

**TOWN OF PITTSFORD  
DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
JANUARY 11, 2024**

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

**PRESENT:** Dirk Schneider, Chairman; Jim Vekasy; Bonnie Salem; Paul Whitbeck

**ABSENT:** Dave Wigg, Vice Chairman; Kathleen Cristman; John Mitchell

**ALSO PRESENT:** Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Cathy Koshykar, Town Board Liaison

**ATTENDANCE:** There were 20 members of the public present.

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

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**HISTORIC PRESERVATION DISCUSSION**

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The DRHPB had no points of discussion at this time.

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**RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS**

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**22 Fletcher Road**

*Applicant is requesting design review for an approximately 250-square-foot storage addition off the rear of the home.*

Scott Peters of 22 Fletcher Road introduced the application. Mr. Peters stated that he is proposing a storage addition off the back of the garage. It will not have any living space and will meet all setbacks.

DRHPB Chairman Schneider confirmed with Mr. Peters that there is a section of the addition that is only roofed and will have no walls.

DRHPB Member Jim Vekasy asked Mr. Peters if the shingles and siding will match the existing home. Mr. Peters stated that they would.

DRHPB Member Bonnie Salem motioned to approve the approximately 250-square-foot storage addition off the rear of the home as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

**129 Sylvania Road**

*Applicant is requesting design review for approximately 1,700 square feet of additions as well as the exterior renovation of the existing home.*

Jim Fahy of Fahy Design Associates introduced the application with Mark and David Bayer of Bayer Landscape Architecture. Mr. Fahy stated that the scope of the addition and renovation work is sizable and gave a brief overview of the project. He noted that the additions will allow the home to meet the homeowner's needs, as well as to create a presence from the street. The courtyard entry will create a more defined front yard and private backyard, and the additions will respect the current colonial revival style. The detailing, including the flashing and shutters, will match the existing structure. The gutters and downspouts will be half-round copper. The windows will be replaced and have simulated divided lites: 6-over-6 on first floor and 6-over-1 on the second. The principal entries and garage doors will be of stained wood.

Chairman Schneider confirmed with Mr. Fahy that real copper will be used. DRHPB Member Salem asked about the brackets over the garage doors. Mr. Fahy responded that there is a small awning there and that the brackets support it.

Mark Bayer of Bayer Landscape Architecture also described some of the basic details of the landscaping, including the courtyard, the dining terrace, the cabana, and the pool. He stated that the dining terrace slopes into the lawn terrace, which flows into the back garden to create a nice transition down the deep property. There will also be a spa on the new rear porch with a fire feature. Complementary plantings will enhance the space and provide privacy, and a few filtration gardens will be added to the property to aid the sandy soil in drainage.

Chairman Schneider asked Mr. Fahy about the bathroom behind the garage. Mr. Peter stated that it will be conditioned. Chairman Schneider and DRHPB Member Paul Whitbeck confirmed with Mr. Fahy that there will be no in-law suite or lodgings in the garage.

DRHPB Member Paul Whitbeck motioned to approve the approximately 1,700 square feet of additions, as well as the exterior renovation of the existing home, as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

**8 Ravenna Crescent**

*Applicant is requesting design review for a 262-square-foot garage addition off the northeast side of the home.*

Jim Beswick, contractor, introduced the application. Mr. Beswick stated that all exterior materials will match the existing house and that the footprint of the garage addition will meet the ten-foot setback and easement that exists on that side of the property.

Board Member Salem commented that she likes the fact that the addition will be set slightly back from the current garage. She also asked if garage door will match the existing garage doors. Mr. Beswick confirmed that it will.

DRHPB Chairman Dirk Schneider motioned to approve the 262-square-foot garage addition off the northeast side of the home as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

**63 Reitz Parkway**

*Applicant is requesting design review for a 50-square-foot covered front entry addition to the home.*

Larry Fenity of Fenity Associates Architects introduced the application. Mr. Fenity stated that the homeowners have lived in this home for seven years and have had issues with their front stoop the entire time. They are proposing to fix the issue while adding interest to the front of the house by creating a small, covered porch. It will have a gabled roof with substantial columns, as they wish to avoid anything too spindly. The trim will be of a low maintenance material and the porch roof will match the main structure.

Chairman Schneider asked if the inside of the roof will be vaulted. Mr. Fenity stated that it would not be. Board Member Salem asked what the color would be, and Mr. Fenity said it will be all white. The vinyl siding in the gable will also be white. Board Member Vekasy asked if the door trim will also be white, as the current color is not; Mr. Fenity said that they are planning on painting it white to match. Board Member Salem suggested making it off-white, in order to better complement the rest of the colors on the home's exterior and avoid looking too stark.

DRHPB Member Jim Vekasy motioned to approve the 50-square-foot covered front entry addition to the home as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

**RESIDENTIAL APPLICATIONS: NEW HOMES**

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**4 Bridleridge Farms**

*Applicant is requesting design review for a 2,962-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.*

Matt Winseman of Spall Realtors Corporation introduced the application. Mr. Winseman briefly described the home design and exterior features.

Chairman Schneider thanked Mr. Winseman for taking the siding into the gables and confirmed that real brick would be used.

DRHPB Member Bonnie Salem motioned to approve the 2,962-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

**10 Bridleridge Farms**

*Applicant is requesting design review for a 3,067-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.*

Austin Miller of Spall Realtors Corporation introduced the application. Mr. Miller stated that the home will be 3,062 square feet and have a three-car garage, horizontal siding throughout the exterior, and stone veneer on the front.

Board Member Whitbeck asked if the stone veneer will turn the corners of the home. Mr. Miller stated that it will not; the design utilizes corner boards.

