

**VILLAGE OF PITTSFORD
PLANNING & ZONING BOARD OF APPEALS**



Members: Jared Cook, Chair
Jo Anne Shannon
Susan Lhota
Jeanne Powers
Kathleen VanderZwaag
Christopher Cyrkin (Alternate)
Kyle Borshoff (Alternate)

Attorney: Mindy Zoghlin
Building Inspector: Steve Lauth
Deputy Clerk:
Alexandria Torres Vaughn

**PLANNING & ZONING BOARD OF APPEALS REGULAR MEETING
Wednesday, February 4, 2026, at 6:30PM**

Tentative Agenda

This agenda is subject to change.

- I. NEW BUSINESS
 - a. 5 AKA 1 South Main Street – Area Variance—Zoning Board of Appeals
 - i. Request for relief from off-street parking requirements associated with a proposed restaurant with accessory bar located in an existing historic Main Street building.
- II. MEMBER ITEMS
 - i. Minutes



VILLAGE OF PITTSFORD

21 N. Main Street, Pittsford, NY 14534

PUBLIC HEARING LEGAL NOTICE

PLEASE TAKE NOTICE that public hearings will be held by the Village of Pittsford Planning Board and Zoning Board of Appeals (PZBA) on **Wednesday, February 4, 2026, at 6:30 PM** at Village Hall, 21 North Main Street, Pittsford, NY 14534. The meeting is open to the public for in-person attendance. Virtual access for live viewing and participation will be available via the Village website at www.villageofpittsfordny.gov. Applicant materials may also be reviewed online. Written comments may be submitted in advance to the Village Deputy Clerk.

PUBLIC HEARING APPLICATIONS:

Applicant: FORM2 Architecture PLLC, as agent

Property Owner: Michael Collichio Property Address: 5 South Main Street, Pittsford, NY 14534

Zoning Board of Appeals Application: The applicant is seeking Area Variance relief from the off-street parking requirements of Chapter 210, Article 25 of the Code of the Village of Pittsford. The request is associated with a proposed restaurant (pizza) with an accessory bar, located within an existing historic, zero-lot-line Main Street building with no on-site parking.

For any questions or additional information, please contact the Village Planning and Zoning Department.
Alexandria Vaughn, Deputy Clerk, dclerk@villageofpittsfordny.gov.

To:

Village of Pittsford
Zoning Board of Appeals
c/o Building Inspector
Village Hall
21 North Main Street
Pittsford, NY 14534

Re:

Letter of Intent
ZBA Application
1 South Main Street
Pittsford, NY 14534
Project No. 25-019

Date:

January 13, 2026

Chairperson and Members of the Zoning Board of Appeals,

On behalf of the property owner/applicant, we respectfully submit this letter in support of an Area Variance application requesting relief from the off-street parking requirements of the Village of Pittsford Zoning Code (Chapter 210, Article 25) for the proposed restaurant with an accessory bar at 1 South Main Street. At the direction of staff, the applicant is seeking variance relief recognizing that the subject building is a historic, zero-lot-line Main Street storefront with no on-site parking - an established and typical condition in the Village Center.

I. Project Summary & Operations

The project is an interior renovation within the existing building footprint. No building expansion and no outdoor seating is proposed. The pizza ovens and all grease-producing cooking equipment will be located only in the kitchen/pizza shop area; no grease-producing equipment is proposed at or behind the bar.

- Proposed use: Restaurant (pizza) with accessory bar.
- Hours of operation: Sun 10:00 AM - 12:00 AM; Mon-Tue 11:30 AM - 12:00 AM; Wed-Fri 11:30 AM - 2:00 AM; Sat 10:00 AM - 2:00 AM.
- Seating: 44 dining seats plus 16 bar stools (60 total indoor seats).
- Bar length: 39'-3" (approx.), with 16 stools; bar service is accessory to dining.
- Employees: Up to 6 on the maximum shift.
- Outdoor seating: None.

Signage: New exterior business signage is proposed and will be submitted for required reviews/permits (including Certificate of Appropriateness, as applicable).

II. Parking Code Basis & Required Parking Calculation (Article 25)

Article 25 establishes minimum off-street parking requirements for restaurants and drinking/food service uses. For reference, Article 25 requires (a) 1 space per 4 seats plus 1 space per employee on the maximum shift for a restaurant/tavern/brewpub use, and (b) an additional bar-area calculation where applicable (1 space per linear foot of bar or 1 space per 13 square feet of space adjacent to the bar, whichever yields the greater requirement).

