Agenda 07-24-2025

Town of Pittsford Design Review & Historic Preservation Board AGENDA July 24, 2025

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on July 24, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Vantage Drive

Applicant is requesting design review for the addition of an approximately 225 square foot three season room off the rear of the home.

OVERSIZED ACCESSORY STRUCTURES

17 Whitley Court

Applicant is returning to request design changes for a 336 square foot pavilion.

RESIDENTIAL APPLICATIONS: NEW HOMES

2 Bellingham Creek

Applicant is requesting design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision.

3 Bellingham Creek

Applicant is requesting design review for the construction of a two story single family home approximately 3135 square feet that is located in the Coventry Ridge Subdivision.

CERTIFICATES OF APPROPRIATENESS

60 Mitchell Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to add a wooden gate at the driveway of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

The next meeting is scheduled for Thursday, August 14, 2025, at 6PM.

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

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

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.

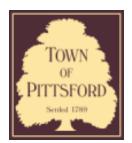
MEETING MINUTES REVIEW

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.

Anna Piazza
Building Department Assistant

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



Town of Pittsford

Department of Public Works 11 South Main Street Pittsford. New York 14534

Permit # B25-000087

Phone: 585-248-6250 FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Vantage Drive PITTSFORD, NY 14534

Tax ID Number: 178.07-2-38

Zoning District: RN Residential Neighborhood

Owner: McLaud, Kevin B Applicant: McLaud, Kevin B

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Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
Informal Review	

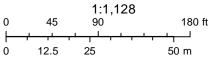
Project Description: Applicant is requesting design review for the addition of an approximately 225 square foot three season room off the rear of the home.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Printed July 17, 2025



Town of Pittsford GIS





5 SOUTH FITZHUGH STREET ROCHESTER, NY 14614

PHONE (585) 325-7520 FAX (585) 325-1708 e-mail surveyors@oneillrodak.com MAP OF A SURVEY

LOT 131 KNICKERBOCKER HILL SUBDIVISION, SECTION 6

TOWN OF PITTSFORD

MONROE COUNTY, NEW YORK

CLIENT GALLO & IACOVANGELO, LLP

SCALE DATE 1" = 30' 10/31/2018 PROJECT NO. 2018-1300

REFERENCES:

STEWART TITLE INSURANCE COMPANY #177695 DATED SEPTEMBER 7, 2018 LIBER 11339 OF DEEDS, PAGES 28 & 31 LIBER 152 OF MAPS, PAGE 15

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH, GAS & ELEC, CORP. AND ROCH. TELEPHONE CORP. FOR FIXTURES AS SET FORTH IN LIBER 3301 OF DEEDS, PAGE 286.

REFERENCE IS MADE TO A GAS MAIN EASEMENT GRANTED TO ROCH, GAS & ELEC, CORP. AS SET FORTH IN LIBER 3301 OF DEEDS, PAGE 293.

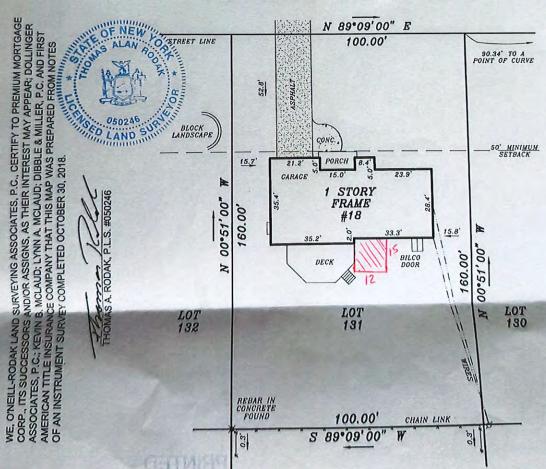
PARCEL IS SUBJECT TO A UNIFORM PLAN OF RESTRICTIONS SET FORTH IN LIBER 3574 OF DEEDS, PAGE 19.

PARCEL TAX ID #178.07-2-38

VANTAGE

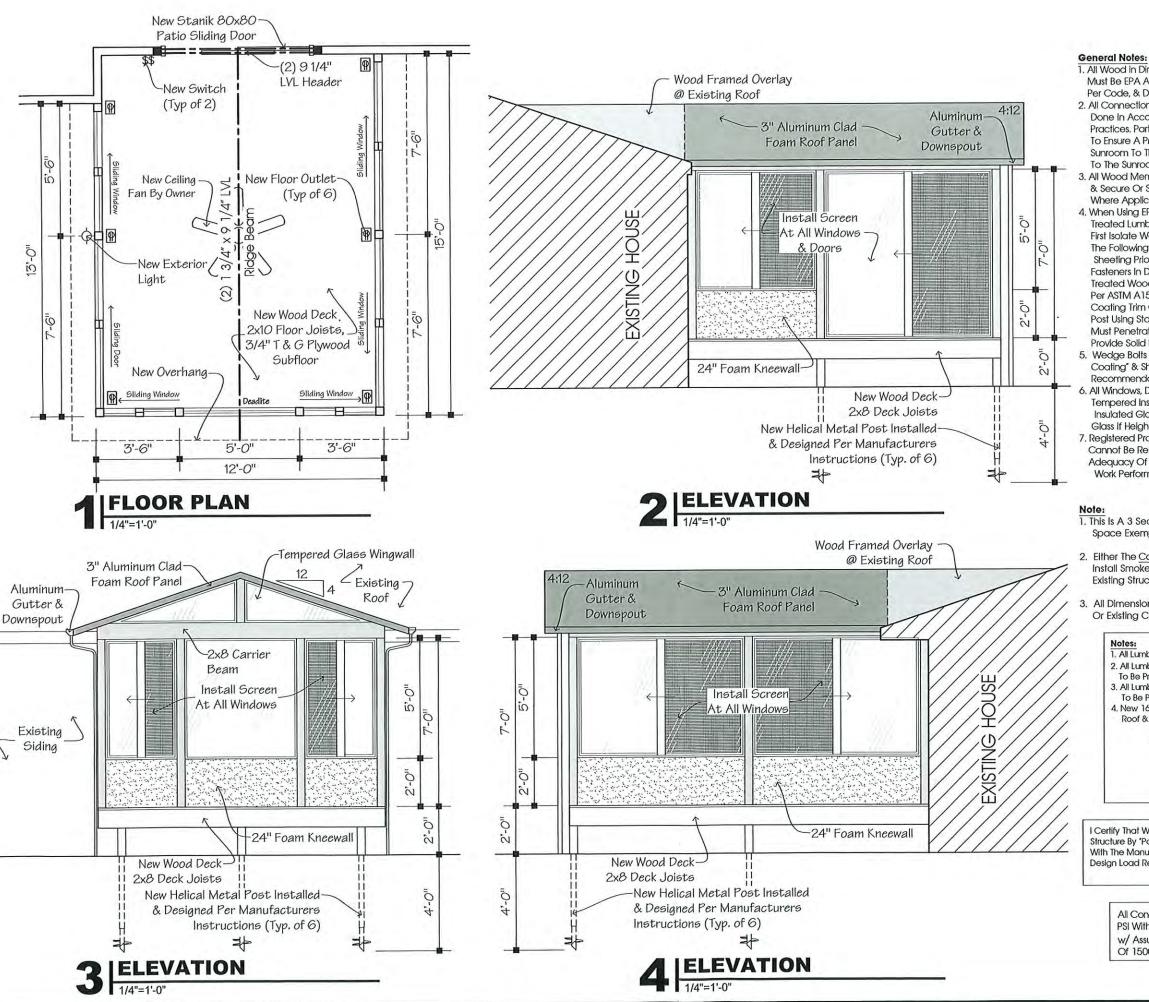
(60' WIDE)

