

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MARCH 16, 2026**

*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, March 16, 2026, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

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**NEW HEARING**

**89 Knickerbocker Road – Tax ID 164.19-1-4.11**

Applicant is requesting relief from Town Code Sections 185-113 C. (1) & (2) and 185-17 E. for the construction of an oversized and over-height detached garage not meeting the total side setback requirements and for the total square footage of roofed or enclosed accessory structures exceeding 320 square feet in area. This property is zoned Residential Neighborhood (RN).

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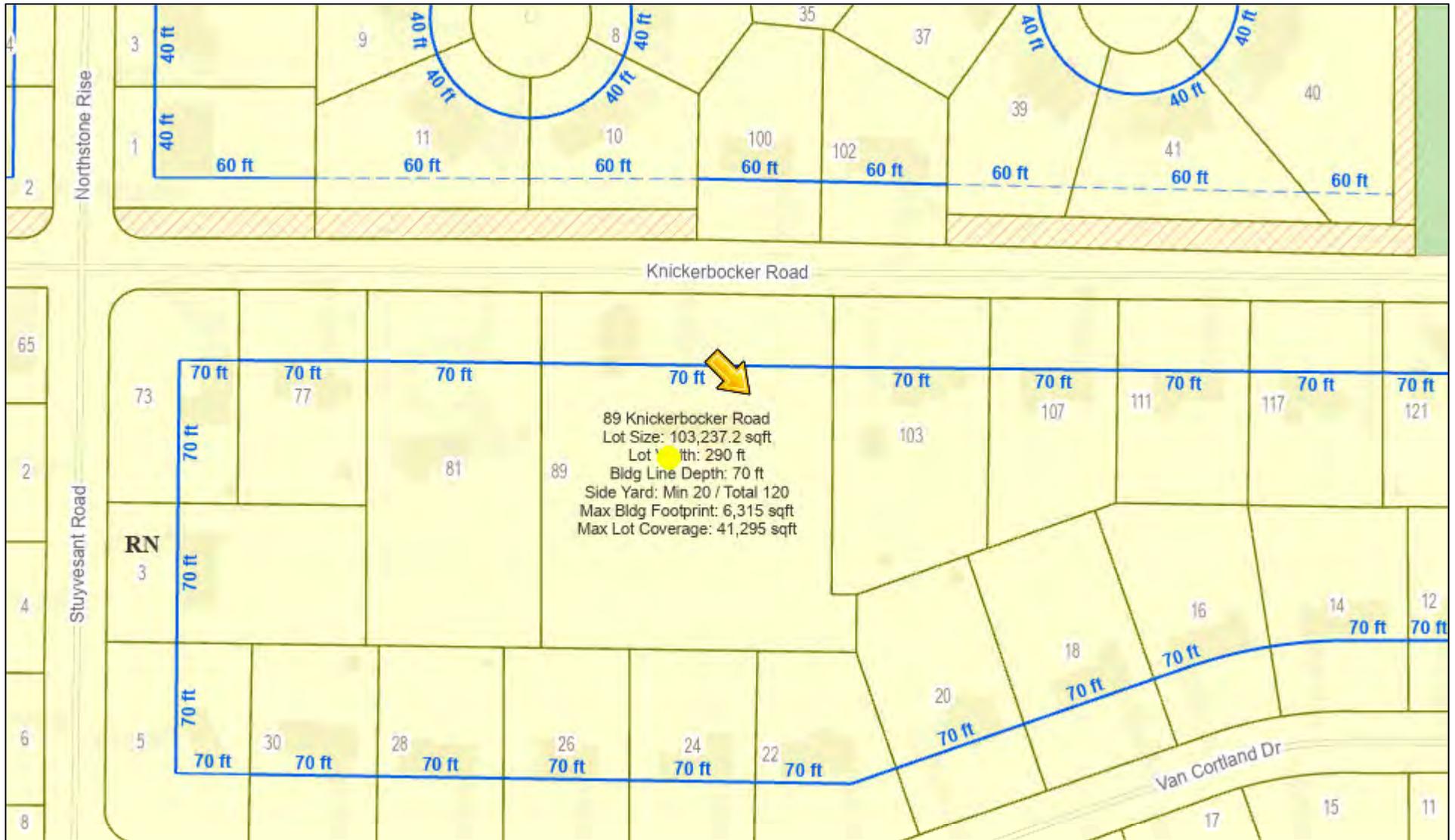
**OTHER BUSINESS**

**Approval of Minutes**

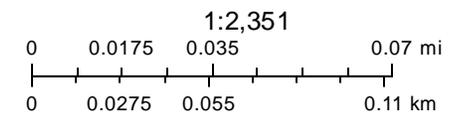
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*The next scheduled meeting is for Monday, April 20, 2026.*

# 89 Knickerbocker Road



2/19/2026, 9:15:48 AM



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.



Knickerbocker Rd

Knickerbocker Rd

Stuyvesant Rd

Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap

# Zoning Board of Appeals Referral Form Information

**ZB26-000003**

**Property Address:**

89 Knickerbocker Road PITTSFORD, NY 14534

**Property Owner:**

Rust, R B Lee  
PO Box 10660  
Rochester, NY 14610

**Applicant or Agent:**

Jim Liebel, Finger Lakes Woodworks

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

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
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
Total Side Setback:	120	Total Side Setback:	105	Total Side Setback:	15
Height:	12	Height:	15.25	Height:	3.25
Size:	225	Size:	1056	Size:	831
Total Size:	320	Total Size:	3919	Total Size:	3599

**Code Sections:** Description: Applicant is requesting relief from Town Code Sections 185-113 C. (1) & (2) and 185-17 E. for the construction of an oversized and over-height detached garage not meeting the total side setback requirements and for the total square footage of roofed or enclosed accessory structures exceeding 320 square feet in area. This property is zoned Residential Neighborhood (RN).

