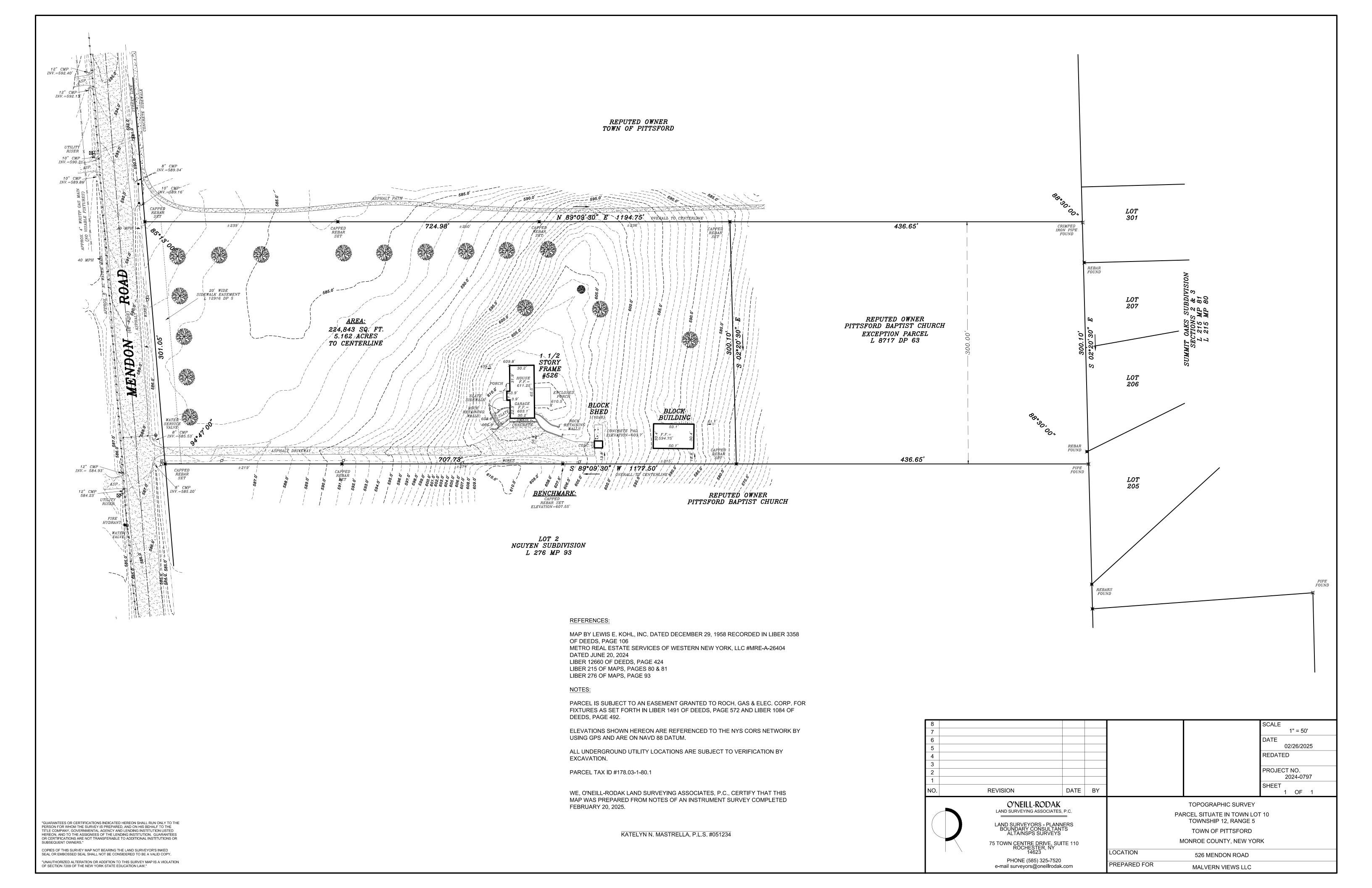
Overall, the project reflects an environmentally responsible approach to development and has been designed to avoid any negative impacts on the surrounding environment, neighborhood, or zoning district.