DRIVE



"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"
Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.
"Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.

Guarantees or certifications are not transferable to the institutions or subsequent owners"



1. All Wood in Direct Contact With Concrete Must Be EPA Approved Preservative Treated Per Code, & Designated As "Ground Contact"

2. All Connections To Existing House Shall Be Done In Accordance With Sound Construction Practices. Particular Attention Must Be Given To Ensure A Proper Load Path From The Sunroom To The Existing House Framing & To The Sunroom Foundation

- 3. All Wood Member Connections Shall Be Rigid & Secure Or Simpson Strong-Tie Or Equivalent Where Applicable
- 4. When Using EPA Approved Preservative Treated Lumber In Contact With Aluminum, First Isolate Wood From Aluminum With Either Of The Following: 15 Lb Roof Felt, Or 10 Mil Plastic Sheeting Prior To Installation Of Aluminum. All Fasteners In Direct Contact With Preservative Treated Wood Shall Be Hot-Dipped Galvanized Per ASTM A153, Or Other Approved Protective Coating Trim Coil To Be Attached to Isolated Wood Post Using Stainless Steel Nails. Lags Onto Decks Must Penetrate Center Of Header Or Joist Board, Or Provide Solid Blocking For Lag Embedment. 5. Wedge Bolts Shall Have Emplgard "Tri-Coat
- Coating" & Shall Be Installed Per Manufacturers Recommendations,
- 6. All Windows, Doors, & Glass Wing Panels Shall Be Tempered Insulated Glass. Roof Panels Are Tempered Insulated Glass Or Annealed Insulated Laminated Glass If Height Above Grade Equals 12 Feet Or More
- 7. Registered Proffesional Stamping These Details Cannot Be Responsible For Soil Bearing Analysis Or Adequacy Of Existing Structures, Or Proposed Work Performed Or Coordinated By Owner
- 1. This Is A 3 Season, Unheated, Non-Habitable Space Exempt From NYS Energy Code.
- 2. Either The Contractor Or The Owner Shall Install Smoke Detectors Throughout Existing Structure Per RCNYS 313
- All Dimensions Are Nominal, Installed On New Or Existing Concrete Foundation

1. All Lumber To Be S-P-F#2 Or Better 2. All Lumber In Contact w/ Concrete To Be Pressure Treated

3. All Lumber Closer Than 18' To Ground To Be Pressure Treated 4. New 16'Dia Piers Calculated To Support Roof & Floor Loading

Design Loads: Snow-55 PSF Wind- 115 MPH Live-50 PSF Dead- 10 PSF

Seismic-D

Certify That When This Pre Engineered Structure By "Patio Enclosures, Inc." Is Assembled With The Manufacturers Directions It Meets The Design Load Requirements Of RCNYS: Snow: 55 Psf Wind: 115 Mph

> All Concrete Shall Be Min. 3500 PSI With 5 - 7% Air Entrainmat w/ Assumed Soil Bearing Capasity Of 1500 PSF



25-276



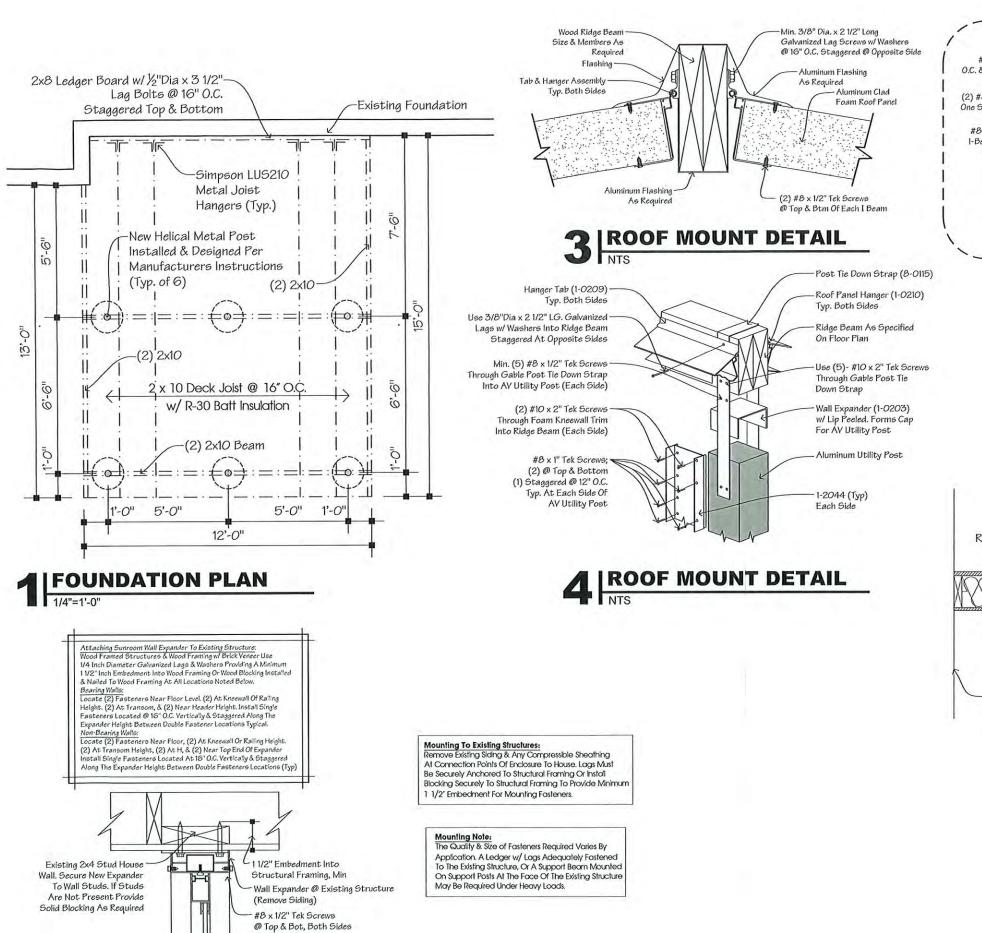
2620 North America Dr. West Seneca, NY 14224 (716) 674-6446

