

APPROVED MINUTES 011926

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
JANUARY 19, 2026**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on January 19, 2026, 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, Phil Castleberry, Barbara Servé

**ABSENT:** Phil Bleecker

**ALSO PRESENT:** April Zurowski, Planning Assistant; Michael Arcuri, Town Board Liaison

**ATTENDANCE:** There were 9 members of the public present.

Chairman Pergolizzi called the meeting to order at 6:32 PM.

**NEW PUBLIC HEARING:**

**506 Marsh Road – Tax ID 164.16-1-1**

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

Chairman Pergolizzi opened the public hearing.

Paul Morabito, of Morabito Architects, introduced the application. He stated that there is currently an attached carport on the south side of the house. The applicant is requesting to demolish the carport and replace it with a garage. The garage is a small 2-bay garage that will provide parking for one car and an enclosed storage area. The trees and fencing next to the carport will be removed. Construction is planned to begin in April.

Chairman Pergolizzi asked for public comments. Hearing none, Board Member Iacobucci motioned to close the hearing, seconded by Board Member Castleberry.

A written resolution to grant the area variance for 506 Marsh Road was unanimously approved.

**OTHER DISCUSSION:**

Chairman Pergolizzi motioned to approve the minutes of December 15, 2025, seconded by Board Member Iacobucci. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Pergolizzi closed the meeting at 6:48 PM.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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

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

**RE: Residential Neighborhood (RN)**

**Tax Parcel: 164.16-1-1  
Applicant: Paul Morabito, Morabito Architects  
on behalf of Liz Heath  
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 addition not meeting the minimum side setback requirements at the above location and bearing the above tax parcel number. The within resolution follows a public hearing held on January 19, 2026, and review by the Board of all written and oral submissions, together with due deliberation and consideration.

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

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

**FINDINGS OF FACT**

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

The requested variance will not produce an undesirable change in the character of this neighborhood or create detriment to nearby properties. The project will remove an existing carport and replace it with an enclosed garage. It will improve the curb appeal of the home and will create an enclosed space for storage of yard equipment. Most homes in the area have an enclosed garage and so the garage addition will fit into the character of the neighborhood.

The property is across the street from a USPS facility and adjacent to Pitcher Pediatric Dental and, as a result, will not create negative aesthetic concerns. The most-affected neighbor at 510 Marsh Road has submitted a letter of support.

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

The benefit of an attached garage cannot be achieved by other feasible means. The property does not currently have an enclosed place to park a vehicle and due to the placement of the house, the creation of an attached garage will, by necessity, encroach into the side setback.

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

The application does represent a substantial variance from code. The garage is proposed to be 5.33 feet from the right property line, where 10 feet is required, resulting in a 47% 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 or zoning district. The property is adjacent to two non-residential uses and the residential properties in the area have an enclosed garage.

**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 desire for an enclosed garage and the placement of the house 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 December 8, 2025, and attached hereto as Exhibit A.
2. All construction of the garage addition must be completed by December 31, 2027.

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

Phil Bleecker voted	Absent
Phil Castleberry voted	Aye
Barbara Servé 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 January 19, 2026.

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April Zurowski  
Planning Assistant

EXHIBIT A

