

**AGENDA
TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
JANUARY 19, 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, January 19, 2026, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

NEW 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).

OTHER BUSINESS

Approval of Minutes

TABLED HEARING

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).

The next scheduled meeting is for Monday, February 16, 2026.

Zoning Board of Appeals Referral Form Information

ZB25-000028

Property Address:

506 Marsh Road PITTSFORD, NY 14534

Property Owner:

Heath, Elizabeth K
506 Marsh Rd
Pittsford, NY 14534

Applicant or Agent:

Paul Morabito, Morabito Architects

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:	10	Right Lot Line:	5.33	Right Lot Line:	4.67
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
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

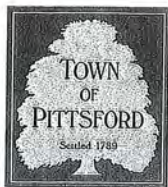
Code Section: Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition not meeting the minimum side setback requirements. This property is zoned Residential Neighborhood (RN).

December 29, 2025

ARZ

Date

April Zurowski -



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: December 4, 2025 Hearing Date: January 19, 2026

Applicant: Paul Morabito

Address: 121 Sully's Trail suite 4 Pittsford, NY 14534

Phone: (585) 264-1330

E-Mail: Paul@MorabitoArchitects.com

Agent: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: Liz Heath

(if different than Applicant)

Address: 506 Marsh Rd Pittsford, NY 14534

Phone: _____ E-Mail: lheath506@gmail.com

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

Property Location: 506 Marsh Rd

Current Zoning: R-1

Tax Map Number: 164.16-1-1

Application For: ☐ Residential ☐ Commercial ☐ Other

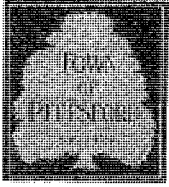
Please describe, in detail, the proposed project:

Removal of an existing carport and rear covered patio and construction of an enclosed garage and rebuild of rear covered patio.

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.

Paul Morabito
(Owner or Applicant Signature)

12/8/2025
(Date)



TOWN OF PITTSFORD

AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

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

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

I, Elizabeth Heath, the owner of the property located at:
506 Marsh Rd Pittsford 14534
(Street) (Town) (Zip)

Tax Parcel # 164.16-1-1 do hereby authorize
Paul Morabito to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of _____
Obtaining a side yard setback variance

(Signature of Owner)

12/8/25

(Date)



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

TESTS FOR GRANTING AREA VARIANCES

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

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

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

All neighboring houses have enclosed garages. Adding a proper garage would visually benefit the neighborhood. The most affected neighbor has submitted a letter of support. There is no enclosed garage on site currently.

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

The variance is sought to ensure a garage for single vehicle parking and storage of kayaks, lawn care equipment and room for waste and recycling bins. The need for an enclosed garage is typical in residential neighborhoods.

TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Minimum side setbacks on this parcel are 10'. To adhere to that minimum setback it would limit the garage to just 15' which will not provide the needed storage. Granting of a 5.33' setback would allow for a 20.33' wide garage for one car parking and modest storage space.

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 garage would help the house fit in the neighborhood better. There will be no/minimal impact to drainage and impervious coverage.

- **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, it is self created but the need for an enclosed garage is practical and typical in a residential neighborhood. It is a fairly large parcel. The house was unfortunately positioned 46.3 off the left property line therefore forever limiting the potential for a proper sized garage on the right side where the driveway and current carport are located.

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Heath residence 506 Marsh Rd. Garage addition
(Project Name)

The undersigned, being the applicant(s) to the...

☐ Town Board ☒ Zoning Board of Appeals ☐ Planning Board ☐ Architectural Review Board

...of the Town of Pittsford, for a...