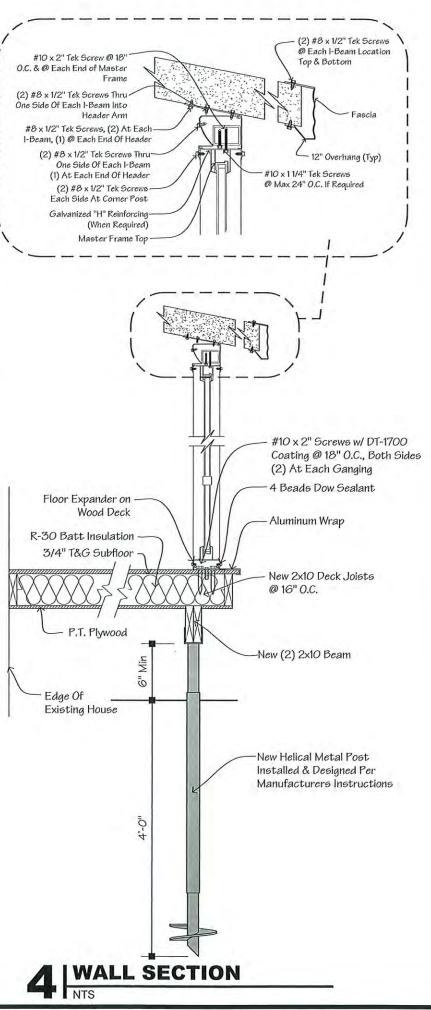
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6-25-	2025			
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AS NOTED FLOOR PLAN

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GREAT DAY IMPROVEMENTS, LLC

2620 North America Dr West Seneca, NY 14224 (716) 674-6446

U ara 9 <u>n</u> W

6-25-2025 M. Dean M. Kasperek

AS NOTED

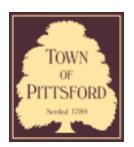
Foundation Details

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1/3rd Up & 1/3rd Down Tempered Glass







Town of Pittsford

Department of Public Works 11 South Main Street Pittsford, New York 14534

Permit # RA25-000033

Phone: 585-248-6250 FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 17 Whitley Court PITTSFORD, NY 14534

Tax ID Number: 177.03-2-64

Zoning District: RRAA Rural Residential

Owner: Harris, Todd E

Applicant: JOSH Landscape Co.

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Application Typ		
Application if a	•	

	Residential Design Review	\neg	Build to Line Adjustment
\checkmark	§185-205 (B)		§185-17 (B) (2)
	Commercial Design Review	\neg	Building Height Above 30 Feet
\cup	§185-205 (B)		§185-17 (M)
	Signage	\neg	Corner Lot Orientation
\Box	§185-205 (C)		§185-17 (K) (3)
	Certificate of Appropriateness	\neg	Flag Lot Building Line Location
\cup	§185-197		§185-17 (L) (1) (c)
	Landmark Designation	\neg	Undeveloped Flag Lot Requirements
\cup	§185-195 (2)		§185-17 (L) (2)
	Informal Review		

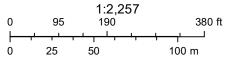
Project Description: Applicant is returning to request design changes for a 336 square