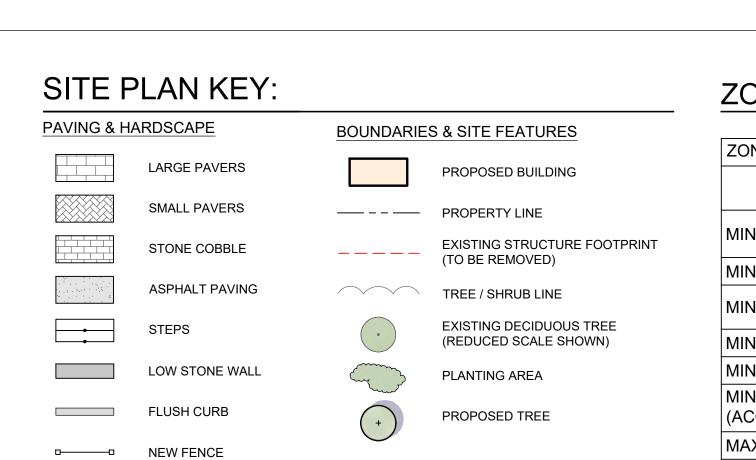
5. Is the alleged difficulty self-created?

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

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

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





PROPERTY ENTRY

ENTRY GATE & MASONRY WALLS

ZONING CHART	- TOWN OF PITTSFORD:

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

OPEN LAWN / LOW MOW MEADOW

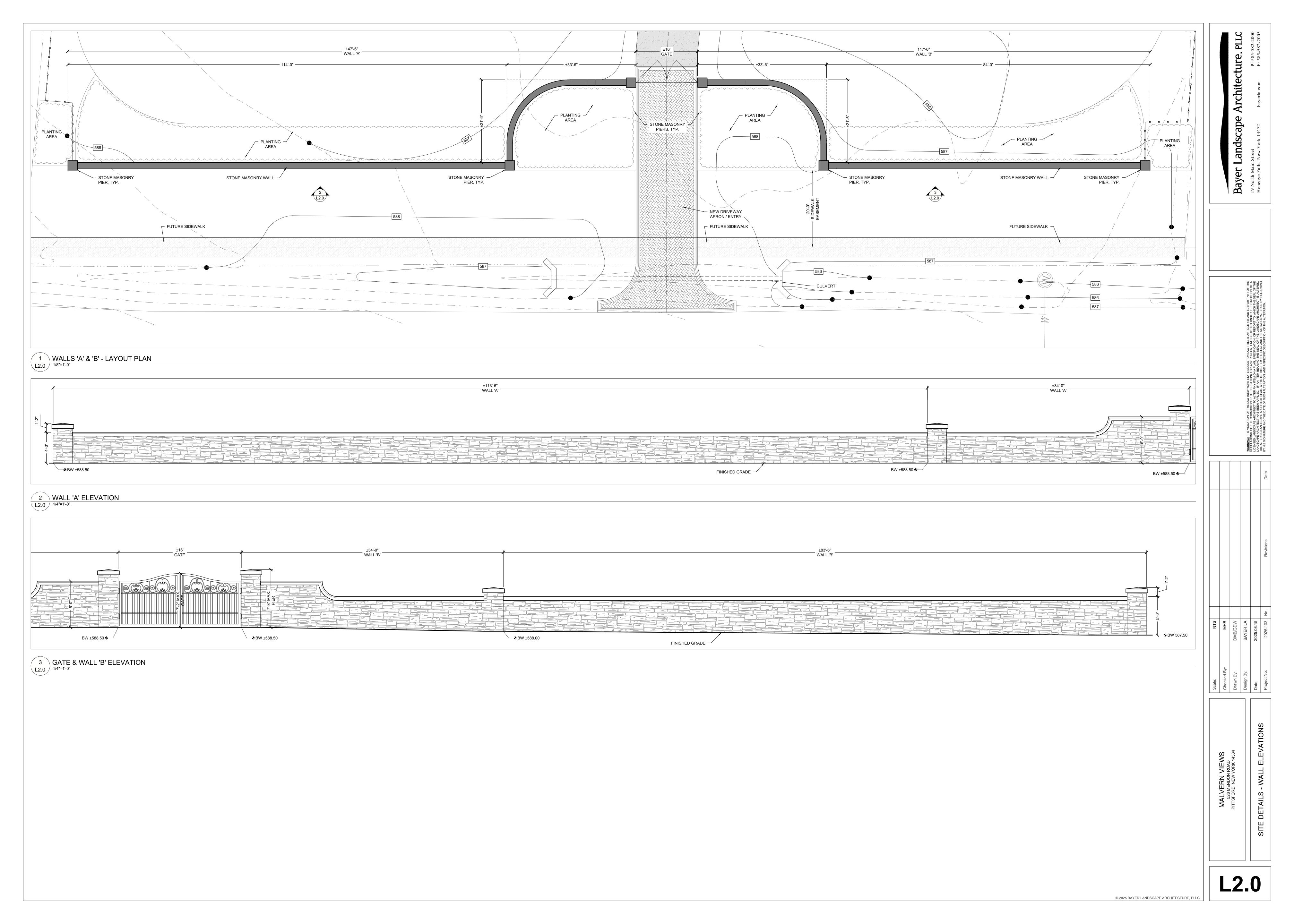
RE-ALIGNED DRIVEWAY

SITE COVERAGE CALCULATIONS:

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



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526 MENDON ROAD

PITTSFORD, NEW YORK



CLIENT:

MALVERN VIEWS LLC

ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES ARCHITECTURE & ENGINEERING P.C. 2024 W. HENRIETTA RD. SUITE 3K ROCHESTER, NY 14623

TEL. (585) 272-1650 E-MAIL: info@jamesfahy.com WEBSITE: www.jamesfahy.com

CIVIL ENGINEER:

THORNTON ENGINEERING LLP
30 ASSEMBLY DRIVE, SUITE 106
MENDON, NY 14506
TEL. (585) 624-4810
EMAIL: info@thorntoneng.com
WEBSITE: www.thorntoneng.com

LANDSCAPE ARCHITECT:

BAYER LANDSCAPE ARCHITECTURE, PLLC
19 N. MAIN ST.
HONEOYE FALLS, NY 14472
TEL. (585) 582-2000
EMAIL: connect@bayerla.com
WEBSITE: www.bayerla.com

DRAWING INDEX:

- T1.0 TITLE SHEET
- A1.0 FRONT ELEVATION & COURTYARD ELEVATIONS
- A1.1 RIGHT & LEFT SIDE ELEVATIONS
- A1.2 REAR & FAMILY ROOM ELEVATIONS AND ROOF PLAN
- A2.0 LOWER LEVEL PLAN
- A3.0 FIRST FLOOR PLAN
- A4.0 SECOND FLOOR PLAN