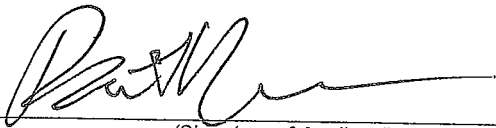
☐ change of zoning ☐ special permit ☐ building permit ☐ permit ☐ amendment
☒ variance ☐ approval of a plat ☐ exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)



(Signature of Applicant)

12/8/2025
(Dated)

121 SULLY'S TRAIL Suite 4 Pittsford 14534
(Street Address)

(City/Town, State, Zip Code)

Joy Raforth
510 Marsh Rd
Pittsford, NY 14534

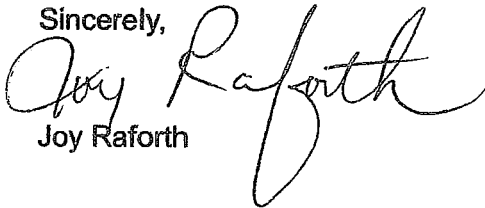
December 4, 2025

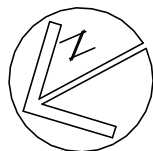
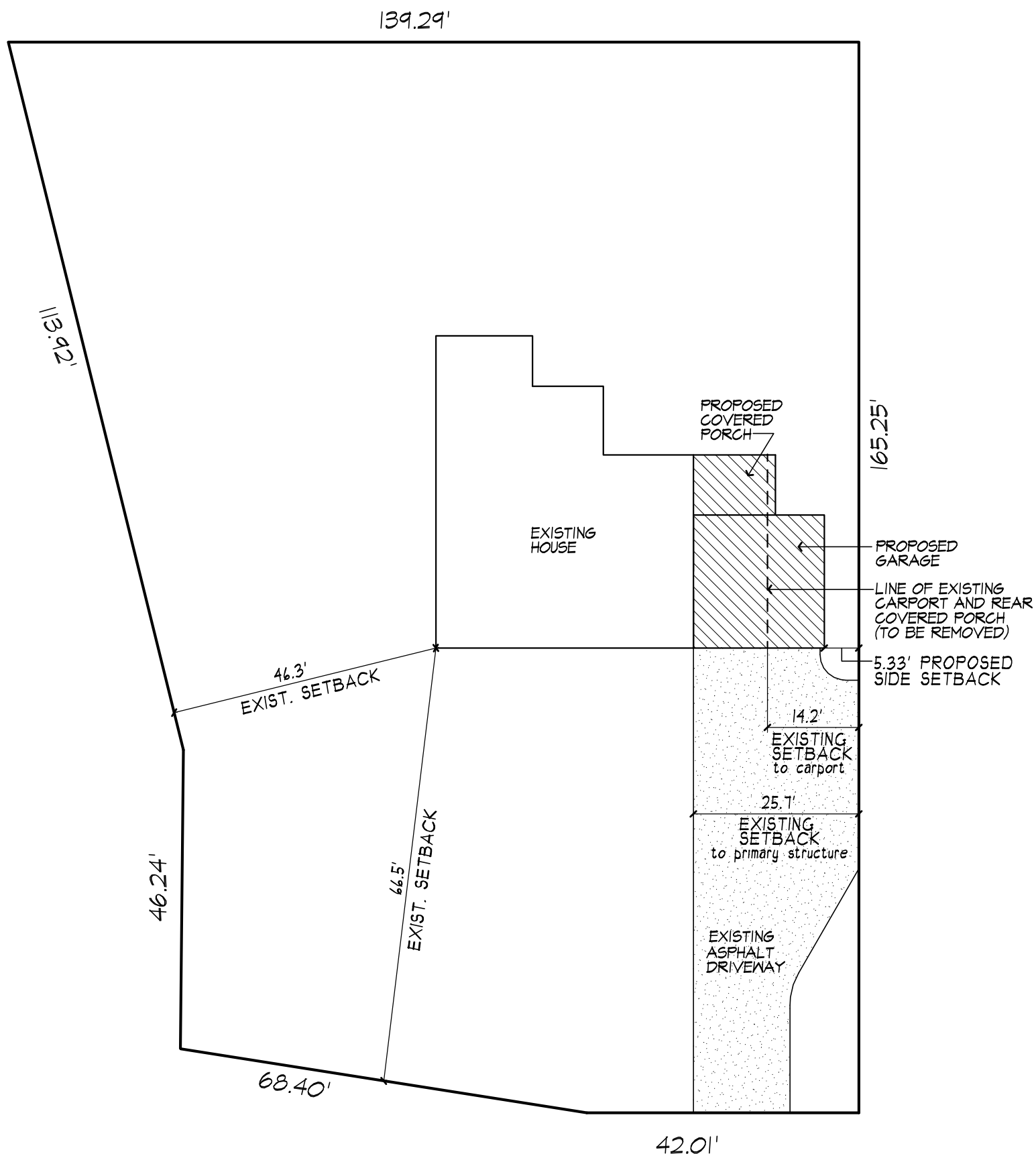
Re: Garage project at 506 Marsh Rd

