

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
DECEMBER 19, 2024**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, December 19, 2024, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** Dirk Schneider, Dave Wigg, Paul Whitbeck, Kathleen Cristman, John Mitchell, Bonnie Salem

**ABSENT:** Jim Vekasy

**ALSO PRESENT:** Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

**ATTENDANCE:** There were 10 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:00 PM.

**HISTORIC PRESERVATION DISCUSSION**

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Board Member Salem stated that there are no new updates.

**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**18 Old Lyme Road**

*Applicant is requesting design review for a 192 square-foot garage addition to the side of the home.*

James Pippin, of 18 Old Lyme Road, introduced the application. Mr. Pippin is requesting design review for a garage addition to the side of the home and previously appeared at the December 5<sup>th</sup> meeting. He presented updated elevations with the dormer centered above the garage, as previously requested by the Board. Chairman Schneider asked the applicant if the overhang will match the house and the applicant confirmed.

Vice Chairman Wigg motioned to approve the revised 192 square-foot garage addition to the side of the home, as re-submitted, seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

**116 Stoneleigh Court**

*Applicant is requesting design review for an approximately 266 square-foot addition off the rear of the home.*

James Brasley, architect for the project, introduced the application. Mr. Brasley is requesting design review for a 266 square-foot addition off the rear of the home. He is proposing a gable roof and stated that the siding, roof, and color of the addition will match the existing house.

Board Member Mitchell motioned to approve the 266 square-foot addition off the rear of the home, as submitted, seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

**49 Callingham Road**

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*Applicant is requesting design review for a window renovation to include the replacement of some exterior doors with windows, the addition of a sliding glass door to an existing deck, as well as new siding.*

Randall Peacock, architect for the project, introduced the application. Mr. Peacock is requesting design review for the replacement of exterior doors with windows, new siding on the side and rear walls, and the replacement of windows in the dining room with a sliding glass door to the deck area.

Chairman Schneider motioned to approve the window replacement, the replacement of doors to windows, and the addition of new siding to set the future of the rest of the home, as submitted. This motion was seconded by Board Member Whitbeck. Following a majority voice vote, the application was approved.

The Board voted as follows:

Paul Whitbeck voted	Aye
Jim Vekasy voted	Absent
John Mitchell voted	Aye
Dave Wigg voted	Aye
Bonnie Salem voted	Aye
Kathleen Cristman voted	Nay
Dirk Schneider voted	Aye

**28 Woodbury Place**

*Applicant is requesting design review for a window renovation and the removal and replacement of a deck with an approximately 288 square-foot covered raised patio.*

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is doing an interior renovation that requires him to alter walls and replace some windows. He is requesting to add a 'metal roof accent' that will match the windows to be re-configured in the kitchen area as well as other areas of the existing house. The siding will remain the same.

Board Member Cristman motioned to approve the window renovation and removal and replacement of a deck with a 288 square-foot covered raised patio as submitted, seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

**20 Railroad Mills Road**

*Applicant is requesting design review for the addition of an approximately 24 square-foot front entryway overhang.*

Jake Smith, of Quality Homes of Rochester, introduced the application. Mr. Smith is requesting design review for the addition of a 24 square-foot cathedral-style overhang to the front entryway, with a closed-end gable. The brackets will be painted to match the existing house.

Board Member Whitbeck motioned to approve the addition of a front entryway overhang, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

**50 Mitchell Road**

*Applicant is requesting design review for an approximately 125 square-foot addition off the rear of the home.*

John DeNoto, of DGA Builders LLC, introduced the application. Mr. DeNoto is requesting design review for an addition to the master bathroom located to the rear of the home. Bill Zink, Building Inspector, noted that while this is a historical home, because it is not visible from any public viewing area, including the Erie Canal, a

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Certificate of Appropriateness is not required. Mr. DeNoto stated that the existing porch will be extended, and the proposed windows will match those of the existing house. In addition, he will match the siding on the addition to the existing wood siding on the home. Mr. DeNoto discussed replacing a portion of the roof, to which Chairman Schneider stated that he would like to see the proposed roof change as it was not presented to the Board. Mr. DeNoto also discussed the proposed rear porch railing details. Board Member Salem noted that the Board does not have the full scope of the proposed work. In response, Robert Koegel, Town Attorney, suggested the Board either dictate the terms of the proposed work or ask the applicant to appear again in front of the Board.

Chairman Schneider motioned to approve the addition with the following conditions:

1. The material of the windows at the right-side elevation mudroom entrance will match the existing windows in its style, size, and material;
2. The mudroom addition will match the existing siding of the home in kind;
3. The material will match the existing stucco or parchment detail at the foundation wall;
4. All roof surfaces are to be asphalt shingles and will match the color and style of the existing house; and
5. The rear porch railing detail will match the style and material of the railing detail of the existing mudroom entrance railing.

