

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JULY 10, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, July 10, 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, Paul Whitbeck, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Kathleen Cristman, Dave Wigg

ALSO PRESENT: Erik Smegelsky, Building Inspector and Code Enforcement Officer; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney, Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 12 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Chairman Schneider stated that he is in contact with the buildings and grounds staff of Oak Hill Country Club regarding its potential for historic designation.

Board Member Salem made note of Historic Pittsford's 60th anniversary and the banners put up around the Village.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

2118 W Jefferson Road

Applicant is requesting design review changes for a 160 square-foot front porch with a roof.

Paul Kirik, of 2118 W Jefferson Rd, introduced the application. Mr. Kirik is requesting design review changes for a 160 square-foot front porch with a roof. He confirmed that the front porch with a roof will have shutters and the patio will be concrete material. Chairman Schneider asked the applicant to confirm that the gable seen on the rendering is an existing two-toned gable and the applicant confirmed.

Board Member Mitchell motioned to approve the application for a 160 square-foot porch with a roof with shutters as seen in the rendering, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

42 Greythorne Hill

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,400 square-feet.

Craig Antonelli, of Antonelli Construction, introduced the application. Mr. Antonelli is requesting design review for the construction of a two-story single-family home approximately 3,400 square-feet. He stated that the lot was purchased from Spall Homes. The new home will have a three-car garage and will have stone on the front facade with board and batten siding, and horizontal siding around the rest of the home. Chairman Schneider asked if all siding will be the same color and Mr. Antonelli confirmed. Board Member Salem discussed a

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section on the front facade that has board and batten siding and looks out of place as the other section between the two gables has horizontal siding. Chairman Schneider discussed the two main stone faces with double windows and Mr. Antonelli stated that just the faces are stone and it does not wrap around the home.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 3,400 square-feet with the following conditions: (1) add trim at front elevation at the main house in two locations next to stone surfaces, and (2) second floor walk in closet at front elevation siding to be changed to horizontal siding. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved.

4 Old Homestead Road

Applicant is requesting design review for a 2,795 square-foot, two-story home in the Country Pointe Subdivision.

Dawn Masi, of Mascot Inc., introduced the application. Ms. Masi is requesting design review for a 2,795 square-foot two-story new home in the Country Pointe Subdivision. The new home will have stone on the front facade which wraps around the sides of the house two feet, vinyl board and batten siding. Chairman Schneider stated that he appreciates that the home will be made of two materials. Board Member Salem asked the applicant how the home will sit on the lot and the applicant stated that the home will be parallel to the road and will line up with the other houses.

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

CERTIFICATES OF APPROPRIATENESS

192 Knickerbocker Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for exterior window and door changes at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider reminded the Board that this public hearing was closed at the last meeting on June 26, 2025.

Board Member Vekasy stated that he modified the findings of fact section from the original resolution and read it aloud to the Board.

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:

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

The full adopted resolution is attached to the end of these minutes.

COMMERCIAL APPLICATIONS

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 2815 Clover LLC, re-introduced the application. Mr. Daniele is requesting the review of design changes to date, the current design material, and to confirm the overall Northeast corner of the building height. Mr. Daniele discussed the Board's comments regarding mansard roofs from the meeting on June 12, 2025, and stated that he has brought several design concepts showing mansard roofs to present today. Mr. Daniele stated that if one of the concepts presented are to the Board's liking, he will continue that design around all sides of the building.

In regard to concept 05A, Mr. Daniele stated it has a mansard roof for approximately 271 feet, from the end of the building going all the way back. He stated that he was able to bring up the grade and bury the building about three or four feet. Additionally, the two retention ponds on the site previously submitted were eliminated and replaced with underground chambers. He stated that creating the ponds would have required more invasive site work close to the historic home nearby. Mr. Daniele stated that on the southside of the building, Dustin Welch, Architect, added arches over the balconies, different treatments around the windows, and various features to break up the continuity of the building.

In regard to concept 06A, Mr. Daniele stated that it incorporates larger glass features along with the mansard roofs. He noted that while he does not believe large glass features are a good idea for the building, he wanted to show the Board something different in response to their previous request.

Mr. Daniele stated that concept 06B shows the concept presented at the June 12, 2025 DRHPB meeting at the top, concept 06A presented at today's meeting in the middle, and concept 05A presented at today's meeting on the bottom.

Mr. Daniele explained to the Board that concepts 07A and 09A are almost identical except that 07A does not have actual mansard roofs, but rather a treatment intended to have the same effect as mansard roofs. He is hesitant to have mansard roofs as he believes it to be a dated concept, whereas he would prefer the building to be a timeless structure. Concept 09A has actual mansard roofs and dormer features were added above the windows. Mr. Daniele stated that his goal is to get to the finish line and would like to show the Board he is trying out new concepts.