foot pavilion. Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning

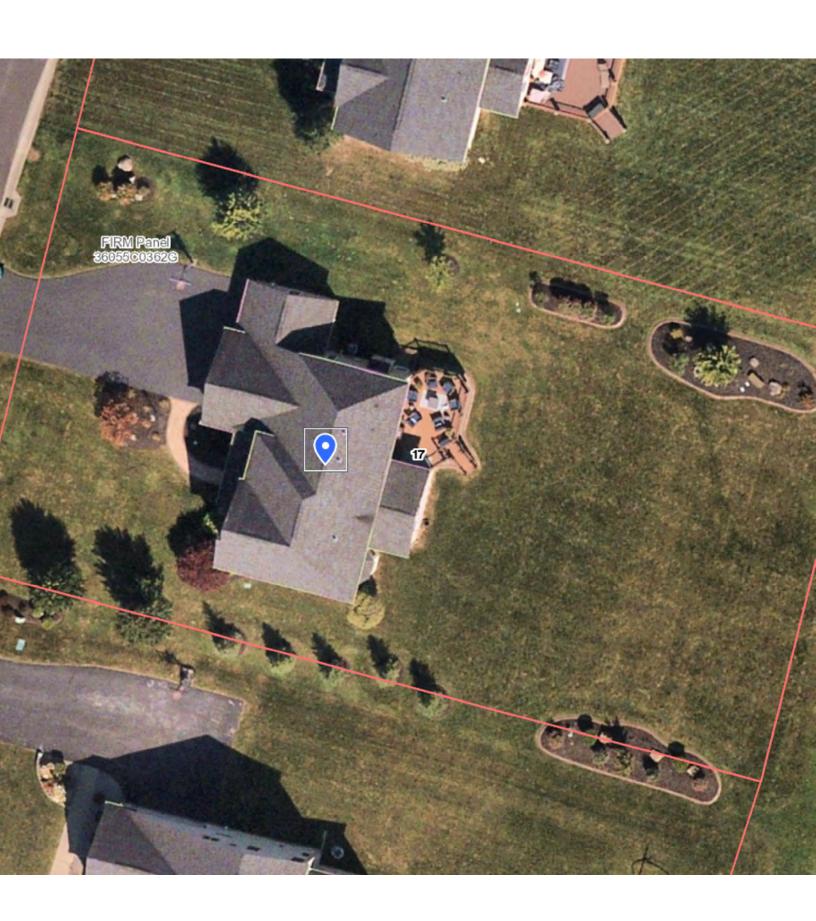


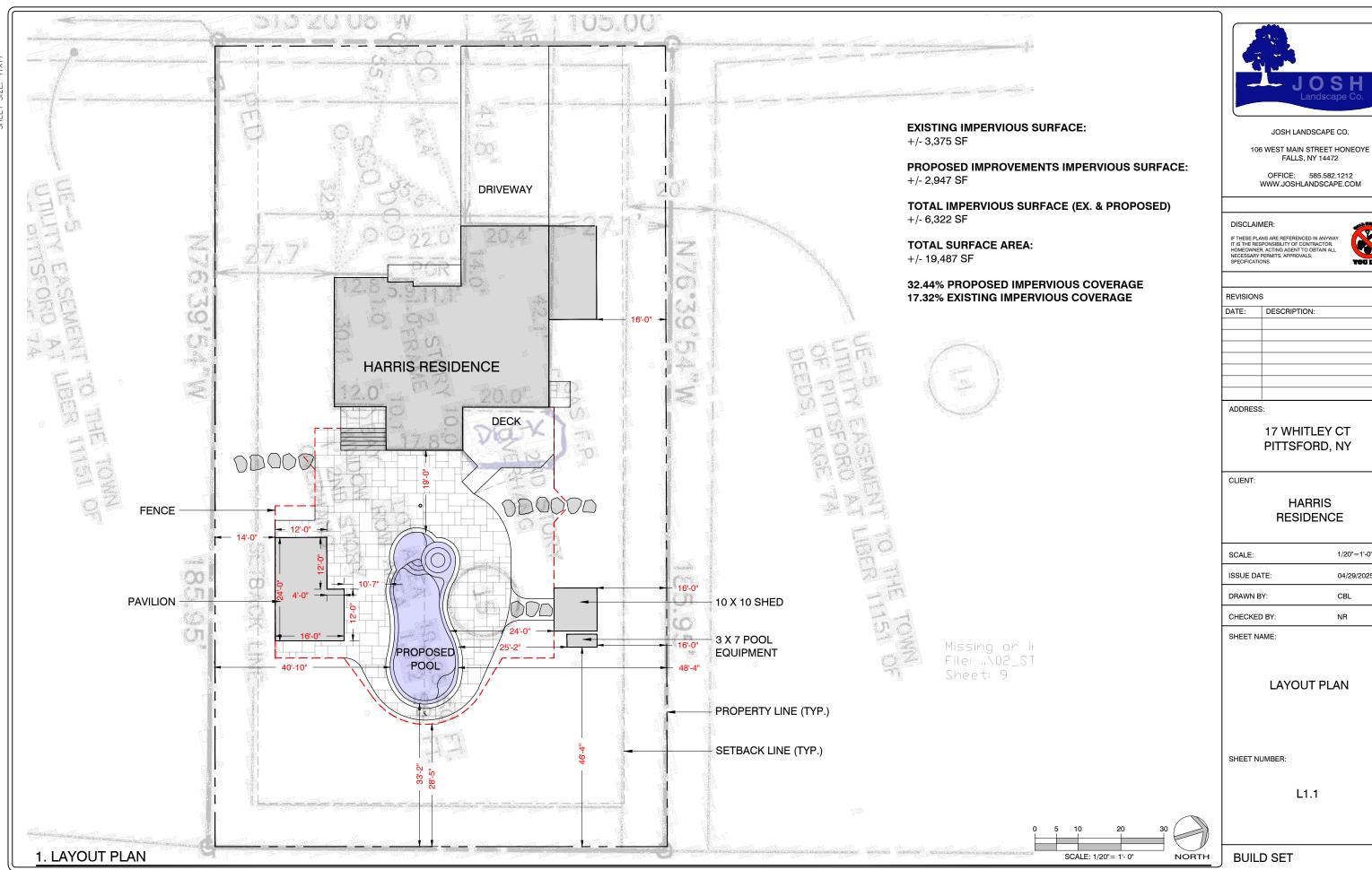
Printed May 12, 2025



Town of Pittsford GIS

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REVISIONS	3
DATE:	DESCRIPTION:

SCALE:	1/20"=1'-0"
ISSUE DATE:	04/29/2025
DRAWN BY:	CBL
CHECKED BY:	NR
SHEET NAME:	



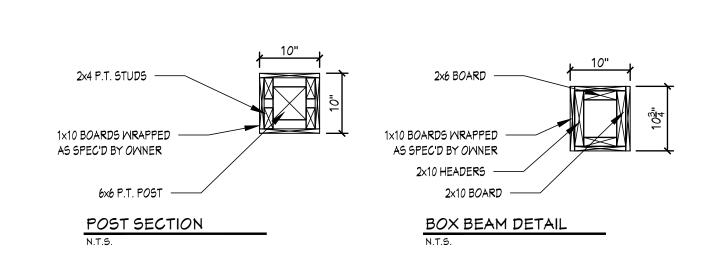
April 30, 2025

Scale: 1/8" = 1'

