

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
FEBRUARY 27, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, February 27, 2025, 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:** Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

**ABSENT:** Dirk Schneider, Dave Wigg, John Mitchell

**ALSO PRESENT:** Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning, and Development

**ATTENDANCE:** There were 11 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Board Member Jim Vekasy called the meeting to order at 6:00PM.

**HISTORIC PRESERVATION DISCUSSION**

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The Board discussed their comments on the proposed residential guidelines to the Town's Zoning Code. Board Member Salem specifically discussed the proposed language regarding detached garages, stating that removing the strict language and replacing it with "is encouraged" reduces this Board's recourse to do anything about issues they have been working hard to reduce, such as 'snout houses'. Board Member Cristman agreed and stated that the proposed guidelines are not consistent with the quality of this Town. Doug DeRue, Director of Planning, Zoning, and Development, discussed the comprehensive plan and stated that our Town Board would like to see more variety in the housing types in Pittsford and removing strict language from the code is how they are choosing to do this. Mr. DeRue suggested that Board Members go to the next Town Board meeting and share their concerns with the proposed guidelines. The Board discussed putting together a list of their concerns for the next Town Board meeting.

**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**526 Pittsford Henrietta Townline Road**

*Applicant is requesting design review for a 616 square-foot addition and a covered wrap-around porch.*

Matthew Keenan, of 526 Pittsford Henrietta Townline Road, introduced the application. Mr. Keenan is requesting design review for an approximately 616 square-foot addition and a wrap-around porch with a roof. The porch will go around the side of the home and the roof will be asphalt to match the existing roof on the home. Mr. Keenan stated that the existing brown cedar home has caused many problems and will be replaced with vinyl siding. Mr. Keenan confirmed that the existing access door and window on the side of the home will not be removed.

Board Member Cristman motioned to approve the addition and wrap-around porch with a roof, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

**38 Shelwood Drive**

*Applicant is requesting design review to remove existing access door to flat roof to replace with a window that matches the other existing windows.*

Theresa Beldner, of 38 Shelwood Drive, introduced the application. Ms. Beldner is requesting design review for the removal and replacement of an existing access door with a window. The siding will match the existing wood siding on the home. Board Member Salem asked if the applicant will keep the existing shutters and the applicant confirmed. Ms. Beldner stated that the new window will be the same height and width of the existing window next to it.

Board Member Whitbeck motioned to approve the door and window renovation, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

#### **29 Kimberly Road**

*Applicant is requesting design review for a 768 square-foot addition off the rear of the home.*

Luke Thomas, of H+L Design Build LLC, introduced the application. Mr. Thomas is requesting design review for an approximately 768 square-foot addition off the rear of the home. The addition will be two stories and will match the existing home in both color and materials. Mr. Thomas stated that regarding the rear of the home, the existing access door will be removed and noted that the proposed egress windows are sufficient in terms of building code. Additionally, the existing double-slider on the rear of the home will remain the rear access point. The windows will match the existing windows on the home with the exclusion of the new window in the bathroom.

Board Member Cristman motioned to approve the addition off the rear of the home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

#### **44 Crestline Road**

*Applicant is requesting design review to add a covered front entryway.*

Susan Glenz, of 44 Crestline Road, stated that her architect had previously presented this application to the Board and that she is appearing a second time with modifications to the previously approved application. Ms. Glenz is requesting design review for the addition of a front entryway with a gable roof which she noted is a modification from the previously approved flat roof. No windows will be altered. The front and two sides of the home will be stone material and the rear of the home will be white vinyl shake material. The Board discussed whether the applicant should have stone material on all four sides of the home and concluded that it was not necessary as the rear of the home is not visible to others.

Board Member Salem motioned to approve the covered front entryway with a gable roof and the replacement of the existing cedar siding with stone and vinyl shake, as submitted, with the option to include stone on the two-story portion of the rear of the home if the owner so chooses, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

#### **14 Pheasant Hollow**

*Applicant is requesting design review to add an attached pavilion off the rear of the home.*

Jake Allen, of Highland Contractors of Western New York, introduced the application. The applicant is requesting design review to remove a flat roof on an existing pavilion and replace it with a gable pitched roof and asphalt shingles. He noted that the roof will be left open, and the pressure-treated rafters will be exposed.

Board Member Vekasy motioned to approve the new roof over the rear pavilion with a gable pitched roof and asphalt shingles, as submitted, with the option to wrap the rafters with cedar trim. This motion was seconded by Board Member Cristman.

## **RESIDENTIAL APPLICATIONS: NEW HOMES**

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### **17 Bridleridge Farms**

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

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 3,067 square-foot two-story, single-family home in the Bridleridge Farms Subdivision.

Board Member Vekasy motioned to approve the 3,067 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **18 Bridleridge Farms**

*Applicant is requesting design review for a 3,174 square-foot two-story, single-family home in the Bridleridge Farms Subdivision.*

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 3,174 square-foot two-story, single-family home in the Bridleridge Farms Subdivision. The home will have stone accent panels.