Mr. Daniele stated that concept 10A is a different concept which incorporates small pieces of true mansard roofs with some balconies as well. He explained that when colors are added in, it begins to look like six different buildings side by side. Chairman Schneider asked the applicant about the difference in the plains on these elevations and the applicant confirmed that the buildings would be extended out one-two feet.

Chairman Schneider asked the Board if they believe the mansard roofs concept to be successful, and Board Member Vekasy stated that he believes it was. Board Member Vekasy stated that in terms of the massing, the building is still pretty similar to before, but aesthetically the mansard roof drops the eave line. He also likes the variety of the building. Board Member Mitchell agreed that the mansard roofs appear to be successful. Board Member Vekasy stated that he likes the window patterns on concept 10A as well as it helps break down the repetition. He agrees that the appearance gives the feeling that it is a variety/cluster of buildings. He also likes the half-and-half approach with the garage. Board Member Salem agrees that concept 10A gives the look of multiple buildings and likes the way the roof looks like it is changing levels. She stated that it is very appealing. Board Member Vekasy stated that the issue of a harsh continuous ridgeline of the building before has been broken up and eliminated and Chairman Schneider agreed. Chairman Schneider discussed the importance of picking the right colors to ensure that the building does not appear too busy. He stated that the applicant should reduce the color palette of the building now that the shapes are distinct, and noted that choosing the

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correct materials for the building may pose a challenge. Mr. Daniele stated that he also likes concept 10A as the appearance looks more colonial and he would like to create a building that is timeless. Board Member Mitchell likes this concept as well and noted that the gables, roofs, and sections that extend out add depth to the building. Chairman Schneider discussed the tower elements and hopes that the little roofs will be tasteful. He also discussed the railing details and asked Mr. Welch to take a look at them as they make it appear a little busy. Chairman Schneider discussed the textures used and noted that the clusters extending out are still white. In regard to the grills, Chairman Schneider appreciates that none of them are two colors. Mr. Daniele replied that he can paint the grills to match the color of the siding and confirmed that the purple part in the middle is aztec. Mr. Welch asked Chairman Schneider about using steel-built powder coat railings for the stone areas to add character and having the other railings stay, and Chairman Schneider believed that would work. Board Member Vekasy agreed that different porches would work well.

Chairman Schneider stated that two recessed areas with mansard roofs will go a long way to bring the roof down and asked the applicant to confirm that he will wrap the concept around the entire building on all sides, and the applicant confirmed. Chairman Schneider asked about applying the concept to the inside of the 'H' and Mr. Daniele stated that it will continue on the inside but it may not be to the extent that it does on the outside. Chairman Schneider asked the applicant to please continue the concept on the inside of the 'H', including the interior court yards.

Chairman Schneider stated that he feels a lot better about this concept. Board Member Mitchell agreed, stating that the building now has more variation and instead of just an A and a B, you have an A a B and a C, which peaks interest.

Mr. Daniele stated that the application is going to the Planning Board meeting coming up and he will relay to them the progress made, and that they have narrowed it down to concept 5 on page 10A. He stated that he will work on the concepts on 70% of the building and then go from there. In response, Chairman Schneider asked the applicant to focus on the massing and not show the Board colors yet, and Board Member Salem agreed.

MEETING MINUTES REVIEW

The minutes of June 26, 2025 were approved following a motion by Chairman Schneider. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Schneider closed the meeting at 7:16PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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

RESOLUTION
Town of Pittsford
Design Review & Historic Preservation Board
Certificate of Appropriateness

Re: 192 Knickerbocker Road
Tax Parcel #164.15-2-39.2
Zoned: Residential - RN
File: CA24-000006

WHEREAS, the above property was previously designated as an Historic Landmark on April 21st, 1992; and

WHEREAS, the applicant herein, Meaghan Larrabee, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, submitted for the July 10th, 2025 meeting and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on June 26th, 2025 and continued July 10th, 2025, for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c) (2) and (11) of the SEQRA Regulations, requiring no further review by this Commission;

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

1. The within application has been reviewed, by the Board, taking into consideration the factors required by Town Code Section 185-197(C).

The existing residence was constructed in the mid-1930's and was designated as a Landmark in 1992. Built through re-use of materials from older buildings across the northeast states; considered a handsome residence of 20th century pastiche, noted use of English and Neo-Colonial styling, stone and timbers from a local mill building. Originally situated on a large rural farm property the building features exterior materials of wood clapboard, stone, brick, cobblestone and stucco; its excellent condition, detailing, and quality craftsmanship and materials contribute to its significance.