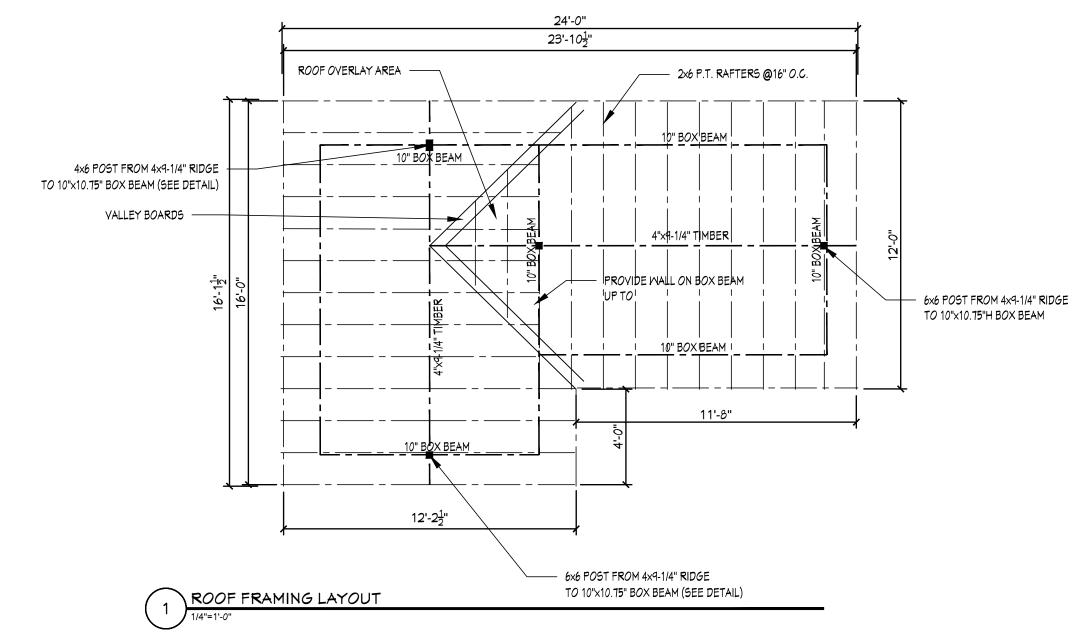
Plan is conceptual. Contractor to field verify all dimensions and grades.