To Whom it may concern:

I have discussed the garage project with my neighbors at 506 Marsh Rd, Pittsford, and understand they are asking to be 5' from our shared property line. I feel it would be a great benefit for both of us for them to be able to store the items currently stored under an open carport, in an enclosed garage. I am in full support of the proposed project.

Sincerely,


Joy Raforth



PLOT PLAN

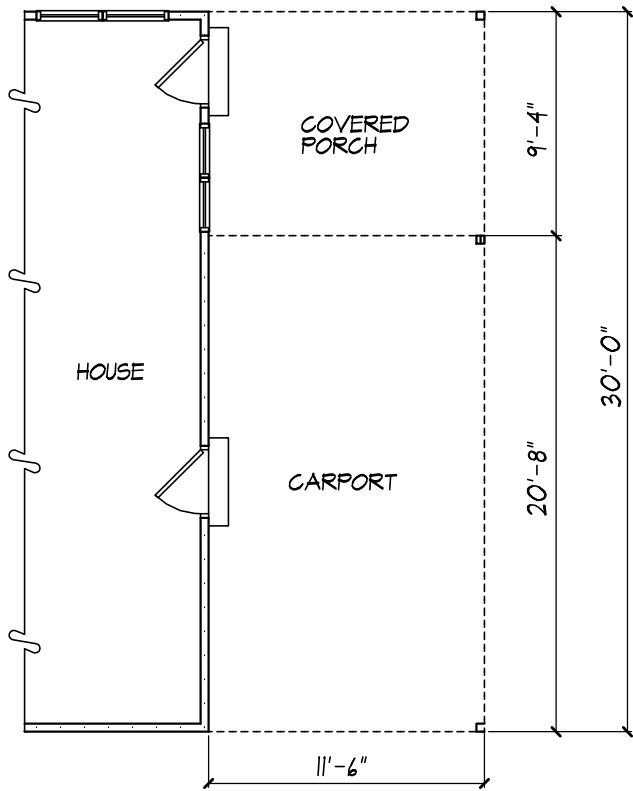
SCALE: 1'-0" = 20'-0"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