This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

### **35 Sunset Boulevard**

*Applicant is requesting design review for an approximately 340 square-foot addition to the West side of the home, and some windows to be replaced on first and second floors.*

David Crowe, of DJCA Cornerstone LLC, introduced the application. Mr. Crowe is requesting design review for an addition to the west side of the home and the replacement of some windows on the first and second floors of the home. The roof renovation and dormer will match the existing house.

Chairman Schneider motioned to approve the addition and replacement of windows, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

## **RESIDENTIAL APPLICATIONS: NEW HOMES**

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### **63 Coventry Ridge**

*Applicant is requesting design review for the construction of an approximately 4,384 square-foot two-story single-family home located in the Coventry Ridge Subdivision.*

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 4,384 square-foot new home.

Vice Chairman Wigg motioned to approve the application for the construction of a two-story single-family home, with a condition that there be a maximum of six inches on the fireplace bump out extension. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

### **64 Coventry Ridge**

*Applicant is requesting design review for the construction of an approximately 3,743 square-foot two-story single-family home located in the Coventry Ridge Subdivision.*

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Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 3,743 square-foot new home. Chairman Schneider stated that the proposed columns at the front entrance and taper detail does not fit with the rest of the home and requested the applicant use standard square columns instead.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home, with a condition that the two columns at the front porch are 10"x10" and square shaped. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **PLANNING BOARD COMMENTARY**

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#### **Pittsford Oaks**

*The Planning Board is requesting DRHPB commentary on the Pittsford Oaks Project.*

Dustin Welch, of Passero Associates, re-introduced the application. Mr. Welch presented a hand-out to the Board and Town Staff that showed previous renderings of the east elevation. Mr. Welch stated that during the September 12th meeting, the Board commented on the east elevation and discussed revisions to the northeast elevation to bring the massing down. He stated that in response to the comments given, a new rendering at the October 10th meeting included augmented landscaping plans as well as a reduced ridgeline.

Mr. Welch also discussed the comments received from the Board during the October 10th meeting. He stated that these comments were centered around cohesion, specifically on applying an aesthetic, or overall cohesiveness, to the building. In response to those comments, he stated that he looked at the entire building; he lightened the base color, pulled the facade elements at the base, removed some balconies, introduced additional windows, and brought the materiality down to grade.

Mr. Welch discussed the new changes made to the current rendering. To increase the articulation of the base, he introduced decorative elements at the garage level, extended the materiality underneath the balconies, introduced flat roofs, and noted that the facade is significantly broken up, as seen on the 3D rendering. In addition, he stated that the garage area was lowered on the south elevation to bring the materiality down. Mr. Welch explained to the Board that his goal is to receive comments in preparation for Preliminary Site Plan Approval from the Planning Board.

Anthony Daniele, of 2815 Clover LLC, stated that there was a miscommunication at the December 5th meeting surrounding the balconies, and clarified that the balconies are five feet deep, except for a couple at the corner.

Chairman Schneider discussed the windows on the lower level and suggested making the window area have a "bricked-in" look. Chairman Schneider discussed removing a window on the east elevation, and why some window row patterns are six to one and some are not. Mr. Welch stated that the discrepancy in window row patterns is model error, and that all window row patterns are six to one. Chairman Schneider discussed panels in between the windows and stated that when looking at the building straight-on, he still has concerns with the eaves not matching.

Board Member Cristman stated that she continues to see quite a long ridgeline as well as a solid H-shape. Robert Koegel, Town Attorney, stated that when discussing the Tobey PUD, it is important to look at the general provisions at the beginning of the regulations, as well as the more specific regulations that apply to specific parcels.

Board Member Cristman stated that the Board had discussed wanting more of a "break-up" of the building at the beginning of their review of this project. Chairman Schneider noted that the applicant has come a long way since the beginning stages. Board Member Mitchell agreed.

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Board Member Salem stated that the changes made may have made the mass *look* smaller but emphasized that the mass has not changed. She noted that while the volume has changed, she continues to look for a change in mass. Chairman Schneider stated that there has been a lot of “movement” of mass but agrees with Board Member Salem that there has not been a reduction of mass. He stated that the height may need to be reduced. Mr. Welch stated that on the rendering shown today, the height of the building was reduced by 10-15 feet overall. Chairman Schneider stated that without reducing the unit count, it might be hard for this project to move forward.

Board Member Salem stated that the changes made are in the right direction, but the changes made need to make the mass smaller. Board Member Whitbeck agreed. Chairman Schneider stated that bigger moves and bigger reductions would help the massing and volume of this building be reduced.

**MEETING MINUTES REVIEW**

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The minutes of December 5, 2024 were approved following a motion by Board Member Whitbeck. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 9:12PM.

Respectfully submitted,

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Anna Piazza  
Building Department Assistant

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