February 17, 2026

ARZ

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Date

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April Zurowski -

April's Review Copy

ZB 26-000003

185-17 E. total side setback!  
185-113 C. (1) size + total SF  
185-113 C. (2) height

February 13, 2026

TO: Town of Pittsford, Zoning Board of Appeals  
FR: R. B Lee Rust, property owner, 89 Knickerbocker Rd - TM #164.19-1-4.1  
RE: Area variances 185-113 C, related to application for accessory structure

One member of our family is wheelchair-bound, with 24 hour nursing care and regular medical delivery and transportation requirements, so there's an expanded need for multiple vehicle access and parking. In addition, she is equipped with a rear-entry wheelchair van that needs year-round weather protection. Medical and nursing vehicles must park close to the house, so our personal cars and the wheelchair van need to be housed further back towards the barn area.

The barn itself is ill-suited for daily automobile garaging due to the steep entry angle, heavy sliding doors and wooden flooring, plus the bulk of the directly accessible main floor space is reserved for the seasonal storage of four large hay wagons and other equipment owned by local farmer Larry Knickerbocker.

Beyond the required 70 foot setback from the street, the topography of the property slopes quickly towards the south and southwest, so the flattest site for a garage is to the immediate east of the barn, just outside the root zones of six large Norway Spruce trees located between the barn and the street.

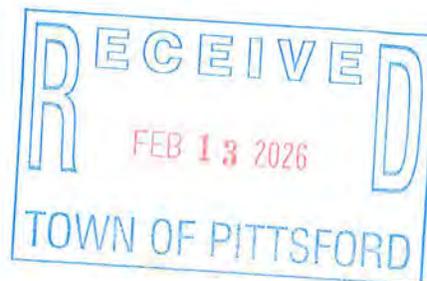
The design of the proposed garage is meant to complement the barn and house, with the gabled roofline matching that of the milkhouse on the west side of the barn. This, plus the need for an 8-foot high garage door to clear the tall wheelchair van, means that the 15.25 foot overall height of the garage would necessarily exceed the normal allowance of 12 feet. In comparison, the overall height of the adjacent barn is somewhere between 40 and 50 feet.

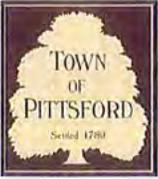
We did consider building the garage as an addition to the barn, but decided against it due to concerns about disturbing the structural and stylistic integrity of the 1940's-vintage gothic-arch classic. The 8 foot separation between the two buildings was judged to be a good balance between the required side setback to the property line and a desire to maximize visual screening of the garage by the adjacent trees. The steep, rocky hillside immediately to the south precludes the passage of any large vehicle through that gap.

I hope this helps to clarify our choices in the design of this garage.

Thank you.

R. B. Lee Rust





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 2-13-26 Hearing Date: 3-16-2026

Applicant: James Liebel

Address: 300 Ayrault Rd

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

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Lee Rust  
*(if different than Applicant)*

Address: 89 Knickerbocker Rd Pittsford, NY 14534

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

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

Property Location: 89 Knickerbocker Road Current Zoning: Residential Neighborhood

Tax Map Number: 164.19-1-4.1 (41)

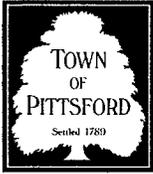
Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Build garage to accommodate 2 cars and 1-Handicap van to keep driveway clear for nurse access.  
See drawings and site plan.

**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)* 2-13-26  
*(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, R.B. Lee Rust, the owner of the property located at:

89 Knickerbocker Rd Pittsford, NY 14534

(Street)

(Town)

(Zip)

Tax Parcel # 164.19-1-4.1 do hereby authorize

James Liebel to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of \_\_\_\_\_

Construction of Garage Structure

(Signature of Owner)

February 13, 2026

(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 Garage will eliminate cars parked outside. Garage sets 90 feet from the road and is screened by several mature evergreens and deciduous trees.

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 minimum space to park (3)three cars and keep them out of the yard as depicted in the current design.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This could be considered substantial and yet it is the minimal size needed to contain the vehicles and the garage is on a large site that is big enough for the size of the 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:

We feel it will have no adverse effect on the environmental conditions of the neighborhood or zoning district.

- **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 situation is a "self-created" condition the home owner needs to be able to have a handi-cap van stored out of the weather and needs to park two vehicles in the the same structure. The existing barn floor will not support the weight of the vehicles.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

89 Knickerbocker Rd.

*(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)