The proposed application consists of some select window and door changes in type and location from the previously approved Certificate of Appropriateness dated March 13, 2025. These changes are minor in nature and consistent with the findings outlined within the original Certificate of Appropriateness. The Board agrees that the current proposed changes both help the functionality of the home and maintain the historic character of the previously approved design.

2. As to the appropriateness of the general design, scale and character of the proposed work to the property, as well as with surrounding properties, the Board finds that:

The proposed renovations, expansions, and additions are appropriate in design, scale, and character in respect to the existing residence and do not pose any appreciable differences relative to the surrounding neighborhood. The work is in-kind, and in-spirit, of the existing design which is a beautiful example of 20th century rural estate albeit does not fall within the definition of a specific architectural style.

3. As to the texture, materials and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that:

The proposed materials are in the same or in-kind of the existing materials from the original 1930's construction and will maintain the quality craftsmanship the building exhibits. The windows are generally called to be replaced with Marvin Ultimate aluminum-clad wood windows. These windows will have a similar detailing (of frame, sash, etc.) and will maintain the muntin configuration of the original windows. The proposed windows are of a dark-bronze color, while the original windows appeared to have been white. The Board finds that while changing the window color from white to dark bronze will alter the overall appearance of the property, the change is acceptable and in keeping with the overall proposed color changes and evolution of the property.

4. As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that:

The proposed work takes tremendous care in maintaining the original styling, detailing and visual compatibility of the proposed work. While there is no surrounding context that dominates neighborhood the proposed work offers little visual change to what the existing neighbors will perceive of the property.

5. As to the potential impact of the work on important historic, architectural or other features of the property, the Board finds that:

The proposed renovations, expansions, demolitions and additions are a respectful evolution of the 'pastiche' of early 20th century architecture and maintain the character of the original mansion. The proposed work brings modern function while continuing the architectural stylings, features and quality of workmanship noted in the landmark designation.

DECISION

1. Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant is compatible with the historic character of the home and, as such is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.

2. The granting of the Certificate of Appropriateness is made subject to the following specific conditions:
- a. All work in the application to be completed by December 31, 2026.
 - b. Where possible, existing leaded glass windows with the diamond muntin pattern be refurbished in-kind. If in need of replacement, new windows should match the general styling of the building and other windows used.
 - c. This Certificate of Appropriateness is granted only for the revised elevations submitted and prepared by the applicant in the final Design Review Board Submission for the July 10th, 2025 meeting, and attached hereto as Exhibit A.

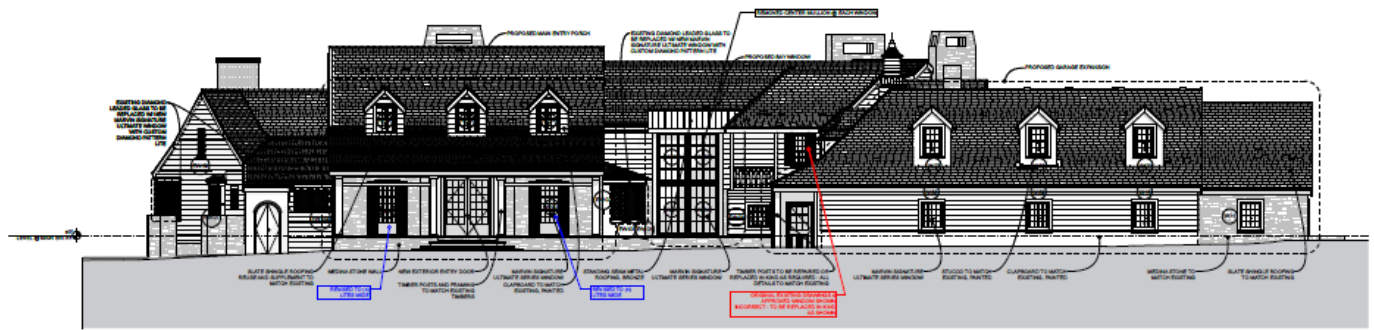
The within Resolution was moved by Board member Jim Vekasy, seconded by Board Member Salem, and was voted upon by members of the Board as follows:

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

Adopted by the Design Review & Historic Preservation Board on July 10th, 2025.

Anna Piazza
Building Department Assistant

EXHIBIT A ON FOLLOWING PAGES



LARRABEE RESIDENCE
192 Knechtbocker Road (Rt. 9) Bedford NY 14034

ARK
DESIGN STUDIO



