

APPROVED MINUTES 121525

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

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on December 15, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

ABSENT: Barbara Servé

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

ATTENDANCE: There were 7 members of the public present.

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

NEW PUBLIC HEARINGS:

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).

Chairman Pergolizzi opened the public hearing.

Sam Valenti, of 24 Chelsea Park, and Bill Dean, architect for the project, introduced the application. Mr. Dean stated that the garage will replace the existing shed and will provide vehicle and other storage. Board Member Iacobucci asked about the existing shed and its close proximity to the property line. Ms. Zurowski explained that the shed has been on the property for years, but it is an unpermitted structure and does not meet zoning.

Board Member Castleberry asked if the neighbors had provided any feedback regarding the project. Mr. Valenti replied that he has not spoken to any of his neighbors regarding the project. Ms. Zurowski stated that the Town has not received any comments.

Chairman Pergolizzi asked about the completion date of the project. Mr. Valenti stated that construction is planned for early 2026.

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

A written resolution to grant the area variance for 24 Chelsea Park was unanimously approved.

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).

Chairman Pergolizzi opened the public hearing.

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Patrick Chan and Danielle Miller, of 33 Coventry Ridge, introduced the application. Ms. Miller stated that they wanted to install the fence around their entire property, but their corner lot limits its permitted placement. She stated that they are looking to match their front yard fence line to that of their neighbors at 29 Coventry Ridge.

Chairman Pergolizzi asked if the neighbors had provided any feedback regarding the project. Ms. Miller stated she has not heard any opposition from neighbors.

Chairman Pergolizzi asked about the anticipated completion of the project. Ms. Miller stated that the project should be completed by the end of January 2026.

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

A written resolution to grant the area variance for 33 Coventry Ridge was unanimously approved.

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).

Chairman Pergolizzi opened the public hearing.

Lorie Boehlert, designer for the project, introduced the application. Ms. Boehlert stated that landscaping will be added to shield the proposed garage addition that encroaches into the front setback on one side of the corner lot. Board Member Iacobucci noted that no other home in the neighborhood has a 4-car garage. Ms. Boehlert explained that the family has four adults living in the home and each has a car that they wish to keep inside during the winter. Ms. Boehlert noted that while there will be room for four cars, there will only be two garage doors. Her intention was to minimize the appearance of the large garage.

Ms. Zurowski noted that the project would also be reviewed by the Design Review Historic Preservation Board (DRHPB). This Board would have to approve the proposed garage before the project can commence.

Board Member Spennacchio-Wagner asked if the neighbors had provided any feedback regarding the project. Ms. Boehlert stated that she had not received any feedback from neighbors.

Chairman Pergolizzi asked about the completion date of the project. Ms. Boehlert stated that they would like to begin work in the spring of 2026.

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

A written resolution to grant the area variance for 60 Knollwood Drive was unanimously approved.

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).

Chairman Pergolizzi opened the public hearing. The applicant was not in attendance. This application is still in review by the DRHPB.

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Chairman Pergolizzi motioned to table the project, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

OTHER DISCUSSION:

Chairman Pergolizzi motioned to approve the minutes of November 17, 2025, seconded by Board Member Castleberry. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi closed the meeting at 7:23PM.

Respectfully submitted,

Patricia Keating
Building Department Assistant

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

RE: 24 Chelsea Park

**Tax Parcel: 163.20-3-6
Applicant: Bill Dean, AIA
on behalf of Samuel Valenti
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Section 185-17 E. to allow the construction of a garage not meeting the minimum side setback requirement required by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on December 15, 2025, and review by the Board of all written and oral submissions, together with due deliberation and consideration.

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

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

FINDINGS OF FACT

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

The proposed garage addition will not create an undesirable change in the neighborhood or detriment to nearby properties. It will replace an existing detached 194 SF shed next to the primary residence and create space for storage and a third garage bay. The new garage will be 2.8 feet closer to the side property line than the existing shed. There are no records for approval of the existing shed and a variance was not granted for it. It does not meet size or side setback requirements. There are no complaints on file regarding the setback of the unpermitted shed. No neighbor opposition has been heard about this application.