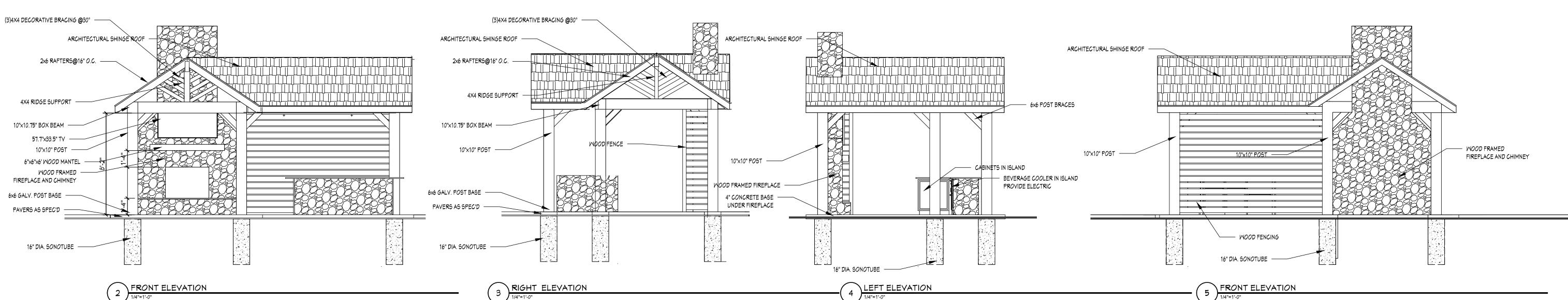
Concept drawing only

HARRIS RESIDENCE PAYILLION

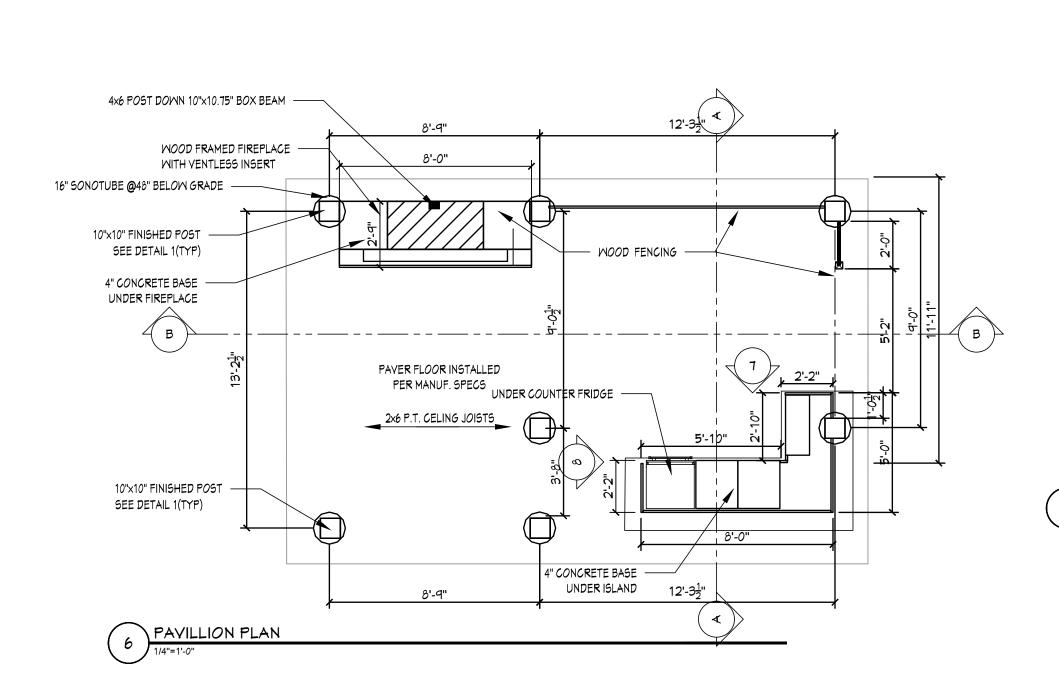


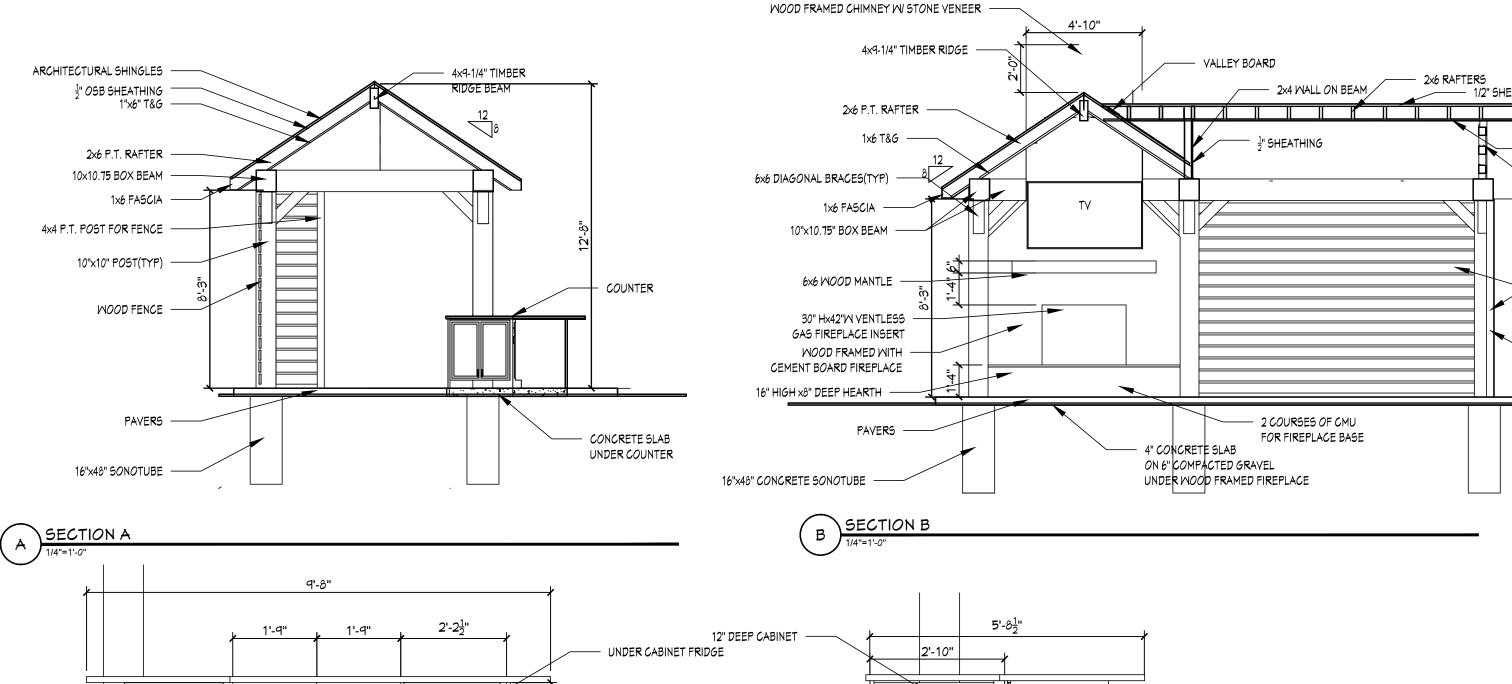






CABINET ELEVATION 1





CABINET ELEVATION 2

Sky High Architecture

86 Castle Street Geneva, New York 14456

(315) 759-5772

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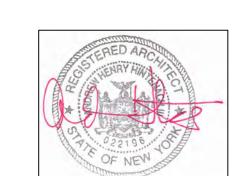
ANDREM H. HINTENACH III, AIA

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REVISION SCHEDULE

NAME DATE



PROJECT:

17 WHITLEY CT PITTSFORD, NY 14534

1x6 T&G BOARDS

6x6 RIDGE SUPPORT

- WOOD FENCE

4" CONCRETE BASE ON
 6" COMPACTED GRAVEL
 UNDER ISLAND

- 4x4 P.T. POST FOR FENCE

CLIENT:

JOSH LANDSCAPE COMPANY

DRAMING:
PAYILLION PLANS, SECTIONS, DETAILS

DRAMN: CHECKED:

MMO AHH

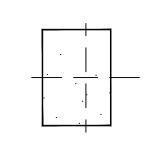
DATE: 7-15-25

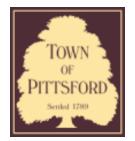
SCALE: NOTED

JOB NO.:

SHEET:

A-1





Town of Pittsford

Department of Public Works 11 South Main Street Pittsford. New York 14534

Permit # B25-000091

Phone: 585-248-6250 FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2 Bellingham PITTSFORD,

Tax ID Number: 177.04-1-15.21

Zoning District:

Owner:

Applicant: Spall Homes Corp/Spall Realtors Corp

Application Type:

	Residential Design Review	Build to Line Adjustment
/	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
	§185-197	§185-17 (L) (1) (c)
	Landmark Designation	Undeveloped Flag Lot Requirements
	§185-195 (2)	§185-17 (L) (2)
	Informal Review	

Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Town of Pittsford GIS

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GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAUS BY GREATER LIVING ARCHITECTURE.
ARY LINUMINORIZED BERRODUCTION OR MODRICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAUS. CLIENT RICHITS ARE LINIFED TO ONC-THE USE FOR THE CORSTRUCTION OF THESE PLANS.

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SPEC HOME - THE NEWPORT LOT 35 BELLINGHAM PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

PLAN 2926 / PROJECT 15420 N

5/6 SECOND FLOOR & ROOF PLAN

C-1 COVER SHEET 1/6 FRONT & LEFT SIDE ELEVATIONS 2/6 REAR & RIGHT SIDE ELEVATIONS

3/6 FOUNDATION PLAN 4/6 FIRST FLOOR PLAN

FOUNDATION:

THE BOTTOM OF ALL FOOTINGS SHALL BE AT LEAST 48° BELOW FINISHED GRADE & TO REST ON (OBIGINAL) UNDISTURBED SOIL, & ASSUMED MINISHUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTINCTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITION.