Method	Inputs	Result
Seats + Employees	52 seats ÷ 4 = 13 spaces; + 6 peak-shift employees	≈ 19 spaces
Bar Length	39'-3" bar length (≈ 39.25 lf)	≈ 40 spaces (rounded)
Required (greater-of)	Greater of the two methods above	≈ 40 spaces

Because the subject building occupies the full lot width and depth (zero-lot-line Main Street condition), the site provides 0 on-site parking spaces. Strict compliance with Article 25 would therefore render reasonable reuse of the building impracticable without demolition, land acquisition, or construction of new parking areas that are inconsistent with the village center form.

III. Requested Variance Relief

Article 25 establishes minimum off-street parking requirements for restaurants and drinking/food service uses. Based on our schematic design (52 seats, 6 employees, and a 39-foot bar length), the code formula would nominally require on the order of 19 off-street parking spaces (by the seats/employees metric) up to approximately 40 spaces (by the bar length metric). The strict application of the parking requirements in this instance would create a practical difficulty and an unnecessary hardship that is not needed to achieve the Code's intent. In the unique context of Pittsford's walkable village center, these objectives can be met without each property having its own on-site parking lot.

The subject property is extraordinarily well-served by existing public parking within a few steps of its doors. There are extensive on-street parking opportunities all along South Main Street and adjacent side streets, which provide convenient short-term spaces for customers. Patrons of the proposed restaurant will be able to park once and walk to the establishment, or easily visit multiple village businesses on foot.

Public Parking Resources Serving the Site

- On-street parking on South Main Street and nearby village streets within a short walk.
- Three municipal/public parking lots within walking distance, including (i) a municipal lot directly across Monroe Avenue and (ii) a municipal lot behind/near the site.
- Shared-parking context: evening and weekend peaks for dining generally coincide with reduced demand from daytime offices/retail, supporting effective shared use of public parking.

It is important to note that the peak hours of restaurant operation (lunchtime, evening, and weekends) are generally complementary to other uses – for instance, in the evening many daytime businesses or offices are closed, freeing up parking capacity. The project will not generate large truck traffic; deliveries will be scheduled during off-peak times and utilize the existing rear service access so as to avoid any traffic obstructions on Main Street.

IV. Area Variance Criteria – Statement of Practical Difficulty

The applicant understands the ZBA's review applies the statutory balancing test for area variances. The following addresses the typical five factors used to evaluate whether the benefit to the applicant outweighs any potential detriment to the health, safety and welfare of the neighborhood or community.

A. Undesirable Change in Neighborhood Character

The requested relief will not produce an undesirable change in the character of the neighborhood. It will facilitate a positive reuse that enhances the village atmosphere. The immediate vicinity is the historic Pittsford Four Corners commercial area, characterized by closely spaced storefronts, restaurants, boutiques, and civic buildings, all in a pedestrian-friendly configuration. The physical appearance of the property will remain that of a traditional Main Street building – maintaining the architectural integrity, scale, and historic character of the downtown core, as intended by the TDD overlay district. The variance, if granted, simply allows the status quo character of the village to continue: patrons will park in public areas as they always have and stroll along Main Street. The Zoning Code's objectives for the VCB District expressly include "continued utilization, preservation, and restoration of historic structures" and maintaining economic vitality by addressing parking and traffic in a way that does not erode the Village character. Granting this variance supports those objectives – it allows the owner to utilize and invest in a historic property without forcing a parking solution that would undermine the area's character or the building's preservation.

B. Feasible Alternatives

There is no feasible alternative to providing on-site off-street parking. The parcel is fully occupied by the existing building and configured as a zero-lot-line Main Street condition. Acquisition of additional land for parking is not

practical in this location, and construction of new parking areas would require substantial demolition and would conflict with the Traditional Downtown Design intent for a walkable, storefront-oriented core. The proposed program is already modest (60 indoor seats) and includes no outdoor seating.

C. Substantiality of the Variance

The relief is substantial in numerical terms because the site has no on-site parking. However, the effect is consistent with the long-standing parking pattern for Main Street uses in the Village center—served primarily by shared on-street and municipal parking. The applicant requests the minimum relief necessary to enable a reasonable use of the building while maintaining the existing village form and avoiding new impervious surfaces.