None



*(Signature of Applicant)*

2-13-2026

*(Dated)*

89 Knickerbocker Rd

*(Street Address)*

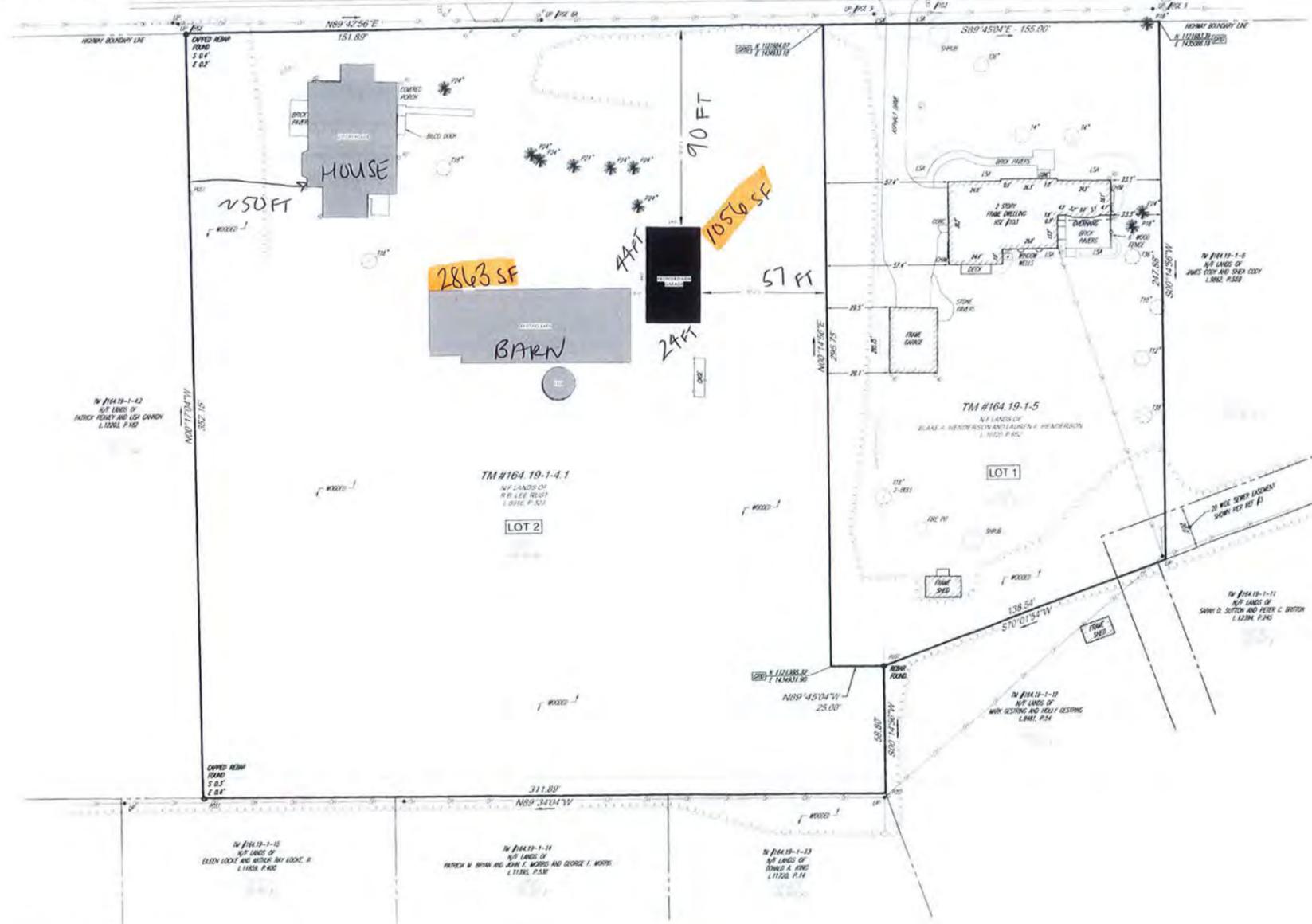
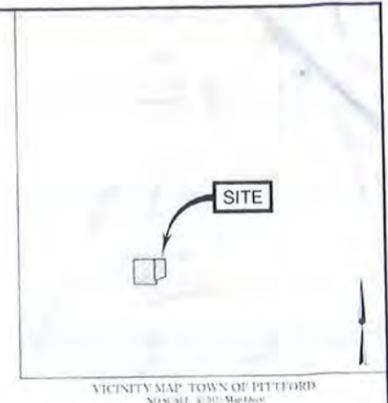
Pittsford, NY 14534

*(City/Town, State, Zip Code)*

variances:

side setbacks - min 20 / total 120  
 size - max 225 single / 320 total  
 height - max 12 ft

**KNICKERBOCKER ROAD**  
 (49.5' WIDE R.O.W.)  
 (ASPHALT ROADWAY)  
 (TWO WAY TRAFFIC)



**SURVEY NOTES:**

- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS & RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON CONTROL MONUMENTS, VISIT THE MONROE COUNTY SURVEY OFFICE WEBSITE (WWW.MONROECOUNTYGOV/PROPERTY-SURVEY).
- NORTH ORIENTATION AND COORDINATES ARE BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY. REFERENCED TO NAD 83 (2011) NYSF WEST ZONE USING THE NYSOD RTN SYSTEM. PERIMETER AND/OR TIES TO THE FOLLOWING CONTROL MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 OR BETTER.

MONUMENT	PUBLISHED VALUES (NAD 27/NGVD 29)			MEASURED VALUES (NAD 83/NGVD 86)		
	NORTHING	EASTING	ELEVATION	NORTHING	EASTING	ELEVATION
4-2-258	1,121,855.284	783,586.656	N/A	1,121,854.582	1,432,345.412	N/A
4-2-309	1,122,743.337	783,458.847	N/A	1,122,742.564	1,431,817.732	N/A