Board Member Salem motioned to approve the 3,174 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **20 Bridleridge Farms**

*Applicant is requesting design review for a 3,343 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.*

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 3,174 square-foot two-story, single-family home in the Bridleridge Farms Subdivision. The home will have a metal roof over the front cantilever bump-out, veneer accent panels, and either red or tan brick.

Board Member Vekasy motioned to approve the 3,343 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

## **CERTIFICATES OF APPROPRIATENESS**

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### **192 Knickerbocker Road**

*Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).*

Applicant requested to be moved to the 3/13 agenda.

## **COMMERCIAL APPLICATIONS**

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**2851 Clover Street (300 Tobey Road) – Pittsford Oaks**

*Applicant is requesting the review of design changes to date, the current design material, confirm the overall Northeast corner of the building height.*

Anthony Daniele, of 2851 Clover Street (300 Tobey Road), introduced the application. Mr. Daniele is requesting design review of the design changes to date. The applicant asked Robert Koegel, Town Attorney, for clarification about next steps after receiving preliminary site plan approval from the Planning Board. Mr. Koegel stated that this application is not before this Board for any sort of approval, but rather for advisement to the Planning Board that the Design Review Historic Preservation Board is willing to accept the appearance of the building.

Mr. Daniele discussed the previously proposed grading plan adjusted to hide a portion of the lower-level parking area. He stated that while the feedback received from this Board seemed positive, there was concern about the plan impacting fire-safety and access to the building. Mr. Daniele stated that he reviewed the proposed grading plan with Anthony Caruso, Fire Marshal; Doug DeRue, Director of Planning, Zoning, and Development; and Bill Zink, Building Inspector. Mr. Daniele stated that the consensus from a fire access standpoint was that there would be more than enough access to the building according to code. Mr. Daniele discussed changing the proposed grade ratio from a three to one slope to a two to one slope and stated that the Fire Marshal requested he keep the 'old' three to one slope at the northeast corner of the building to allow for more access. The proposed flat roof gives significantly more access to the building than the previously proposed pitched roof.

Dustin Welch, of Passero Associates, discussed the rendering packet that he presented to the Board, particularly the proposed site section of the northeast corner of the building. Mr. Daniele explained that each rendering concept has been labeled to make it easier for the Board when referring to them.

Mr. Welch discussed the most recent rendering of the building (04A in the rendering packet). He stated that he brought the windows and height of the building down. He noted the recessed car-loop drop-off area and the corner that was being discussed in the proposed grading plan.

Mr. Welch discussed proposed materials and colors of the building (04B in the rendering packet) and presented physical samples to the Board. He also discussed the garage being painted to look like 'block' and bringing the stone all the way down in some locations.

Mr. Welch discussed the black and white rendering side by side with the colored rendering and stated that the third story of the building will recess back at four locations (04E in the rendering packet).

Mr. Welch discussed bringing the height of the building down, and Mr. Daniele stated that the planning Board requested that more street trees be added along this side of the building (04F in the rendering packet). Mr. Daniele discussed the significant amount of vegetation that is proposed to be planted on the hill located on site.

Mr. Welch discussed the dimensional rendering of the building (04G in the rendering packet), and the timeline of previous renderings (05 in the rendering packet). He noted that the height of the roof on the most recent proposed rendering is 40 feet tall. Mr. Daniele noted that when comparing the square footage of previously proposed renderings of the building, the most recent proposed rendering has the least total square footage.

Board Member Cristman asked what percentage of the total units are one-bedroom, two-bedroom, and three-bedroom, and Mr. DeRue stated that the percentages listed on the site plan remain relatively unchanged.

Board Member Salem discussed the grading change proposed at the last meeting and stated that the change does not reduce the mass of the building; it is a strategy to hide it. She added that the grading change will not

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actually make the building any smaller. Board Member Salem stated that large three-story and four-story apartment buildings with primarily vinyl siding do not have an attractive appearance, even with color changes intended to help reduce that effect. She stated that she would prefer the building have as much stone material as possible because of this. Board Member Salem discussed wanting to see a rendering of the building with the elimination of a floor as previously requested. She clarified that she would like to see a rendering of a two-story living space with a parking garage as opposed to a three-story living space with a parking garage. Board Member Cristman agreed and stated that removing a floor might simplify a lot of the Board's concerns. Mr. Daniele stated that he cannot come back with that request as the project would not happen if a living floor was removed. Board Members Salem and Cristman discussed their concern with the commercial look of the building and compared it to the more residential-looking Kilbourn Apartments.

Board Member Vekasy discussed the recent rendering and stated that adding more modest gables and recessing the upper floor back helps break up the continuous ridgeline which was a major problem for the Board. Board Member Vekasy additionally stated that while the modest gables give less of a residential feeling to the building, the taller pitched roofs would create a very 'massive' look.

Board Member Cristman asked the applicant to bring a rendering of the building from the perspective of the middle of the nearby intersection looking out to Clover Street.

### **MEETING MINUTES REVIEW**

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The minutes of January 23, 2025 were approved with Board Member Salem's two word changes following a motion by Board Member Salem. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 8:58PM.

Respectfully submitted,

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Anna Piazza  
Building Department Assistant

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