D. Adverse Physical or Environmental Effects

The requested relief will not create adverse physical or environmental impacts. The project proposes no expansion, no new pavement, and no new curb cuts. Relying on existing public parking resources avoids creation of additional impervious surfaces and associated stormwater impacts. Deliveries will be managed off-peak and via existing service access to avoid traffic obstructions.

E. Self-Created Hardship

While the need for relief arises in connection with a change in tenant use, the underlying condition—an historic Main Street building with no on-site parking, is not self-created and predates modern parking requirements. This is an inherent site constraint common to Village center storefronts.

Consistency with Comprehensive Plan and TDD Goals

Granting the parking variance to enable this project will advance the Village’s Comprehensive Plan objectives and Traditional Downtown Design (TDD) district goals. The Comprehensive Plan (2019) and TDD regulations call for reinvestment in the historic Main Street core, promotion of pedestrian-oriented uses, and preservation of the village’s unique character. This project demonstrates those aims. The variance is thus in harmony with the spirit of the zoning plan for the area. It enables an outcome that the community’s planning documents envision: a thriving, pedestrian-friendly downtown where historic buildings are fully utilized, and parking needs are met collectively and unobtrusively.

Request for Action

In conclusion, enforcing the strict letter of the off-street parking requirement in this case is not necessary to achieve the Code’s intent. The intent will be achieved through the existing municipal parking system and careful management of the use. Conversely, insisting on on-site parking where none can realistically be provided would impose a significant hardship on the applicant and would undermine other key zoning and planning goals. The requested variance is the minimum relief necessary to allow this beneficial project to proceed, and we believe it is fully justified under the variance criteria. The essential character of the neighborhood will remain unchanged, enhanced by the activation of this long-standing commercial space. For all the reasons detailed above, we respectfully ask the Board to approve the requested parking variance for 1 South Main Street.

Thank you for your consideration of this application. We appreciate the Board’s thoughtful review. Please do not hesitate to contact me if you require any further information or clarification. We look forward to the opportunity to discuss this proposal at the public hearing.

Sincerely,



Jeffrey M LaDre, AIA, NCARB
Principal

Enclosures

- ZBA application form and owner authorization.
- Interior floor plan.

File

**APPLICATION TO THE ZONING BOARD OF APPEALS
VILLAGE OF PITTSFORD
21 NORTH MAIN ST.
PITTSFORD, N.Y. 14534**

Date 01/13/2026 Fee \$ _____

Property address 1 South Main Street Tax account # 164.06-1-15

Zoning District Center Business (VCB) Property also known as: _____

Property owner(s) Michael Collichio

Owner's address [REDACTED] Telephone [REDACTED] (y)
[REDACTED] (evening)

Applicant FORM2 Architecture PLLC

Applicant's address [REDACTED] Telephone [REDACTED] (y)
[REDACTED] (evening)

Applicant is: owner lessee/tenant agent other: _____

Application for: Area Variance Special Exception Use
 Use Variance Temporary Zoning Permit
 other (describe): _____

Application Information:

1) This application is for relief from or pursuant to Chapter(s) Chapter 210, Article 25
_____ of the Code of the Village of Pittsford.
Building Inspector's denial dated 1/12/2026 is attached.

2) Description of variance or other relief sought: Please see attached.

3) All facts showing the necessity for relief: Please see attached.

4) Difficulties or hardship that would result if this application is denied: _____

Please see attached.

5) The following items are attached and are part of this application: _____

Letter of Intent along with proposed floor plan.

Owner's Statement

I am the owner of the above property, and have read and approve this application. If the applicant is other than the owner, I authorize the applicant to proceed as agent.

Signature _____ Date 1/13/26

Applicant's Statement

I hereby certify that the information submitted is, to the best of my knowledge, true and correct.

Signature _____ Date 1/13/26

NOTE: If any additional information is required by the Board, during the meeting, it is the responsibility of the applicant to provide such information, prior to the deadline of the subsequent meeting, or it will not be heard.