- BEARINGS SHOWN ARE REFERENCED TO GRID NORTH. DISTANCES SHOWN ARE GROUND. COMBINED SCALE FACTOR = 1.000007300.
- THE INTENT OF THIS MAP IS TO RESUBDIVIDE LANDS NOW OR FORMERLY OWNED BY BLAKE A. HENDERSON AND LANDS NOW OR FORMERLY OWNED BY R.B. LEE, JR.
- AREA - LOT 1: 42,729 SQ. FT. OR 0.981 ACRES ±  
 LOT 2: 103,595 SQ. FT. OR 2.376 ACRES ±
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (PER REF #2).
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK, MAP #164-19.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, VILLAGE OF PITTSFORD, TOWN OF PITTSFORD, COUNTY OF MONROE, PANEL 359 OF 526, COMMUNITY PANEL NUMBER 3655203850, EFFECTIVE DATE: AUGUST 28, 2008.
  - MAP ENTITLED "MAP OF SECTION 1, KNICKERBOCKER HILL FOR LANDPLAN DEVELOPMENT CORP", PREPARED BY THOMAS B. SEAR, P.E., P.L.S., DATED 11-02-1959, FILED IN THE MONROE COUNTY CLERK'S OFFICE (MCCO) AT LIBER 385 OF MAPS, PAGE 17.
  - MAP ENTITLED "DUPRA SUBDIVISION" PREPARED BY PROFESSIONAL ENGINEERING SERVICES DATED 07-02-1997, LAST REVISED 06-30-1997, FILED ON 06-16-1997 IN THE MCCO AT LIBER 293 OF MAPS, PAGE 42.
  - MAP ENTITLED "INSTRUMENT SURVEY MAP, 100 KNICKERBOCKER ROAD" PREPARED BY BLESCH LAND SURVEYING DATED 02-11-2005, FILE NO. 0703924.

FILED \_\_\_\_\_  
 LIBER \_\_\_\_\_ PAGE \_\_\_\_\_

- LEGEND**
- FORMER PROPERTY LINE
  - OVERHEAD WIRES
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - UTILITY POLE
  - CLAY WIRE
  - SIGN
  - MAIL BOX
  - AREA LIGHT
  - CATCH BASIN OR INLET
  - DECIDUOUS TREE & TRUNK SIZE
  - CONIFEROUS TREE & TRUNK SIZE
  - SHRUBS
  - LANDSCAPED AREA
  - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
  - MEASURED DISTANCE OF FORMER PROPERTY LINE

TOWN OF PITTSFORD PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF PITTSFORD, ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

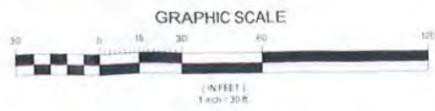
THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-K ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

COUNTY HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 FOR THE MONROE COUNTY MONUMENTATION LAW

MONROE COUNTY SURVEYOR'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

MONROE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF PITTSFORD DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

I HEREBY CERTIFY THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

**MATTHEW L. MURPHY**  
 NEW YORK PROFESSIONAL LAND SURVEYOR #51793

DATE \_\_\_\_\_

FILED 09-04-2023

**HENDERSON SUBDIVISION**

BEING A RESUBDIVISION OF LOT 2 OF THE DUPRA SUBDIVISION AND LOT # OF MAP OF SECTION 1, KNICKERBOCKER HILL

ALSO BEING PART OF TOWN LOT 16, TOWNSHIP 12, RANGE 5 OF THE PHELPS AND DORRAN PURCHASE, TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES, INC. PC**

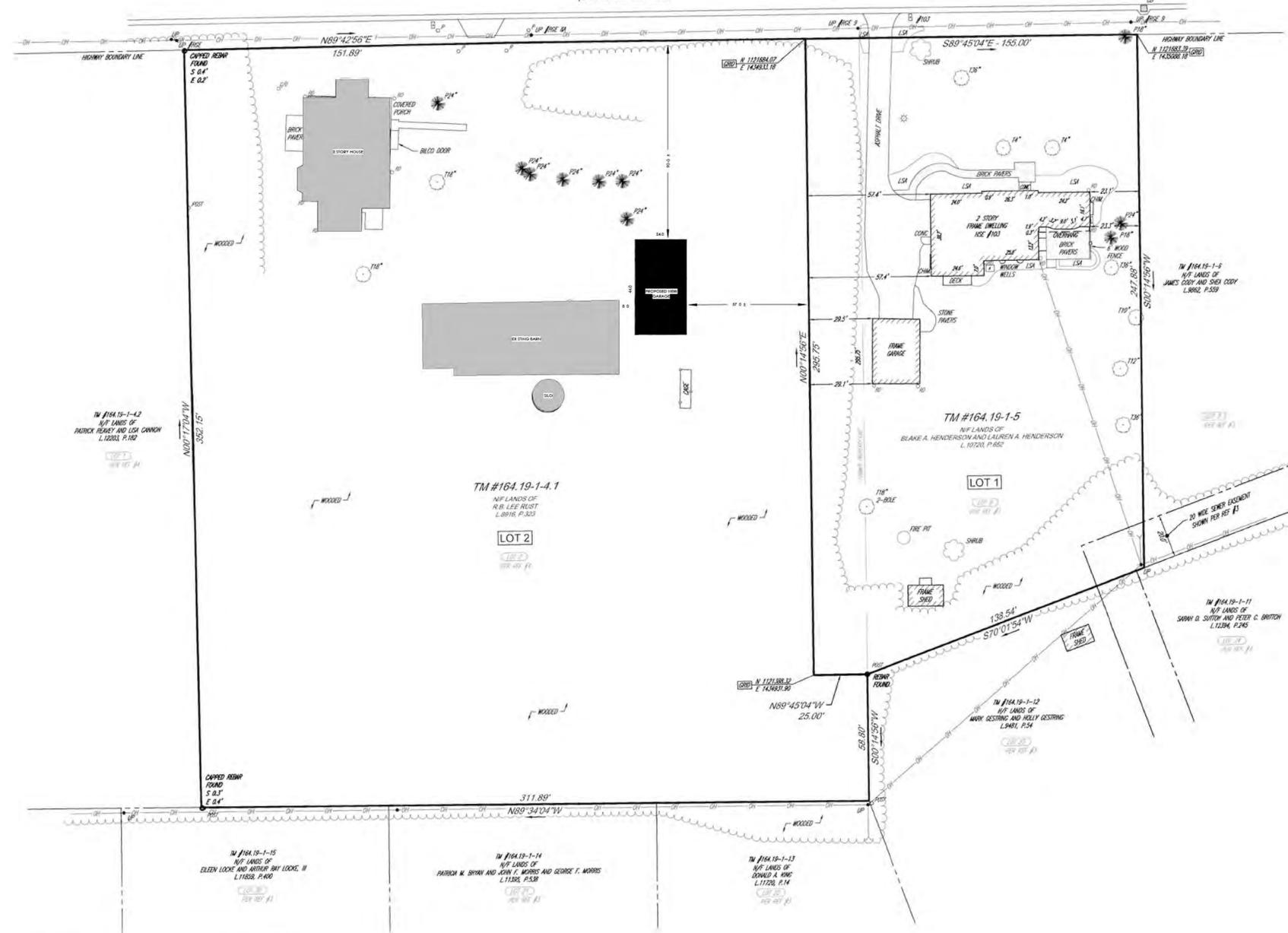
500 CANAL VIEW BLVD  
 SUITE 100  
 ROCKY HILL, NY 13824  
 (607) 734-1111