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

The benefit sought by the applicant cannot be achieved by other feasible means. Due to the side-load orientation of the existing garage bays and the setback to the corner of the existing home, an additional bay cannot be created without either a front or side setback variance request.

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

The requests to place the attached garage 5 feet from the side setback (50%) and create a 19.4-foot total side setback (35%) are considered substantial. Although the existing shed was 7.8 feet from the side setback, it was never approved to be placed there.

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

The requested variance will not have an adverse impact on the physical and/or environmental conditions in the neighborhood. There are no trees planned for removal. Drainage and grading will not be negatively impacted.

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

1. The Board understands that, under New York State Town Law Section 267-b (3)(b), the issue of self-created hardship is relevant to the Board's decision but shall not necessarily preclude the granting of a requested variance.
2. The need for this variance is self-created but is mitigated by the existing orientation of the side-load garage bays and the existing setback of the home, so the variance is not precluded.

CONDITIONS OF APPROVAL

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

1. This variance is granted only for the plans submitted and prepared by the applicant dated November 14, 2025, and attached hereto as Exhibit A.
2. All construction of the garage must be completed by December 31, 2027.
3. The garage is connected to the roofline of the structure, but does not share a common wall, so there shall be no living space within the structure.

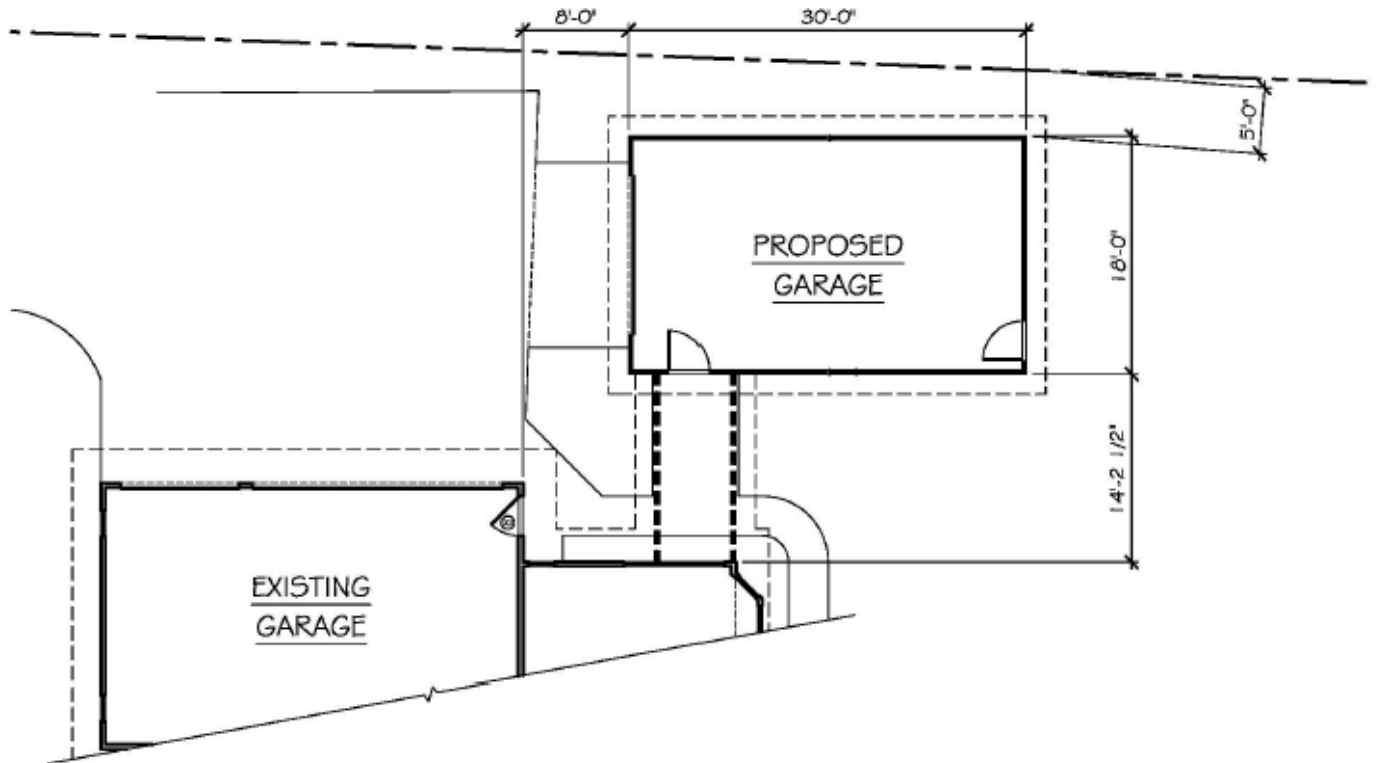
The within Resolution was moved by Zoning Board of Appeals Member Phil Bleecker, seconded by Board Member Mary Ellen Spennacchio-Wagner, and voted upon by the Board, as follows:

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

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

April Zurowski
Planning Assistant

EXHIBIT A



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

RE: 33 Coventry Ridge

**Tax Parcel: 177.03-5-42
Applicant: Patrick Chan
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Section 185-121 A. to allow for the installation of a 4.5-foot-tall fence in front of the front setback where a maximum of 3 feet is permitted by code at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on December 15, 2025, and review by the Board of all written and oral submissions, together with due deliberation and consideration.

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

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

FINDINGS OF FACT

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

No undesirable change will be produced in the neighborhood, nor will any detriment to nearby properties result from granting this variance. The owner wishes to construct a pool code-compliant fence (min. 4 feet tall) around the perimeter of his property to enclose a pool that has not yet been proposed. Since the property is a corner lot and the house is turned to the west and does not directly face either road, it limits the amount of yard area that can be enclosed with a 4.5-foot-tall fence. The next-door neighbor at 29 Coventry Ridge, who has a similarly situated home and was actively constructing a pool, was granted a front setback variance to build a 4-foot-tall fence in 2024.

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

The benefit sought by the applicant cannot be achieved by other feasible means. Because of the house orientation and placement on the property, a lot of the yard cannot be enclosed by a fence taller than 3 feet in height. In order to preserve the use of their yard and anticipate their desire for a pool at a later date, the placement of the 4.5-foot-tall fence is required.

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

The application does represent a substantial variance. The placement of the fence is in front of the front setback and is proposed to be 4.5 feet tall, where a maximum of 3 feet is permitted. This results in a 50% variance.

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

The requested variance will not have an adverse impact on the physical and/or environmental conditions in the neighborhood. The property lies at the corner of Coventry Ridge and Cherry Hills Drive, and the proposed fence will be 25 feet off of the road and will be similar to the existing fence layout at 29 Coventry Ridge. The properties located behind the home are currently undeveloped. The proposed fence will follow the natural layout of the yard and will not require the removal of any trees or existing structures. Finally, the proposed black aluminum style fence matches several other fences in the area and will maintain the neighborhood's aesthetic and uniform look along this street.

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

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

CONDITIONS OF APPROVAL

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

1. This variance is granted only for the plans submitted and prepared by the applicant dated November 14, 2025, and attached hereto as Exhibit A.
2. All construction of the fence must be completed by December 31, 2026.

