

**VILLAGE OF PITTSFORD PLANNING AND
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES**

Wednesday, January 7, 2026, at 6:30 PM

PRESENT:

Chairperson: Jared Cook
Members: Kathleen VanderZwaag
Jo Anne Shannon
Susan Lhota
Jeanne Powers (absent)
Attorney: Jacob Zoghlin
Recording Secretary: Alexandria Torres Vaughn

CALL TO ORDER

Chairperson Cook moves, and Member Lhota seconds, to open the PZBA meeting for January 7, 2026. Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

CONFLICTS OF INTEREST DISCLOSURE

All members indicate there are no conflicts of interest.

DEFERMENT

50 State Street, Building B – Northfield Commons “Abode”

- Planning Board – Site Plan Review
- Zoning Board of Appeals – Area Variance

Art Pires, 70 State Street—addressed the Board with a question regarding whether additional materials previously requested by the Board had been submitted by the applicant.

Chairperson Cook moves, and Member Shannon seconds, to defer the application at the request of the applicant until the March 2026 meeting.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

MEMBER ITEMS

Chairperson Cook moves, and Member VanderZwaag seconds, to approve the October 2025 Regular Meeting Minutes, as amended.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

Chairperson Cook moves, and Member Shannon seconds, to approve the November 2025 Regular Meeting Minutes, as submitted.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

Chairperson Cook moves, and Member Shannon seconds, to approve the December 3, 2025 Regular

The video recording, meeting package, and additional documents for this meeting are available on the Village website or by contacting the Village office.

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Meeting Minutes, as submitted.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

Chairperson Cook moves, and Member Shannon seconds, to approve Resolution 2025-18, as amended, regarding the area variance for 11 Washington Avenue.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

Chairperson Cook moves, and Member Shannon seconds, to approve Resolution 2025-19, as amended, regarding site plan approval for 11 Washington Avenue.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

ADJOURNMENT

Chairperson Cook moves, and Member Shannon seconds, to adjourn the PZBA meeting for January 7, 2026.

Vote: Cook – yes; Shannon – yes; Lhota – yes; VanderZwaag – yes. Motion carries.

Alexandria Torres Vaughn, Recording Secretary

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