FOR OFFICE USE ONLY

Public Hearing sign(s) given to applicant _____

Notice of Public Hearing published _____

Neighborhood notification mailed _____

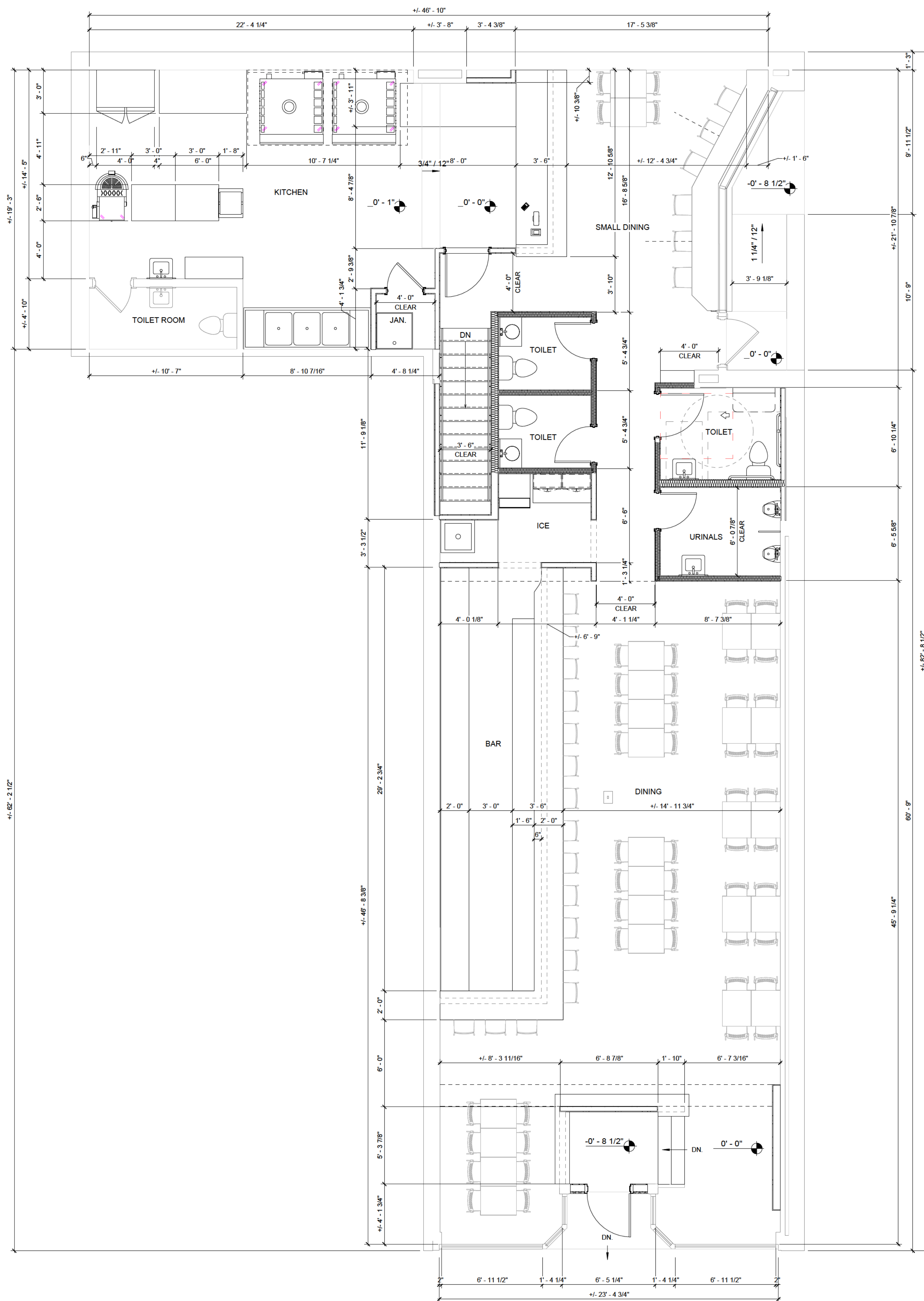
Referral to Monroe Co. Planning: yes (date) _____ no