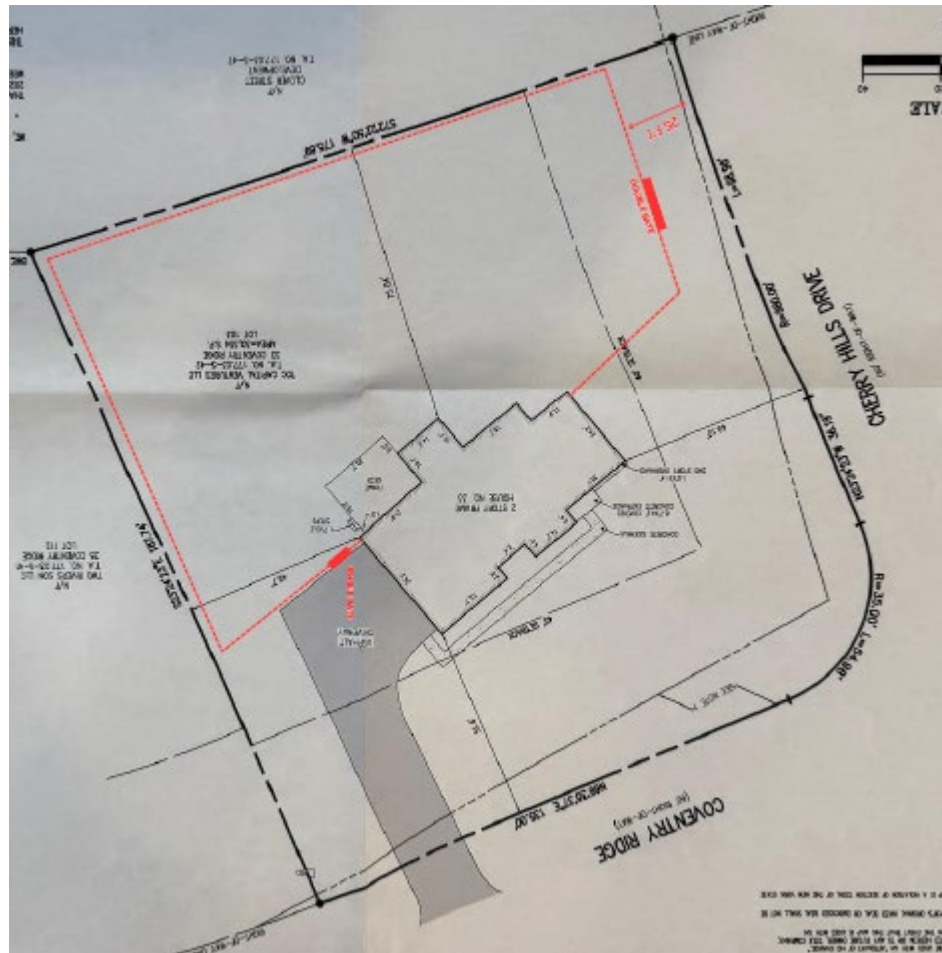
The within Resolution was moved by Zoning Board of Appeals Member Tom Kidera, seconded by Chairman Jim Pergolizzi, and voted upon by the Board, as follows:

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

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

April Zurowski
Planning Assistant

EXHIBIT A



PROPOSED FENCE DESIGN

- Allstate Fencing: 54" Aluminum Pool Fence



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

RE: 60 Knollwood Drive

**Tax Parcel: 138.13-1-15
Applicant: Julie C. Bartlett
Zoned: Residential Neighborhood (RN)**

I move that the Town of Pittsford Zoning Board of Appeals grant the above applicant relief from Town Code Section 185-17 B. (1) for the construction of a garage addition forward of the building line at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on December 15, 2025, and review by the Board of all written and oral submissions, together with due deliberation and consideration.

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

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

FINDINGS OF FACT

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

The granting of a variance to construct a garage forward of the building line will not produce an undesirable change in the neighborhood or detriment to nearby properties. This is a corner lot, and there is no neighbor immediately to the west of the proposed garage. Existing and proposed trees and vegetation will partially screen the view from the most affected neighbor at 64 Knollwood Drive and the adjacent street. The addition will not block site lines for cars driving on Knollwood. The proposed garage will be in the same character as the existing house and fit with the neighborhood.

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

The benefit sought by the applicant cannot be achieved by other feasible means. While the property is quite large, it has two front setbacks because it is a corner lot, and those building lines prevent additional garage space in any direction.

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

The variance to place the garage 53.4 feet from the front property line where a minimum of 70 feet is required by code is considered substantial (24%), but the effect is mitigated by the hardship caused by the property being on a corner lot and the fact the proposed addition will be largely screened from view.

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

The requested variance will not have an adverse impact on the physical and/or environmental conditions in the neighborhood or zoning district. The garage will fit into the existing lot without changing the feel of the neighborhood.

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

- 1. The Board understands that, under New York State Town Law Section 267-b (3)(b), the issue of self-created hardship is relevant to the Board’s decision but shall not necessarily preclude the granting of a requested variance.
- 2. The need for this variance is self-created but is mitigated as described herein, so the variance is not precluded.

CONDITIONS OF APPROVAL

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

- 1. These variances are granted only for the plans submitted and prepared by the applicant received November 14, 2025, and attached hereto as Exhibit A.
- 2. All construction of the garage must be completed by December 31, 2027.

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

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

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

April Zurowski
Planning Assistant

EXHIBIT A