PROJEC

MENDON PITTSFORD, NEW Y

JOB NO.
A24-063

PROJECT NO.
20-12231-3

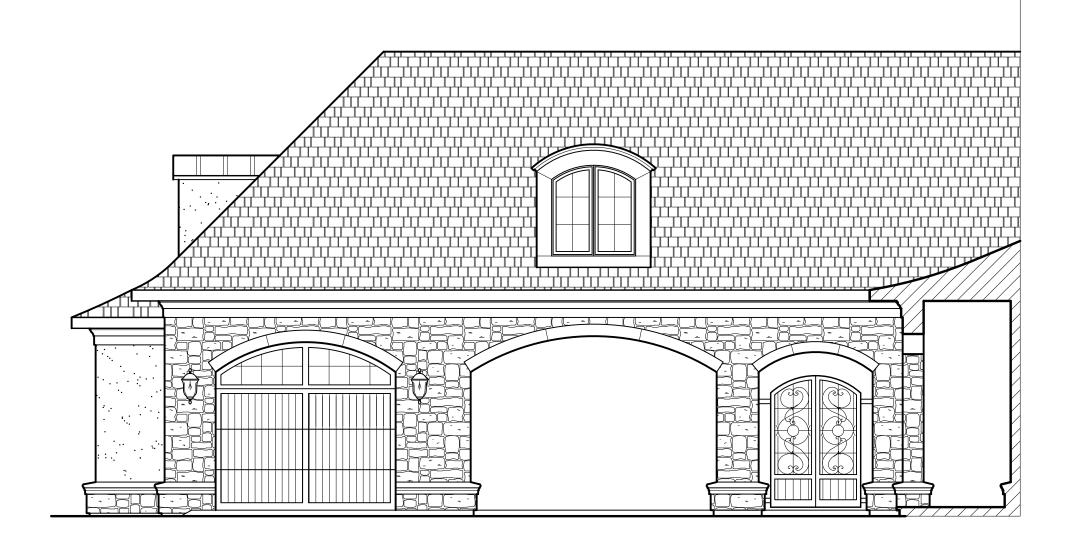
PHASE:
PRELIMINARY
PLAN

DATE:
8-5-2025

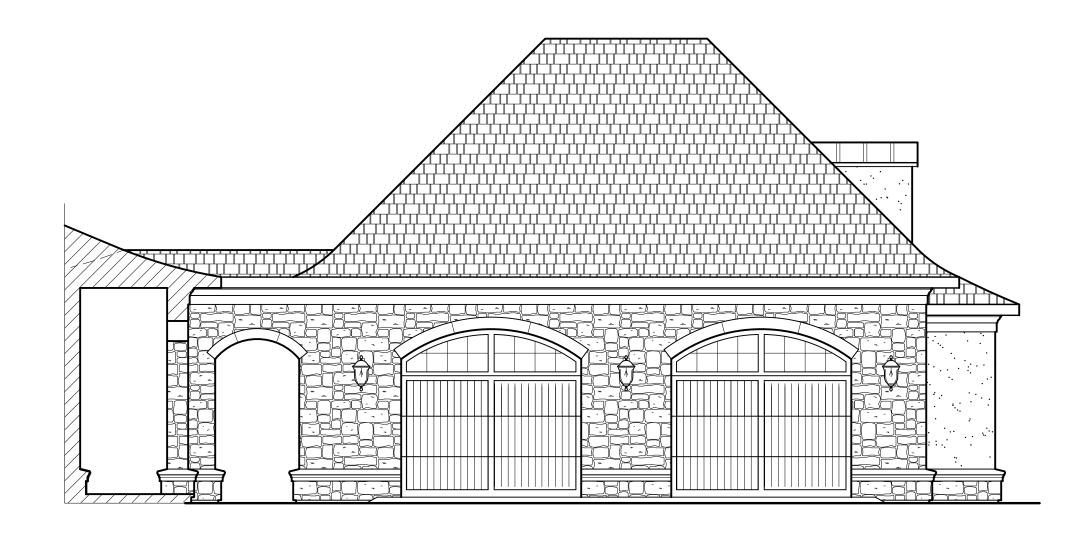
T1.0

DRAWING NO.





left side courtyard elevation scale: 3/16"=1'-0"



right side courtyard elevation
scale: 3/16"=1'-0"

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7209.

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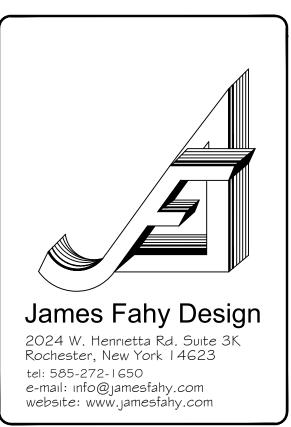
PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT:

MALVERN VIEWS LLC

DRAWING TITLE:
FRONT ELEVATION
\$ COURTYARD ELEVATIONS

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO:
CHECKED BY: JRF	$A \cap A$
DATE: 8-5-2025	111.0







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7209.

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REVISIONS:				
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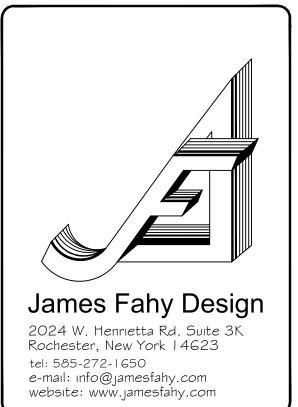
PROJECT: 526 MENDON RD. PITTSFORD, NY