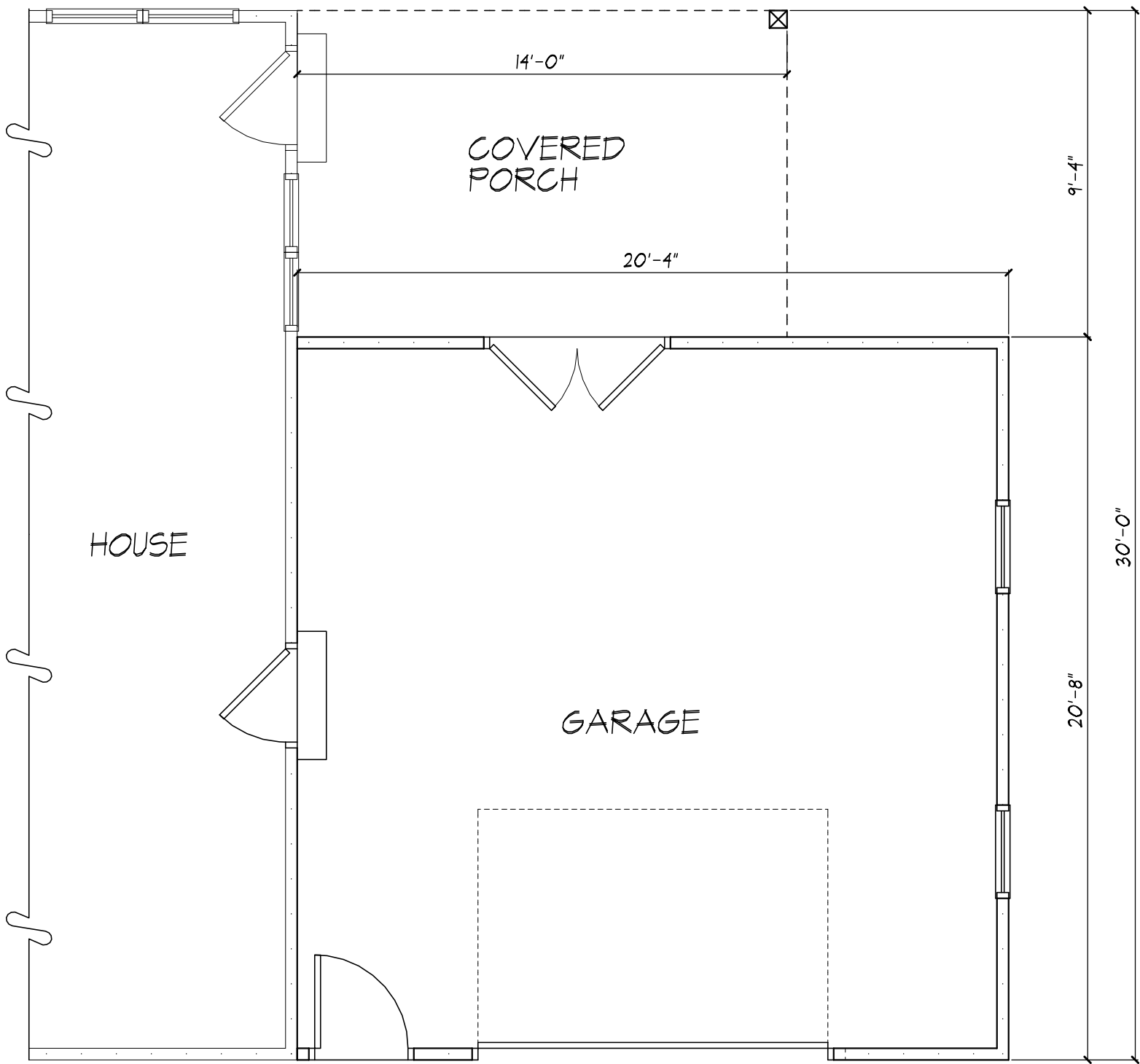
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



PLAN VIEW - EXISTING

PARTIAL
SCALE- 1"= 1/8"