There was some discussion about the garage and fireplace bump outs, as well as water tables on the site plan, before Board Member Whitbeck mentioned that the different heights of stonework on each section make the elevation look a little busy. Chairman Schneider suggested that it might be worth evening it out to create a more cohesive look. Mr. Miller stated that he can share the feedback with the architect.

DRHPB Member Jim Vekasy motioned to approve the 3,067-square-foot, two-story, single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

## **DEMOLITION APPLICATIONS: PRELIMINARY REVIEW**

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### **717 Stone Road**

*Applicant is requesting Board approval to demolish the existing 1,906-square-foot, one-story, single-family home, with the intent to build a 4,450-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).*

Building Inspector Bill Zink stated that this application is seeking exemption from the full demolition review process; once received, it will then go before the Zoning Board of Appeals for a setback variance before returning to the DRHPB for design review.

Patrick Morabito of Morabito Architects introduced the application. Mr. Morabito stated that the existing house was built in the early 1980's. It is a single-story structure designed by Florian Sobieski. The house has eight-foot ceilings, a seven-foot basement, and exists in a neighborhood with more substantial houses. The homeowner would like to replace it with a home that is more fitting for the current day and neighborhood. The application will go before the Zoning Board of Appeals because of the 70-foot setback off the private drive on the west side of the property. Insignificant amounts of asbestos were found in the home.

Board Member Whitbeck asked about the current condition of the home. Mr. Morabito stated it is essentially unlivable, as it has no kitchen or other necessary amenities.

Board Member Salem noted that the lot is quite long and narrow and asked if the front door will still face Stone Road. Mr. Morabito stated that it will.

Board Member Whitbeck pointed out that, while the home is out of character with the newer homes in the area, getting rid of structures that were built first will continue that cycle. Chairman Schneider said that he feels it is the Board's job is to find that line between progress and preservation.

DRHPB Chairman Dirk Schneider motioned to exempt the application to demolish the home at 717 Stone Road from Board review, on the grounds that it does not contribute to the existing character of the neighborhood or the Town by virtue of the structure's architectural or historic resources. This motion was seconded by DRHPB Member Bonnie Salem.

Building Department Assistant Meghan Brooks called roll. The Board voted as follows:

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

The motion passed and the application is exempt from the full demolition process. 717 Stone Road will return at a future date for design review of the new home.

## **COMMERCIAL APPLICATIONS: INFORMAL REVIEW**

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### **300 Tobey Village Road - Pittsford Oaks Apartments**

*The Town Board is requesting Board feedback for the proposed Pittsford Oaks Apartments complex.*

Danny Daniele and Anthony Daniele of Daniele Family Companies and Steve Trove from Passero Associates introduced the project. Mr. D. Daniele stated that they are looking to construct an apartment building on the old Barn Bazaar property. Previous ideas had come before the Board several years ago for the construction of senior living units, but the project was deemed unfeasible and thus they took over the project. They are still in the early stage of the process so plans may change, but the general details are likely to remain the same. The size of building is about the same footprint as the previous project, but will have more, smaller-sized units. Mr. A. Daniele added that they have reviewed the previous work that was done for the senior living units and have tried to keep it relatively consistent. A landscaping plan is not yet in the works. He noted that they are sensitive to the fact that there is a historic home nearby and stated that they have been in communication with the homeowner of that property. They would like to minimize impact on the home and have chosen tentative colors that will not overpower it.

Mr. Trove gave an overview of the design, noting that while they tried to stay true to original designs of the senior living units, the change in the quantity of units logically leads to a concurrent increase in windows and balconies. Transoms have been added to the design and they have created a more dramatic front entrance. The theme, he stated, is "Modern American Classic".

There was discussion amongst the Board about certain design elements. There was a consensus that the east elevation is very imposing and visible from the road. Some suggestions that were provided for reducing its impact included creating more variation in the elevation to reduce the rigidity of the line, adding more detail and texture to keep it from feeling like the back of the building, and using brick or printed concrete on the lower half of the walls.

Doug DeRue, the Town's Director of Planning, Zoning, & Development, stated that comments are for the Town Board specifically and this is not yet an application for design review. The Town Board is seeking comments before the next meeting on February 6.

The Board posed a few questions to Mr. A. Daniele. Board Member Salem asked what would be happening to the spare parcel at the southeast corner of the lot (ID 163.02-1-23.1). Mr. A. Daniele responded that they have no plans to develop the property except for a small section of pavement that will extend along the west property line for emergency vehicle access. The trees

and shrubs would not be touched. Board Member Whitbeck asked about the fate of the current structures on the property. Mr. A. Daniele informed him that they would be demolished. At this juncture, Mr. DeRue clarified the commercial demolition process and stated that the Planning Board and Town Board would likely be the involved parties.

It was decided after some discussion that Board Members would submit their final comments for the Town Board to Ms. Brooks via email once they had a chance to further review the plans and documents.

### **MEETING RESCHEDULING REVIEW**

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Ms. Brooks stated that, due to a scheduling conflict, the Town Board's second meeting in February was moved to Thursday, February 22. She asked the Board to confirm availability for another date. After some conversation, it was decided that the best date for rescheduling the meeting would be Thursday, February 29.

ORIGINAL: *Thursday, February 22, 2024*      →      NEW: *Thursday, February 29, 2024*

### **12/14/2023 MEETING MINUTES REVIEW**

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The minutes of December 14, 2023, were approved following a motion by DRHPB Member Jim Vekasy. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

### **OTHER DISCUSSION**

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Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 7:44PM.

Respectfully submitted,

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Meghan Brooks  
*Building Department Assistant*

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