PROJECT: M.L.M.  
 REVIEWED: C.E.L.  
 DATE: 01-27-2024  
 SCALE: 1"=30'  
 FILE NO: 09-230362  
 DDD NO: 1 OF 1



VICINITY MAP, TOWN OF PITTSFORD  
NO SCALE © 2023 MapQuest

**KNICKERBOCKER ROAD**  
(49.5' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)



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LOT 2 103,505 SQ. FT. OR 2.376 ACRES ±
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  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, VILLAGE OF PITTSFORD, TOWN OF PITTSFORD, COUNTY OF MONROE, PANEL 359 OF 528", COMMUNITY-PANEL NUMBER 36055C03590, EFFECTIVE DATE: AUGUST 28, 2008.
  - MAP ENTITLED "MAP OF SECTION I, KNICKERBOCKER HILL FOR LANPLAN DEVELOPMENT CORP.", PREPARED BY THOMAS B. SEAR, P.E., P.L.S., DATED 11-02-1959, FILED IN THE MONROE COUNTY CLERK'S OFFICE (MCCO) AT LIBER 380 OF MAPS, PAGE 17.
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  - MAP ENTITLED "INSTRUMENT SURVEY MAP, 103 KNICKERBOCKER ROAD", PREPARED BY BILESCHI LAND SURVEYING, DATED 02-17-2009, FILE NO. 070392JK.

- LEGEND**
- FORMER PROPERTY LINE
  - OVERHEAD WIRES
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - UTILITY POLE
  - GUY WIRE
  - SIGN
  - MAIL BOX
  - AREA LIGHT
  - CATCH BASIN OR INLET
  - DECIDUOUS TREE & TRUNK SIZE
  - CONIFEROUS TREE & TRUNK SIZE
  - SHRUBS
  - LANDSCAPED AREA
  - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
  - 34.48' MEASURED DISTANCE OF FORMER PROPERTY LINE

THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-K ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

COUNTY HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE MONROE COUNTY MONUMENTATION LAW.

MONROE COUNTY SURVEYOR'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

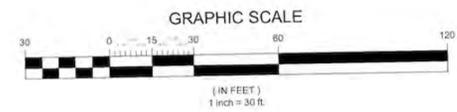
MONROE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF PITTSFORD, ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF PITTSFORD, DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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I HEREBY CERTIFY THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

**MATTHEW L. MURPHY**  
NEW YORK PROFESSIONAL LAND SURVEYOR #51093

DATE \_\_\_\_\_

FIELD DATE 09-04-2023	<b>HENDERSON SUBDIVISION</b>				
FIELD BOOK NO. 170	BEING A RESUBDIVISION OF LOT 2 OF THE DUPRA SUBDIVISION AND LOT 1 OF MAP OF SECTION I, KNICKERBOCKER HILL.				
FIELD BOOK PG. 76-78	ALSO BEING PART OF TOWN LOT 16, TOWNSHIP 12, RANGE 5 OF THE PHELPS AND GORHAM PURCHASE, TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK.				
FIELD CREW M.L.M.	<b>CONTROL POINT ASSOCIATES INC. PC</b> WARREN, NY 688 8897 500 CANAL VIEW BLVD SUITE 700 ROCHESTER, NY 14623 585-251-1234 • 585-668-9922 FAX WWW.CP-ASURVEY.COM				
DRAWN BY M.L.M.					
REVIEWED BY C.E.L.	APPROVED BY M.L.M.	DATE 01-27-2024	SCALE 1"=30'	FILE NO. 09-230362	DWG. NO. 1 OF 1