PLAN VIEW - PROPOSED

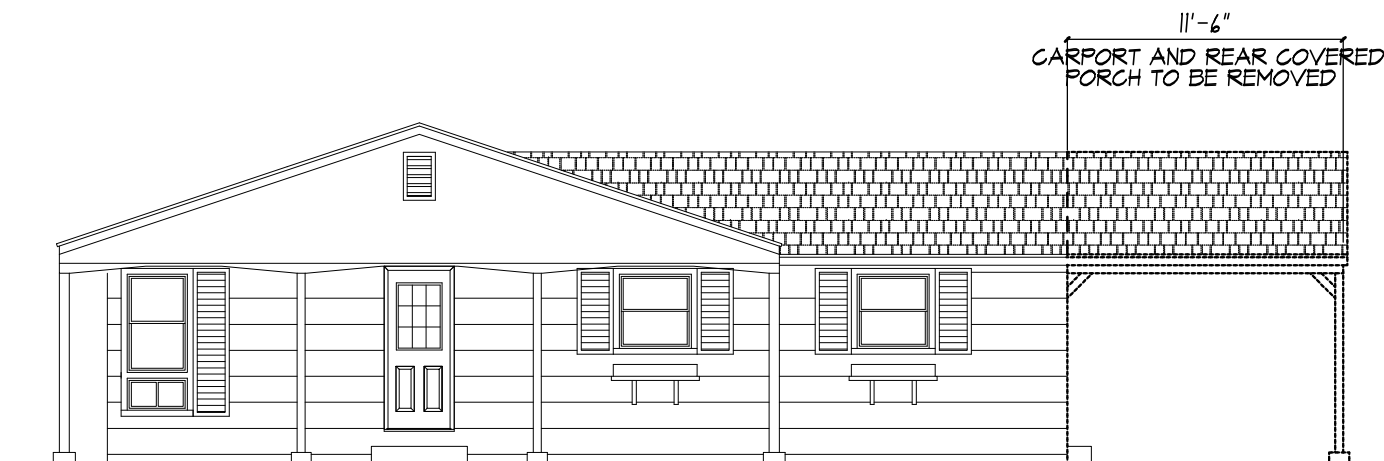
PARTIAL
SCALE- 1"= 1/4"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

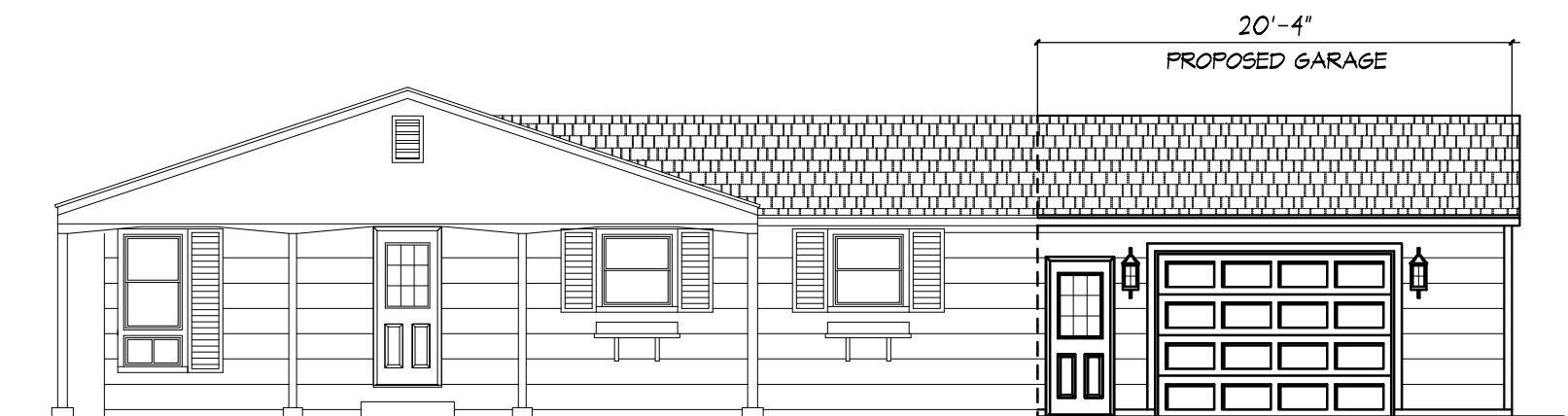
506 MARSH RD. PITTSFORD, NY 14534

MORABITO
ARCHITECTS



FRONT ELEVATION - EXISTING

SCALE- 1"= 1/8"