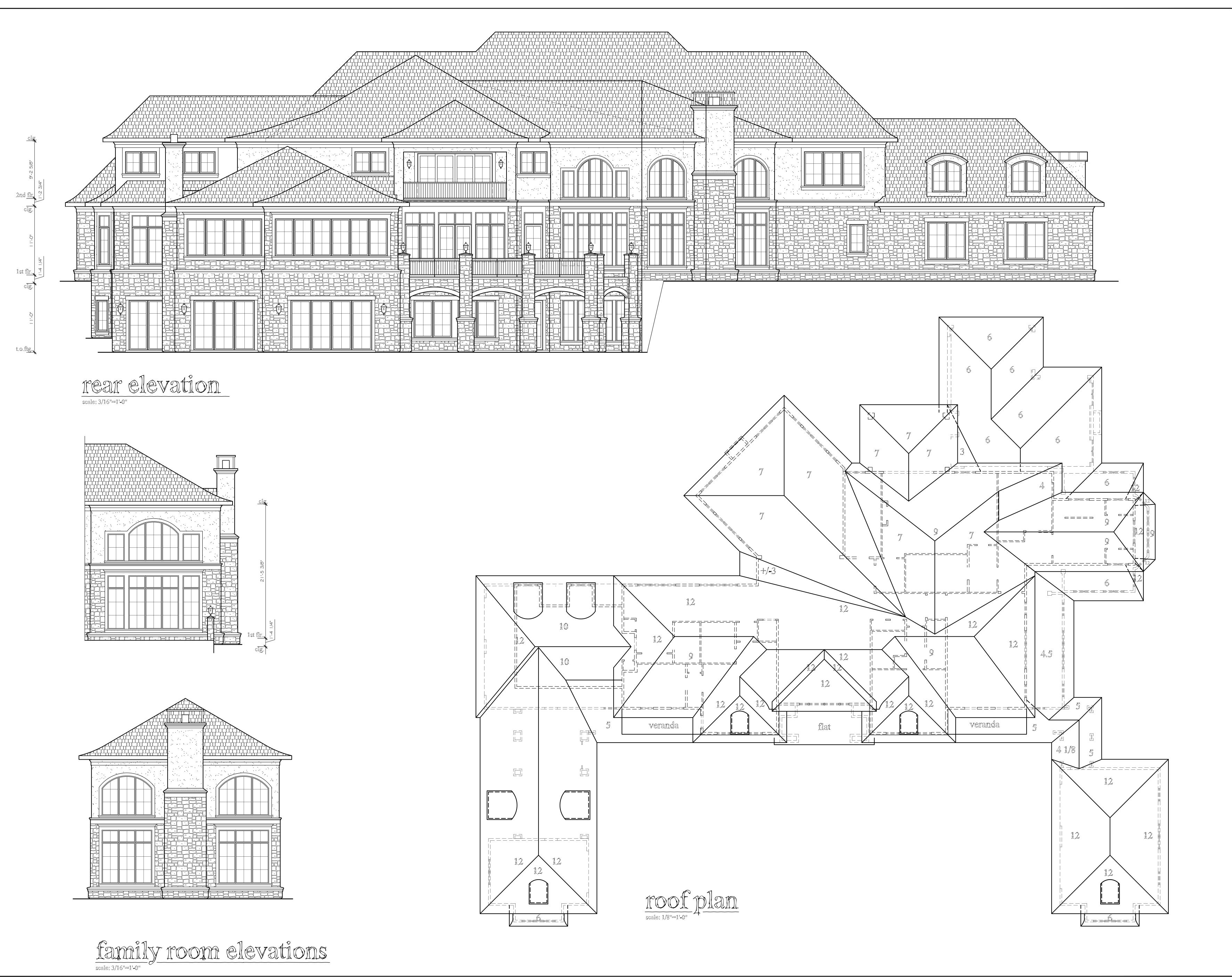
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DRAWING TITLE:

RIGHT & LEFT SIDE ELEVATIONS

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO:
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PROJECT:
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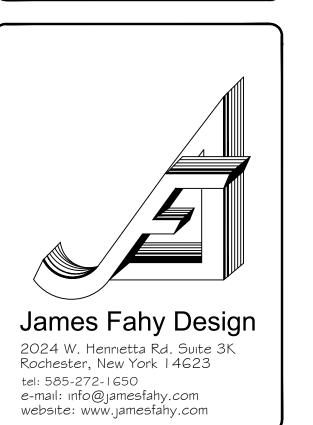
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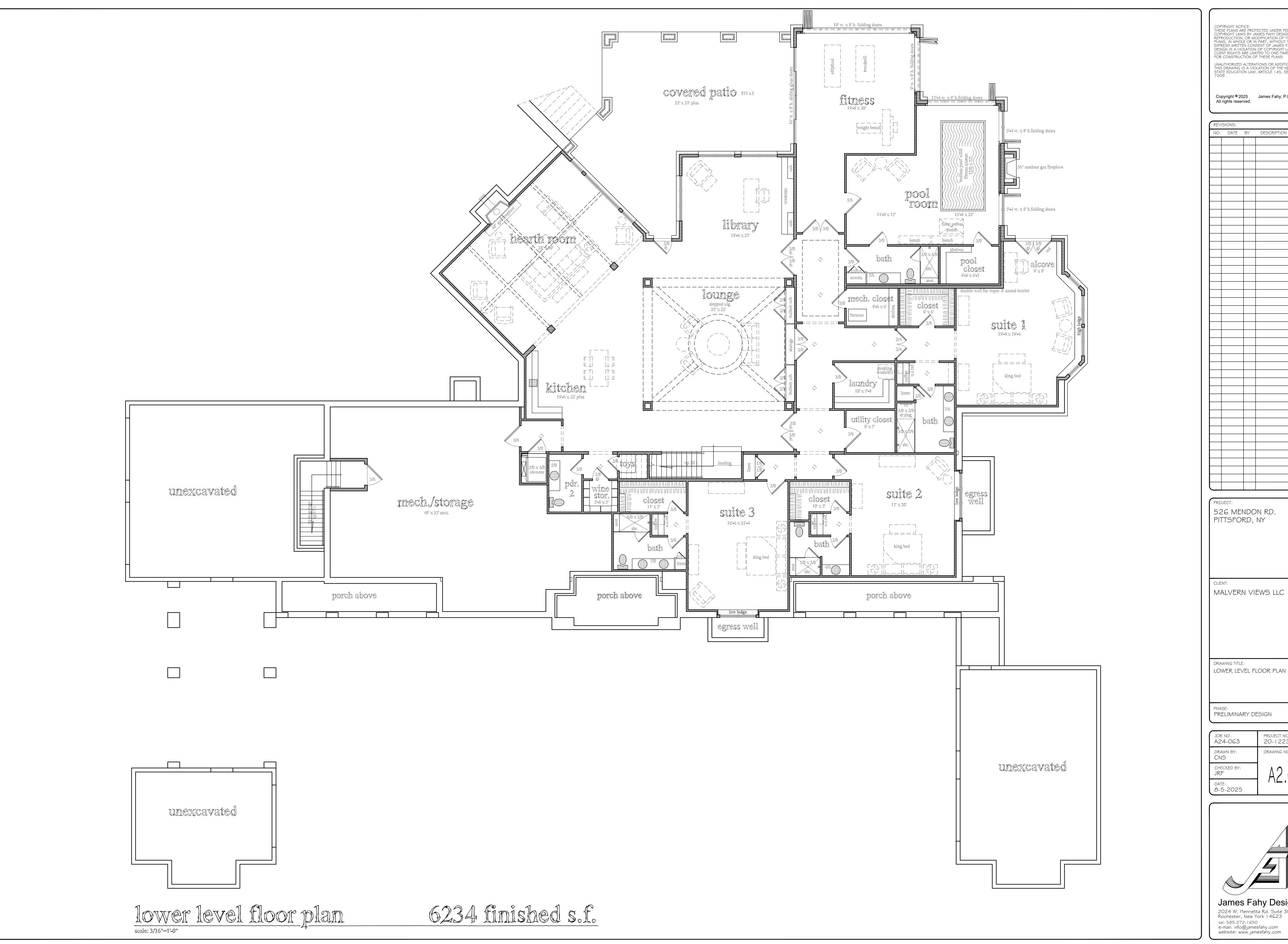
DRAWING TITLE:

REAR & FAMILY ROOM ELEVATIONS

& ROOF PLAN

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO:
CHECKED BY: JRF] A12
DATE: 8-5-2025] /\' . `_