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FRAMING:

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STRUCTURAL MATERIAL SPECIFICATIONS:

ASTM A-36, Fy = 36 ksl ASTM A-615, Fy = 40 ksl ASTM A-185, 6 x 6 - 10/10 ILIUM ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) LITIR A MIN. FIBER STRESS OF 850 P.S.L. UNLESS NOTED OTHERWISS FIRE

Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARACE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA &

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TRUSS IDENTIFICATION:



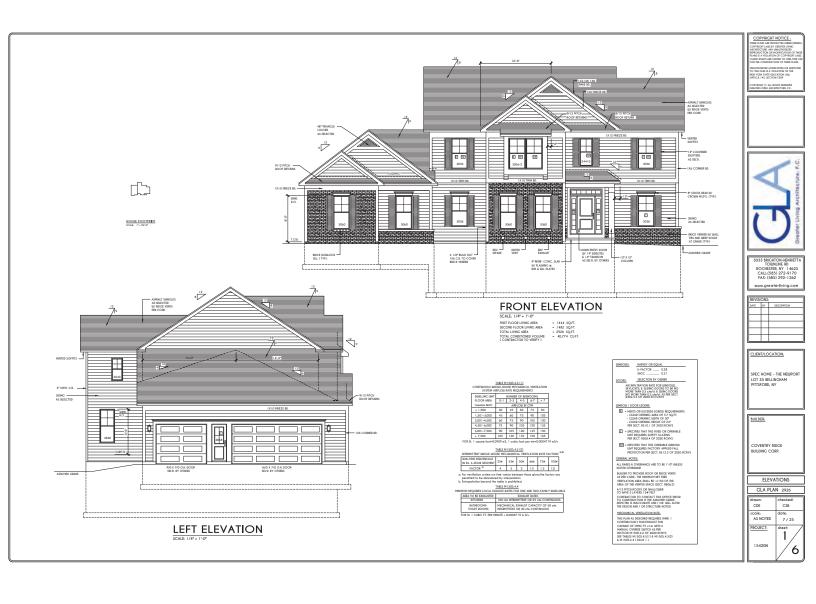


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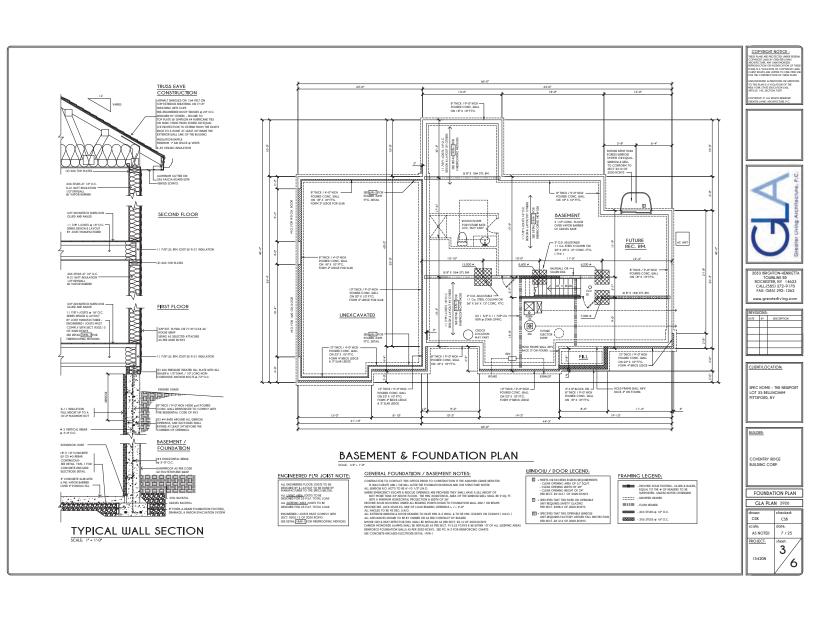
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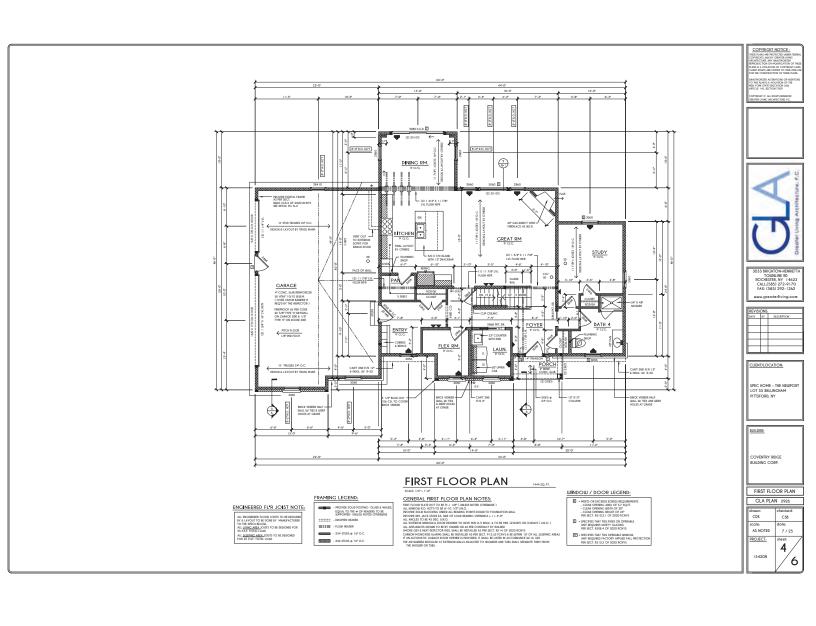
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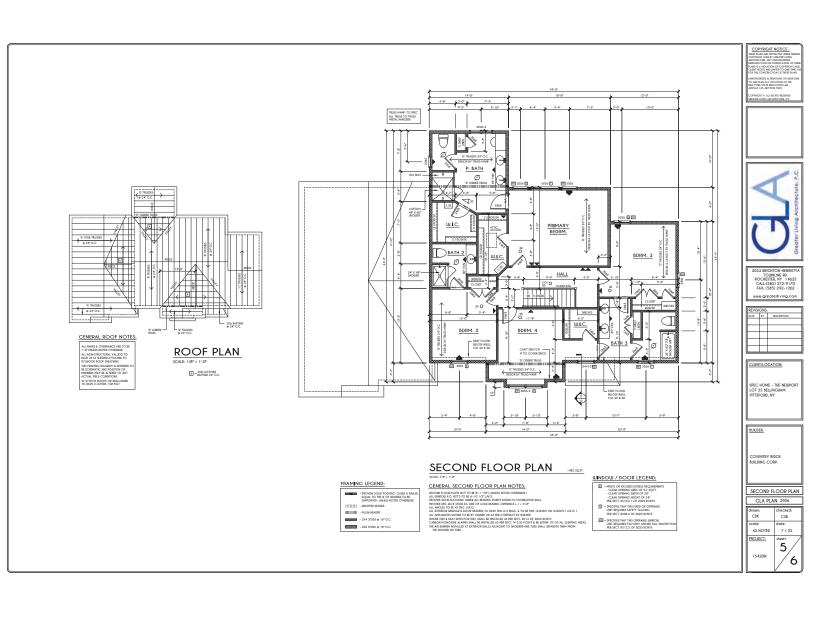
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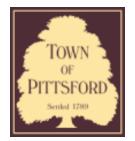