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89JLK

89 Knickerbocker Rd  
Pittsford, NY 14534

DRAWN BY: BuildHappy

CHECKED BY: Checker

PROJECT STATUS: Detached  
Garage - Preliminary Design

1/15/2026 9:18:16 AM

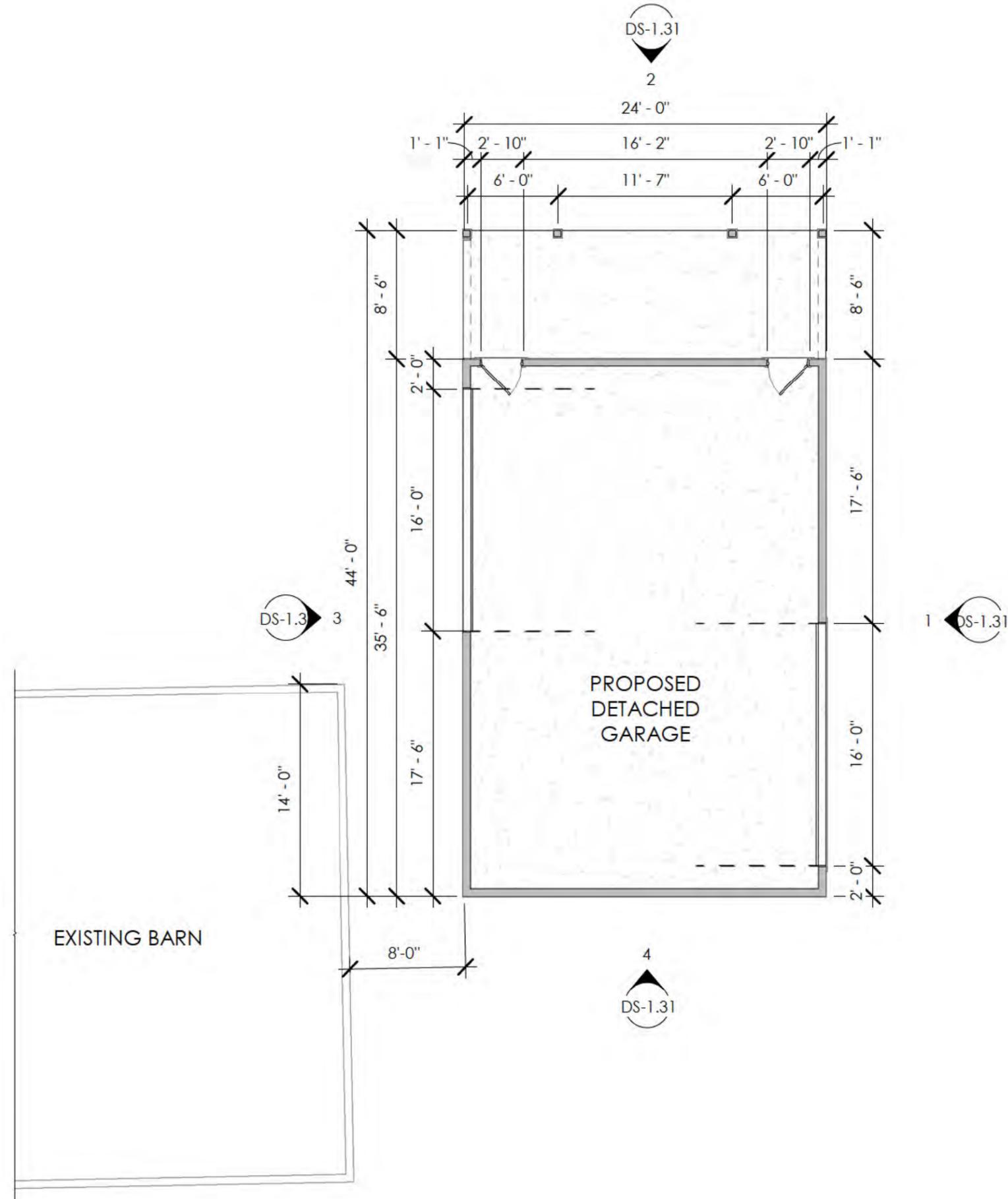


NOT FOR CONSTRUCTION



DS-1.30

Proposed Detached Garage



1 | Proposed Detached Garage - Floor Plan  
1/8" = 1'-0"