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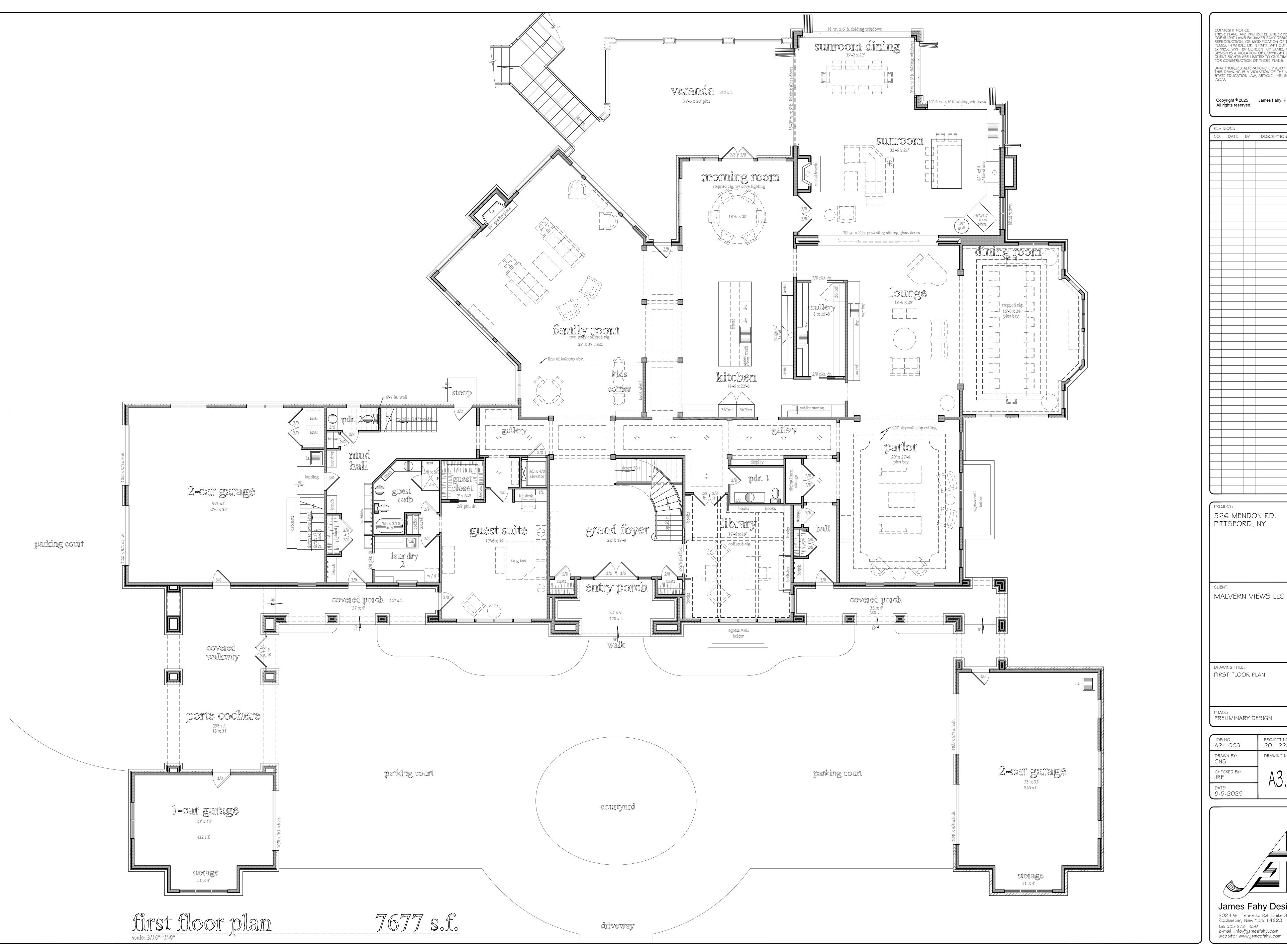
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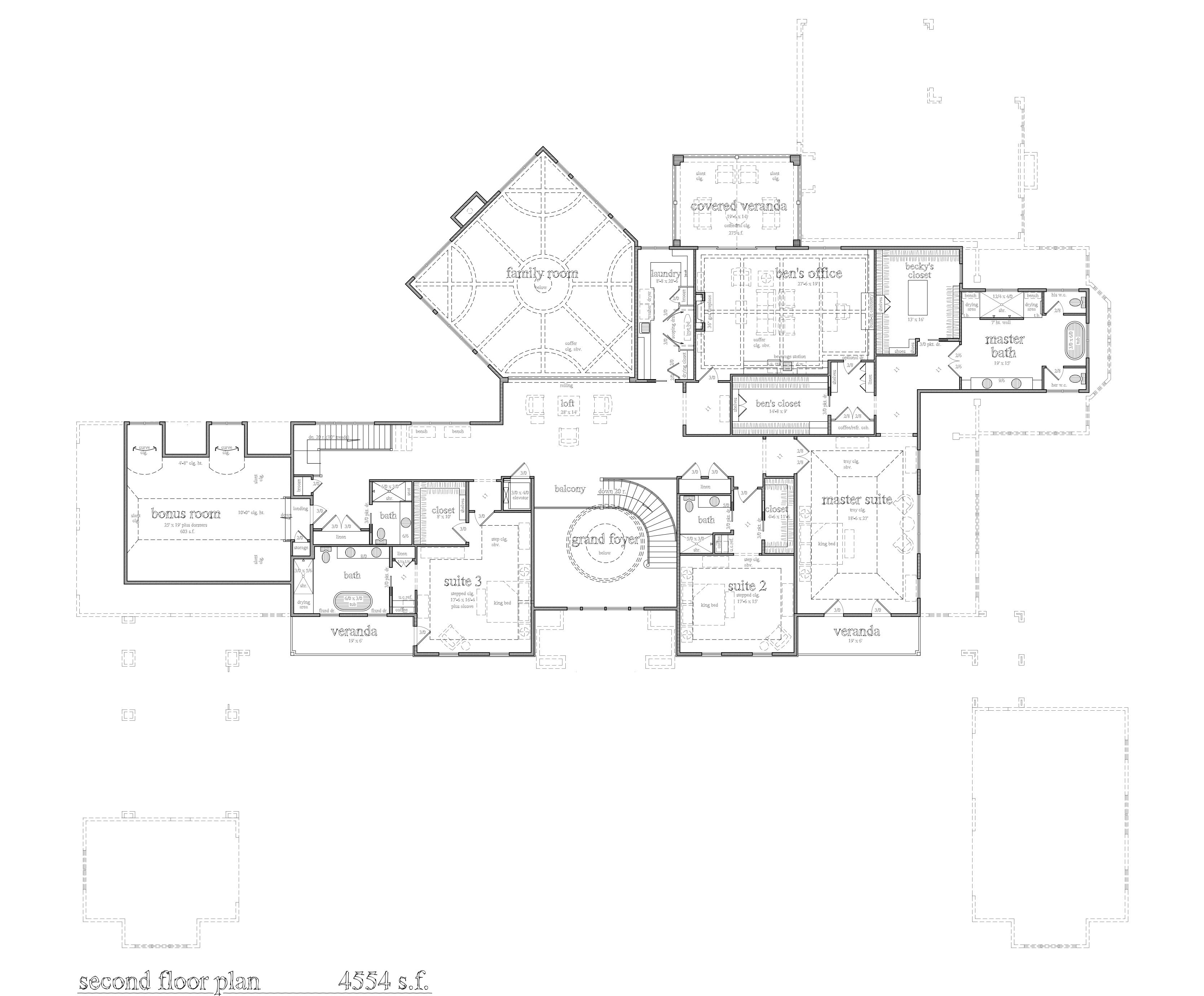
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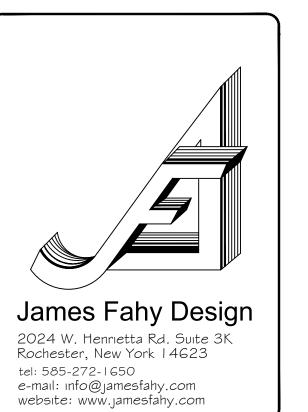
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MALVERN VIEWS LLC

DRAWING TITLE: SECOND FLOOR PLAN

PRELIMINARY DESIGN

JOB NO. A24-063	PROJECT NO. 20-12231-3
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scale: 3/16"=1'-0"





































DRAFT MINUTES 081825

TOWN OF PITTSFORD ZONING BOARD OF APPEALS AUGUST 18, 2025

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on August 18, 2025 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Jim Pergolizzi, Tom Kidera, Phil Bleecker, Phil Castleberry, Barbara Servé, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci

ABSENT:

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

ATTENDANCE: There was 1 member of the public present.

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

NEW PUBLIC HEARING:

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

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

Chairman Pergolizzi opened the public hearing.

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

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

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

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

OTHER DISCUSSION:

Informal Discussion of Upcoming Application for 5692 Palmyra Road

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

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

DRAFT MINUTES 081825

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

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

Chairman Pergolizzi closed the meeting at 7:22PM.

Respectfully submitted,

April Zurowski Planning Assistant

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