

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
MARCH 13, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, March 13, 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: Dave Wigg, Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider, John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector

ATTENDANCE: There were 9 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem brought up the memo sent to Town Board regarding CofAs and stated that the new Zoning code draft does not reflect the Board's request. Board Member Salem encouraged DRHPB members to attend the upcoming Town Board meeting on 3/18/25 at 6:00PM to further discuss it

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

72 French Road

Applicant is requesting design review for a 234 square-foot addition off the rear of the home.

Steve DiFiore, of 72 French Road, introduced the application. Mr. DiFiore is requesting design review for an approximately 234 square-foot addition off the rear of the home.

Board Member Vekasy motioned to approve the 234 square-foot addition off the rear of the home with the condition that they provide 1 inch trim around the windows and doors to match the rest of the home. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

3656 Clover Street

Applicant is requesting design review for a 128 square-foot roof to be added off the back of a detached garage.

Joe Lobene, of Quality Homes of Rochester, introduced the application. Mr. Lobene is requesting design review for a 128 square-foot roof to be added off the back of a detached garage. He stated that all materials would match in kind.

Vice Chairman Wigg motioned to approve the application, as submitted. This motion was seconded by Board Member Whitbeck with the recommendation that the post be wrapped in vinyl. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

192 Knickerbocker Road

APPROVED MINUTES 031325

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).

Vice Chairman Wigg stated that this is a continued public hearing.

Mark Bayer, of Bayer Landscape Architecture PLLC., re-introduced the application. Mr. Bayer stated that the application was presented at the December 5th meeting to give a comprehensive overview of the project, and the January 23rd meeting that focused on the current application, which will be split into multiple phases.

Mr. Bayer stated that they have returned with current and proposed elevation drawings with notes as well as the window details that the Board requested at the last meeting.

Board Member Cristman stated that what she feels makes this historic home unique is all the different building elements that were used. She believes that some of the charm of the house comes from the variety of elements used. When you look at the pictures of the current house compared to the future renderings, the current home is much brighter.

Board Member Salem stated that she understands Board Member Cristman's position and agrees that all the materials add to the uniqueness of the house. She does have some hesitation on changing the windows from white to dark. She feels that changing the windows is a substantial change to the home. She appreciates that they are trying to match the sizing of the windows as close as possible. With that and the condition of the house, she feels that these changes are warranted.

Vice Chairman Wigg agrees with Board Member Salem. He stated that the house needs work and that he does not have a problem with the proposed changes.

Vice Chairman Wigg moved to close the public hearing and Board Member Cristman seconded. Following a unanimous voice vote, the hearing was closed, none opposed.

Board Member Whitbeck hesitates on the entry way. Board Member Salem did not feel that it really added anything to the home, so she did not view the new proposed covered entry way as an issue.

Board Member Vekasy read the resolution aloud.

Board Member Vekasy motioned to approve the application, as submitted. This motion was seconded by Board Member Salem. Following a majority voice vote, the application was approved.

The Board voted as follows:

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

COMMERCIAL APPLICATIONS

900 Linden Avenue

Applicant is requesting design review for exterior overhead door changes to accommodate an interior renovation.

Brad Humberstone, of Mitchell Design Build, introduced the application. Mr. Humberstone is requesting design review for exterior overhead door changes to accommodate an interior renovation.

Vice Chairman Wigg motioned to approve the exterior overhead door changes, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

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.

Building Inspector Bill Zink handed out copies of the February and March elevation submissions along with the narrative of changes mentioned by the applicant. He then asked the Board for the comments they had on the changes between the two renderings.

Board Member Salem restated that she would like to see a rendering with the second floor removed. Danny Daniele, of 2851 Clover Street (300 Tobey Road), stated that the project would not work financially with the removal of a floor so they cannot provide that option. Anthony Daniele later added that over the many renderings, he feels that they have reduced the mass of the building substantially.

Board Member Vekasy stated that at the South elevation, the Southwest end with the gable is much more residential looking. When looking at the view from the Clover intersection, the eye is drawn to the middle of the 'H', so he suggested the applicant look closely at materials on that side. On the West elevation, he appreciates the double stone vertical areas.

Board Member Salem feels that while these architectural changes help, the applicant is not addressing the overall mass at all. She stated that the mass, style, and materials are the Board's purview, and she feels that they need to know if the grading will be approved.

DESIGN STANDARDS DISCUSSION

Board Member Salem stated that at the last meeting, the main focus was on page three of the Zoning code draft, which discusses garages forward of the front wall of the home.

Board Member Cristman did some research and discovered that architects try not to have a front facing garage as it cuts off both the front porch and the view. She likes the way that it was written.

Board Member Salem stated that over the last ten years, the Board has told developers that they prefer the side load garages.

APPROVED MINUTES 031325

The Board agreed to ask Town Board to remove the statement “that do not necessarily meet the specific standards of these guidelines” from the last sentence of paragraph two of the Residential Design Review Standards.

MEETING MINUTES REVIEW

The minutes of February 27, 2025 were approved following a motion by Board Member Vekasy. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 8:20 PM.

Respectfully submitted,

Bill Zink
Building Inspector

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