

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JUNE 12, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, June 12, 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: Dirk Schneider, Dave Wigg, Paul Whitbeck, Kathleen Cristman, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT:

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

ATTENDANCE: There were 14 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:04PM.

HISTORIC PRESERVATION DISCUSSION

Board Member Salem discussed potentially designating Oak Hill Country Club as a historic landmark. She stated that the renovations at the club should not pose an issue as the criteria to designate a landmark provides more than enough room for them to move forward.

Board Member Salem informed the Board that Lock 62, which was discussed at the last meeting as a potential for landmark destination, was designated as a historic landmark in 1996. She stated that there is currently no historic marker on it but at one point there was. The Board discussed inquiring with the Town about getting a marker.

RETURNING APPLICATIONS: RESIDENTIAL RENOVATIONS & ADDITIONS

2 Charter Oaks Drive

Applicant is requesting design review changes for a 124 square-foot front porch addition and a 284 square-foot garage addition to the east side of the house.

James Gardone, of Bridgewood Design and Consulting, introduced the application. Mr. Gardone is requesting design review for changes made to a previously approved project. Mr. Gardone stated that the previously approved door was changed to a double-door and the previously approved stone for the front façade was changed to vinyl siding. He is proposing to wrap the base of the columns in stone. Mr. Gardone noted that the garage door was not changed. Chairman Schneider and Board Member Salem agreed that both changes are not detrimental to the style of the home.

Vice Chairman Wigg motioned to approve the changes to the previously approved application for a 124 square-foot front porch addition and a 284 square-foot garage addition, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

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

Anthony Daniele, of 2815 Clover LLC, re-introduced the application. Mr. Daniele stated that he is currently navigating the process with the Planning Board as part of his request for final site plan approval. The Planning Board is requesting the Design Review Historic Preservation Board's (DRHPB) commentary on the project. Mr. Daniele read the official comments that the DRHPB had previously sent to the Planning Board.

Mr. Daniele discussed the rendering of the proposed building seen from the corner of Clover Street and Jefferson Road. He noted the significance of this street corner due to its increased public visibility and impact. Mr. Daniele discussed the parts of the building that would be visible from that view.

Mr. Daniele referred to the Board's previous comment on the continuous ridgeline and discussed the changes made to break it up and appear less repetitive. He also stated that in response to the Board's comments he extended some recesses and removed some balconies to appear less monotonous. Additionally, Mr. Daniele stated that the height of the building was decreased for a length of 69 feet.

Mr. Daniele stated that he discussed the previously presented grading plan with Town staff and was able to come up with a plan to keep a reasonable slope and cover up most of the basement. Regarding the most recent rendering, Chairman Schneider asked the applicant what changed since the Board last saw it at the March 25, 2025 DRHPB meeting. Mr. Daniele replied that the most significant changes were the reductions to the Northeast corner. Additionally, the applicant changed the pitch of the roof, broke up the eaveline, and carried over what was done on the East corner to the West corner.

Chairman Schneider asked Dustin Welch, Architect, for clarification on where the mansard roofs were that the applicant had mentioned. Chairman Schneider stated that the roofs identified were not the requested mansard roofs, but that they were shed roofs. Chairman Schneider asked the applicant about the changes made to the Northeast corner, and Mr. Daniele stated that the dormers were removed and changed to pitched roofs.

Chairman Schneider discussed the lack of variation in the windows on the most current rendering presented today in comparison to the variation of double and triple windows on the Cloverwood project. Board Member Vekasy discussed Cloverwood's West elevation and the ways it made one building look like three different buildings. He explained that the variation from the left side to the right side makes Cloverwood's West elevation appear more broken up.

Chairman Schneider stated that the applicant has still not made the 'big moves' changes requested by the Board and that the desired impact from a reduction in massing has not yet been achieved. He stated that the Board previously requested to see mansard roofs to help with a reduction in the building's height and that this was not what was presented. He would still like a study with mansard roofs from the applicant. In comparison to the Cloverwood project approved in 2019, Chairman Schneider stated that the elevation presented at this meeting has significantly less variation and does not look similar. Additionally, Chairman Schneider prefers the building angled as it helps it appear more broken up. Mr. Koegel clarified to the Board that the Cloverwood project was approved on May 18, 2019.

Board Member Vekasy explained that the applicant's proposed building has one long 'leg', whereas the Cloverwood building had two long legs and one short leg in the middle, which significantly helped in terms of its appearance. He added that the applicant's previous rendering had numerous 'skinny' (single) pieces and while the variation of singles and doubles presented tonight definitely helps to break it up, there is still a lot of mass.

Mr. Koegel explained that the Planning Board would like the DRHPB's reaction to the applicant's submission, if it is sufficient, and if it is not sufficient, why. Mr. Koegel asked all Board Members to give commentary for the Planning Board.

Board Member Whitbeck discussed the historic function and responsibility of this Board to preserve the historic home that is adjacent to the proposed building. Board Member Mitchell agreed and discussed whether the large size of the building would destroy the historic home. Board Member Mitchell agrees with Chairman Schneider that the roofs presented are not mansard roofs, which were suggested to help reduce the roofline. Board Member Vekasy stated that he recognizes and appreciates the evolution of changes of the proposed building. Chairman Schneider stated that the massing and continuous ridgeline remain an issue and explained that there are better moves the applicant could have made rather than adding shed roofs. There are areas where the applicant could reduce the third floor and could even be reduced closer to where the historic home is located. Chairman Schneider believes there are still one or two areas that need a large reduction in mass. Board Member Salem stated that the mass is still there and believes the elevations presented are big and boxy. She explained that the Board has given many options to the applicant and believes there are ideas that could be pulled from the Cloverwood elevations and used to reduce the mass. She agrees with the comments made earlier about the significance of the historic home nearby and the importance of its preservation. Board Member Salem does not feel as though the application is there yet. Board Member Cristman agrees that the mass and continuous ridgeline are still an issue, however she appreciates that the corner of the building was brought down by Clover Street and Jefferson Road. Vice Chairman Wigg discussed the plates on the building and stated that Cloverwood had put more creativity into the roof.

MEETING MINUTES REVIEW

The minutes of May 22, 2025 were approved following a motion by Board Member Salem. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Schneider closed the meeting at 7:36PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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