89JLK

89 Knickerbocker Rd  
Pittsford, NY 14534

DRAWN BY: BuildHappy

CHECKED BY: Checker

PROJECT STATUS: Detached  
Garage - Preliminary Design

1/15/2026 9:18:17 AM

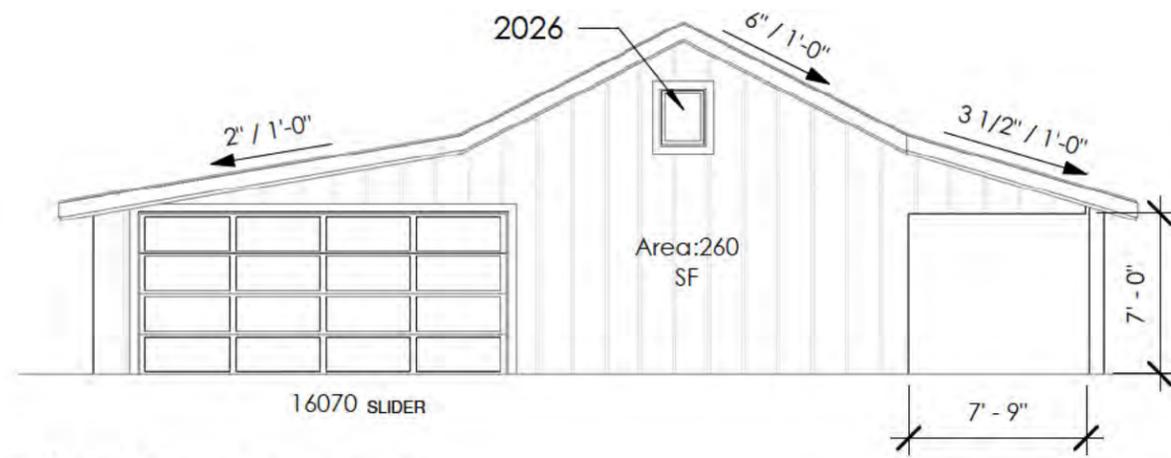


NOT FOR CONSTRUCTION

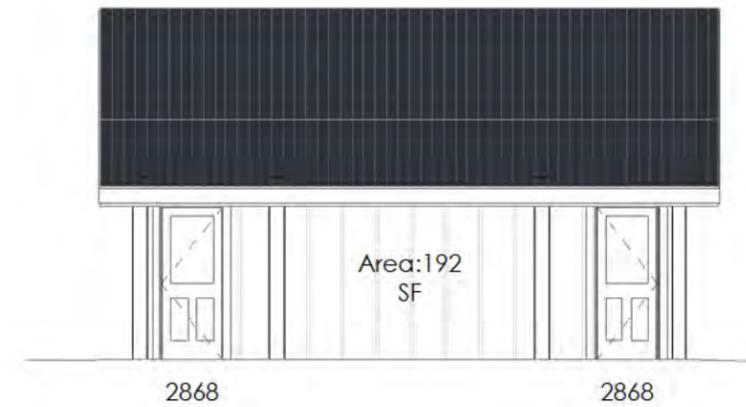
All views are intended to provide visual support of design intent. Please use floor plans and elevations for all dimensions and quantity takeoffs.

DS-1.31

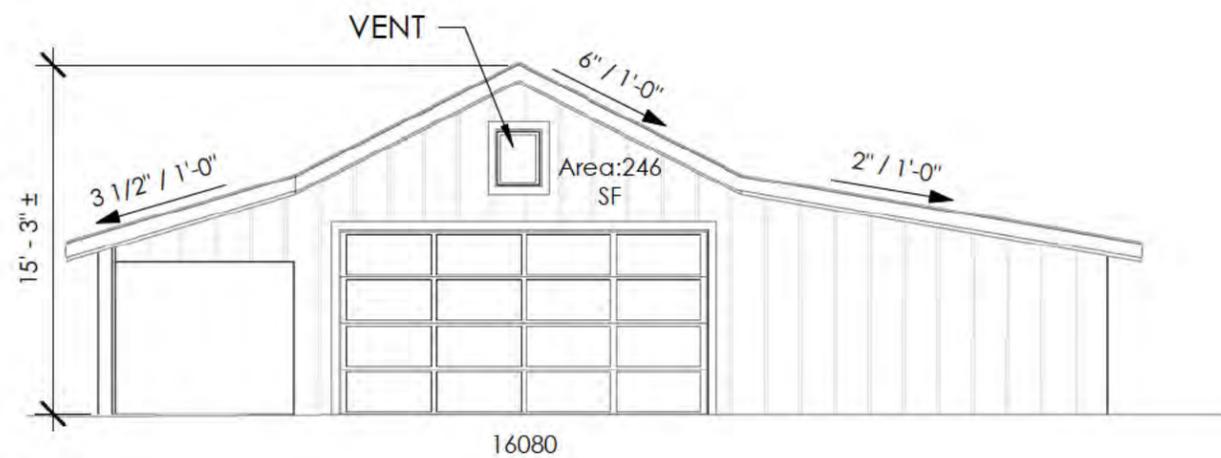
Garage Building Elevations -  
New



1 | East Elevation - Garage  
1/8" = 1'-0"



2 | North Elevation - Garage  
1/8" = 1'-0"



3 | West Elevation - Garage  
1/8" = 1'-0"



4 | South Elevation - Garage  
1/8" = 1'-0"