FRONT ELEVATION - PROPOSED

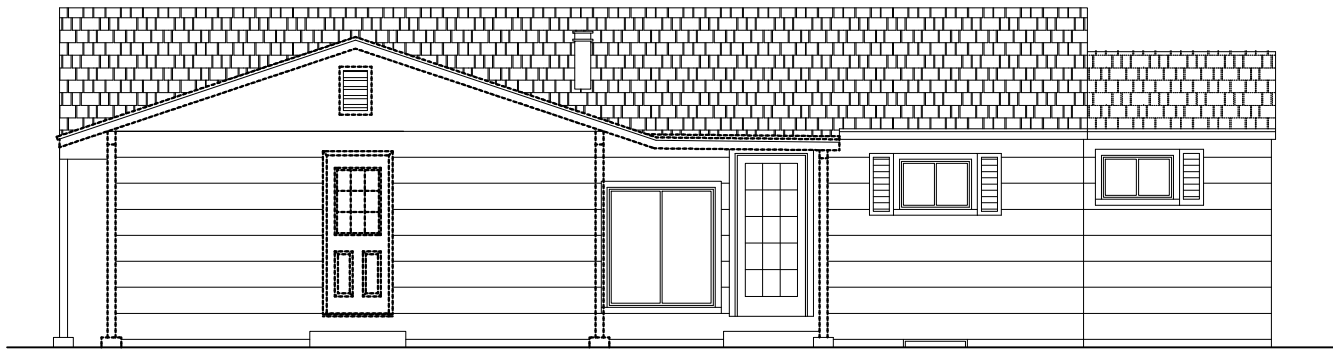
SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

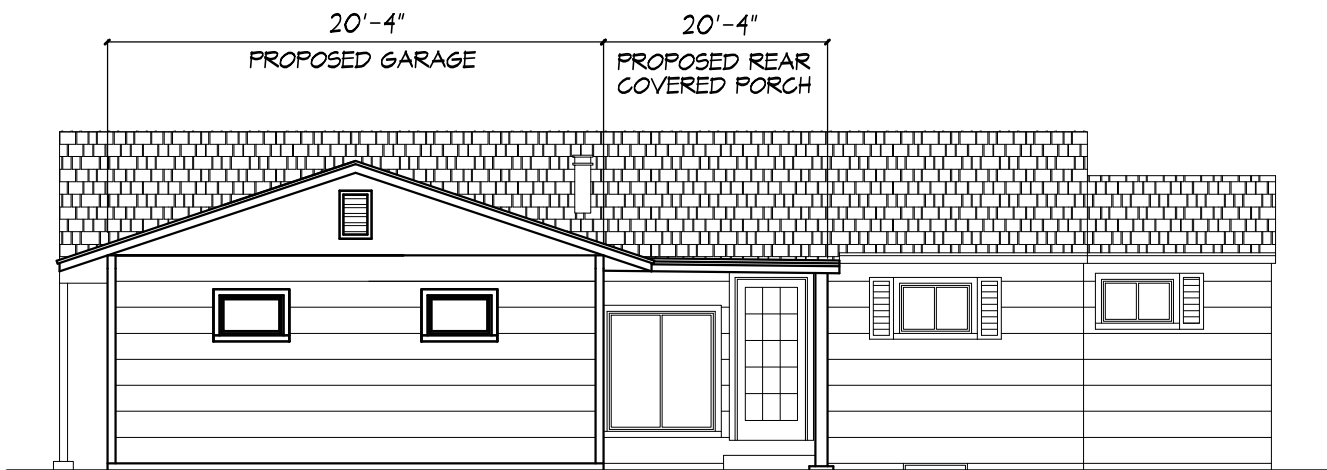
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



RIGHT SIDE ELEVATION - EXISTING

SCALE- 1"= 1/8"