Hearing date(s) _____

Date of ZBA action _____

Approved _____ Approved w/conditions _____ Denied _____

Date of filing of decision _____

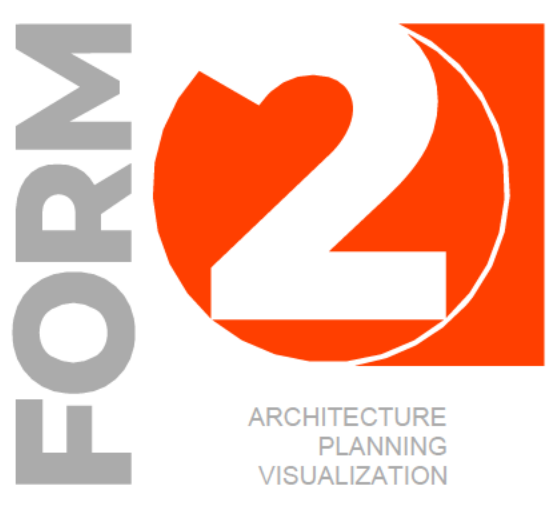


GENERAL FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF STUD, COLUMN CENTER LINE, OR FACE OF EXISTING UNLESS NOTED OTHERWISE.
- WHERE ADJACENT PARTITION TYPES ARE OF DIFFERENT OVERALL THICKNESS, ALIGN FINISHES ON VISIBLE SIDE, AND FURR OPPOSITE SIDE AS REQUIRED FOR A FLUSH INSTALLATION.
- PARTITION TYPES AROUND ROOMS AND SPACES SHALL BE CONTINUOUS AROUND THE ENTIRE SPACE. WHERE MORE THAN ONE PARTITION TYPE IS INDICATED, THE WALL TYPE WITH THE HIGHEST FIRE AND/OR ACOUSTICAL PERFORMANCE SHALL BE USED.
- REFER TO THE FINISH SCHEDULE AND/OR FLOOR PLANS FOR LOCATION OF FINISH MATERIALS FOR WALL TYPES INDICATING DIFFERENT FINISHES ON EACH SIDE OF WALL.
- WET WALLS IN TOILET ROOMS TO RECEIVE CERAMIC TILE SHALL USE MOISTURE-RESISTANT FIBERGLASS-MAT GYPSUM BOARD IN PLACE OF GWB.
- USE MOISTURE AND MOLD-RESISTANT GWB ON INTERIOR SIDE OF MECHANICAL ROOM WALLS.
- PROVIDE STEEL STUD GAUGES AND/OR DIAGONAL BRACING AT TOPS OF WALLS PER MANUFACTURER'S RECOMMENDATIONS FOR WALL TYPE, HEIGHT, AND USE BASED ON L240 LIMITING HEIGHTS.
- PROVIDE CONTINUOUS HORIZONTAL BRIDGING FOR WALLS EXTENDING 10'-0" OR GREATER IN HEIGHT FROM FINISH FLOOR.
- ALL CORNERS AND EDGES EXPOSED TO VIEW SHALL RECEIVE METAL EDGE BEADS TREATED WITH DRYWALL COMPOUND TO A HEIGHT OF 6" ABOVE FINISHED CEILINGS MIN.
- ALL MATERIALS USED IN RATED ASSEMBLIES SHALL CONFORM TO REFERENCED STANDARDS.
- FIRE SAFE ALL PENETRATIONS THROUGH FIRE RATED WALLS TO THE LEVEL OF PROTECTION REQUIRED BY THE WALL. FIRE SAFE AT PERIMETERS OF RATED WALLS WHERE VOIDS OCCUR, SUCH AS DECK FLUTES.
- PROVIDE ACOUSTICAL CAULKING AROUND ALL PERIMETERS EDGES AND PENETRATIONS AT SOUND-INSULATED WALLS. OFFSET ELECT. AND TELEPHONE OUTLETS 16" MIN (SEPARATE STUD CAVITIES). AT SOUND INSULATED WALLS PROVIDE ACOUSTICAL CAULKING AROUND ALL PERIMETERS EDGES AND PENETRATIONS. OFFSET ELECT. AND TELEPHONE OUTLETS 16" MIN (SEPARATE STUD CAVITIES).

PLAN KEYNOTES

NO.	DESCRIPTION



Proposed INTERIOR RENOVATIONS ONE SOUTH MAIN STREET
 PROJECT NO. 25019
 1 SOUTH MAIN STREET, PITTSFORD, NY 14834

REVISIONS



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DRAWN BY: CW
 CHECKED BY: JML
 PROJECT STATUS: SPECIAL USE PERMIT REVIEW

SCALE: 1/4" = 1'-0"

SHEET FLOOR PLAN

A1.00