89JLK

89 Knickerbocker Rd  
Pittsford, NY 14534

DRAWN BY: BuildHappy

CHECKED BY: Checker

PROJECT STATUS: Detached  
Garage - Preliminary Design

1/15/2026 9:18:17 AM

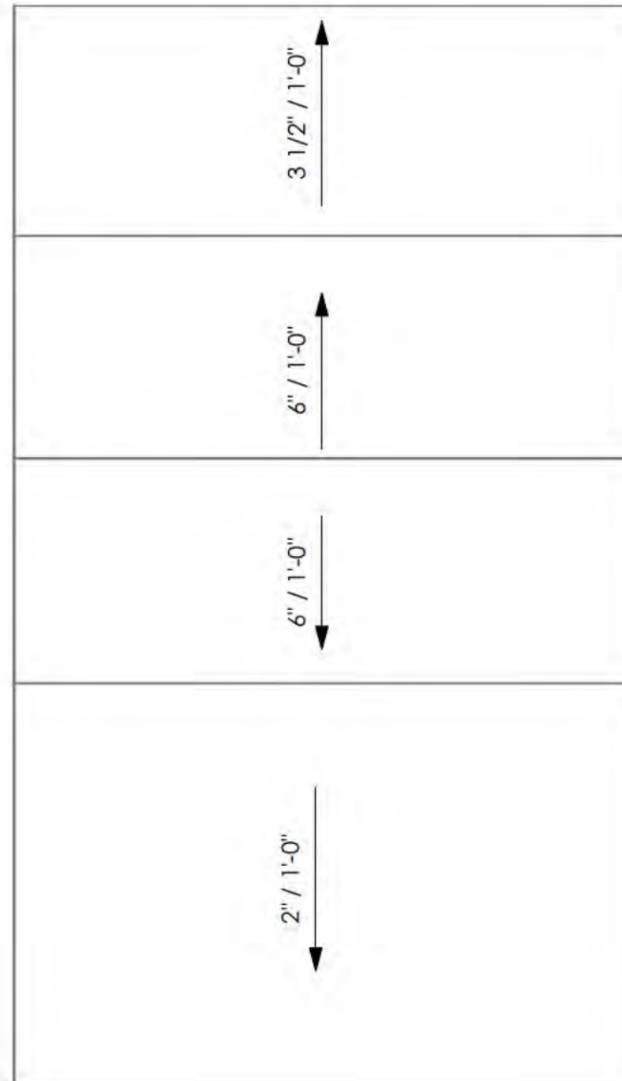


NOT FOR CONSTRUCTION

All views are intended to provide  
visual support of design intent. Please  
use floor plans and elevations for all  
dimensions and quantity takeoffs.

DS-3.1

Roof Plan - Garage



1 | ROOF PLAN - GARAGE  
1/8" = 1'-0"

\*VERIFY ALL EXISTING & NEW ROOF SLOPES IN FIELD.



89JLK

89 Knickerbocker Rd  
Pittsford, NY 14534

DRAWN BY: BuildHappy

CHECKED BY: Checker

PROJECT STATUS: Detached  
Garage - Preliminary Design

1/15/2026 9:18:17 AM



NOT FOR CONSTRUCTION

All views are intended to provide visual support of design intent. Please use floor plans and elevations for all dimensions and quantity takeoffs.



**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
FEBRUARY 16, 2026**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on February 16, 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:** Mary Ellen Spennacchio-Wagner, Steve Bagley, Barbara Servé, Phil Castleberry, Phil Bleecker

**ABSENT:** Jim Pergolizzi, Jennifer Iacobucci

**ALSO PRESENT:** April Zurowski, Planning Assistant; Patricia Keating, Building Department Assistant; Michael Arcuri, Town Board Liaison

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

Board Member Servé called the meeting to order at 6:30 PM.

**NEW PUBLIC HEARING:**

**192 Knickerbocker Road – Tax ID 164.15-2-39.2**

Applicant is requesting relief from Town Code Section 185-17 M. (c) for the re-construction and expansion of an inground pool not meeting the minimum side setback requirements. This property is zoned Residential Neighborhood (RN).

Board Member Servé opened the public hearing.

Mark and David Bayer, of Bayer Landscape Architecture, introduced the application. Meaghan Larrabee, of 192 Knickerbocker Road, and Luke Nagle, of New Energy Works, were also in attendance. Mr. M. Bayer stated that the existing 15'X35' pool will be replaced by a larger 18'X38' in-ground pool. Mr. M. Bayer explained that the proposed pool will be built in the same location as the existing pool, but the larger size encroaches into the side setback, and therefore an area variance is requested.

Board Member Servé asked if the existing line of pine trees will be removed to accommodate the expansion of the pool. Mr. M. Bayer stated that the trees will hopefully be saved, but either way, additional landscaping around the pool is planned.

Board Member Castleberry asked for a timeline for the project. Mr. M. Bayer stated that the reconstruction of the pool is scheduled to begin in the spring or early summer of 2026. Ms. Zurowski stated that the variances previously approved for "Phase 1" renovations, which included reconstruction of the pool, stated that the work must be completed by December 31, 2027. Mr. Nagle confirmed there are no changes to this timeline.

Board Member Servé asked for public comments. Hearing none, Board Member Spennacchio-Wagner motioned to close the hearing, seconded by Board Member Castleberry; all ayes, none opposed. A written resolution to grant the area variance for 192 Knickerbocker Road was unanimously approved.

**1 Reitz Parkway – Tax ID 164.10-2-45**

Applicant is requesting relief from Town Code Sections 185-17 B. (1) for the construction of a covered porch forward of the building line and allowable façade area, 185-113 C. (3) for the retaining wall in the front yard area, and 185-113 C. (3) for the patio in the side yard area. This property is zoned Residential Neighborhood (RN).

Board Member Servé opened the public hearing.

Amanda Costanzo, of 9x30 Design Architecture, introduced the application. Ryan Edwards, of 1 Reitz Parkway, was also in attendance. Ms. Costanzo stated that she worked to provide a plan for the homeowner that would provide an expanded entryway for the family that would also complement the style of the existing home while minimizing the variances requested.

Board Member Servé asked if the neighbors were contacted. Ms. Costanzo provided letters of support from neighbors at 10 and 14 Reitz Parkway and stated that the neighbor across the street called the Town with support for the project.

Board Member Servé asked for public comments. Hearing none, Board Member Castleberry motioned to close the hearing, seconded by Board Member Bagley; all ayes, none opposed. A written resolution to grant the area variances for 1 Reitz Parkway was unanimously approved.

**OTHER DISCUSSION:**

Board Member Servé motioned to approve the minutes of January 19, 2026, seconded by Board Member Spennacchio-Wagner. Following a unanimous voice vote, the minutes were approved, none opposed.

Ms. Zurowski stated that the applicants of 71 Knollwood Drive are revising plans to eliminate the need for area variances. Board Member Castleberry motioned to close the hearing for 71 Knollwood Drive, seconded by Board Member Spennacchio-Wagner; all ayes, none opposed.

Board Member Castleberry motioned to close the meeting at 7:04 PM, seconded by Board Member Bleecker; all ayes, none opposed.

Respectfully submitted,

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Patricia Keating  
Building Department Assistant