RIGHT SIDE ELEVATION - PROPOSED

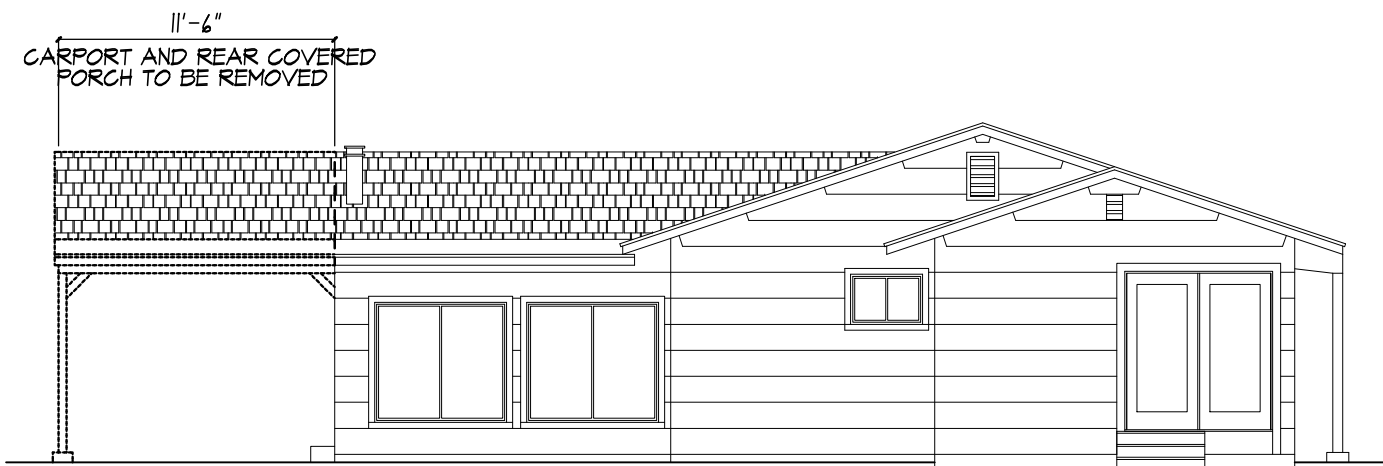
SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

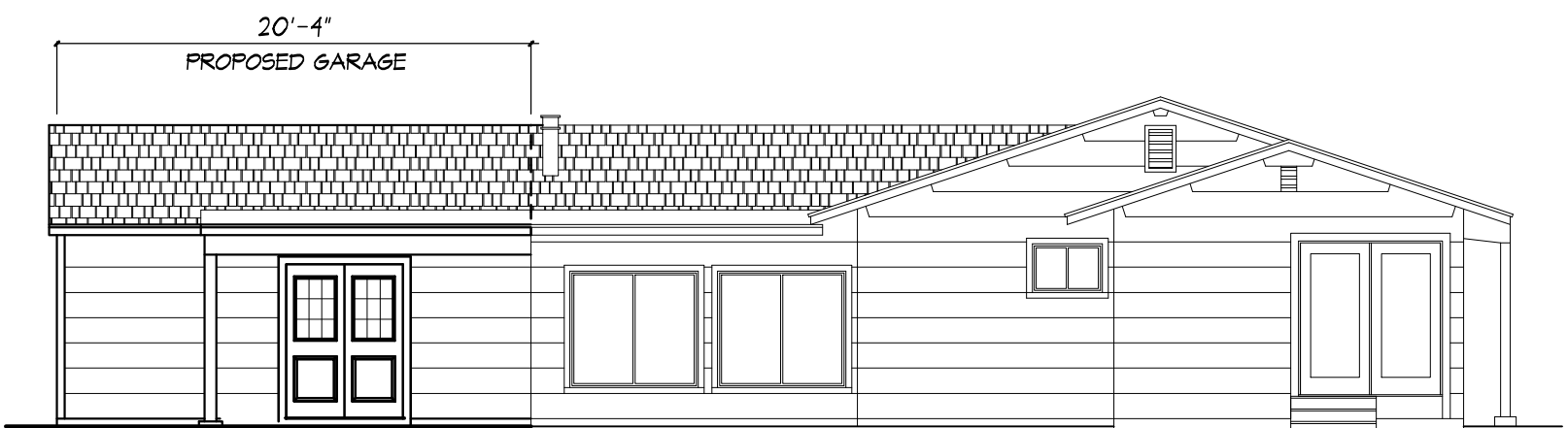
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



REAR ELEVATION - EXISTING

SCALE- 1"= 1/8"



REAR ELEVATION - PROPOSED

SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**

**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.

DRAFT MINUTES 121525

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.

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

DRAFT MINUTES 121525

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

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