Town of Pittsford

Department of Public Works 11 South Main Street Pittsford, New York 14534

Permit # B25-000090

Phone: 585-248-6250 FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3 Bellingham PITTSFORD,

Tax ID Number: 177.04-1-15.38

Zoning District:

Owner:

Applicant: Spall Homes Corp/Spall Realtors Corp

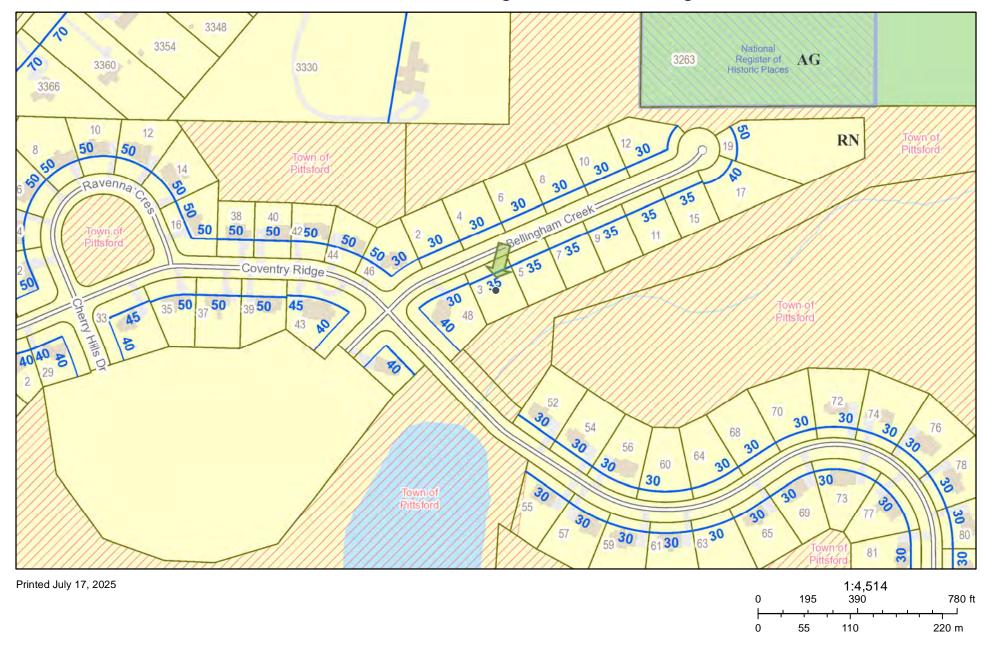
Application Type:

~//	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
_ C	§165-265 (B) Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
_ S	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	andmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
Ir	nformal Review	

Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 3135 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAUS BY GREATER LIVING ARCHITECTURE.
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PLAN 3135 / PROJECT 15439 D

SHEET INDEX

- C-1 COVER SHEET
- 3/5 FIRST FLOOR PLAN
- 4/5 SECOND FLOOR & ROOF PLAN
- 5/5 SECTIONS

FOUNDATION:

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IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE. THEN ONE LAYER OF 578° TYPE A DRYLLALL ON THE CELING IS REQUIRED. UNRISE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CELING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY 578° TYPE X BRYLLALL

STRUCTURAL MATERIAL SPECIFICATIONS:

ASTM A-36, Fy = 36 ksl ASTM A-615, Fy = 40 ksl ASTM A-185, 6 x 6 - 10/10 ILIUM ALL STUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) LITIR A MIN. FIBER STRESS OF 850 P.S.L. UNLESS NOTED OTHERWISS FIRE

Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARACE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA &

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO IST FLOOR

30 P.S.F. 2ND FLOOR LIVING AREA LIVE LOAD

I O P.S.F.
2500 P.S.F. AT MINIMUM
42º BEJOUI PRINSIED CRADE
I 15 MPR, EXPOSURE B
CATECORY B
SEVERE
42 INCHES
SLICHT TO MODERATE
NOME TO SUCHIT
I DECREE
REQUIRED 24º INSIDE OF MILOMARE SCIL B

UND SPEED

SEISMIC DESIGN

WEATHERING

FROST LINE DEPTH

TERMITE DAMAGE

DECAY DAMAGE

REQUIRED 24" INSIDE OF RB02.11, BASED UPON SPECIFIC ROOF DÉSIGN

TRUSS IDENTIFICATION:





www.greaterliving.com

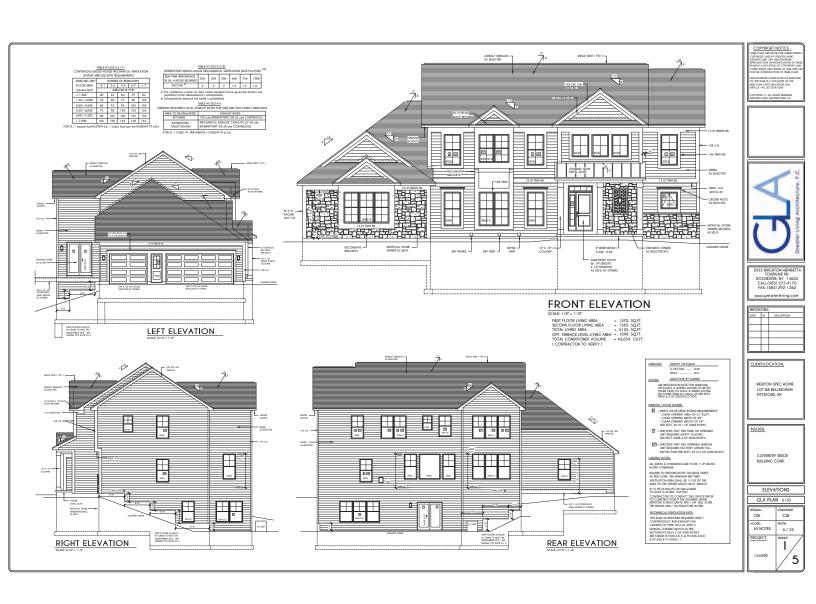
CLIENT/LOCATION:

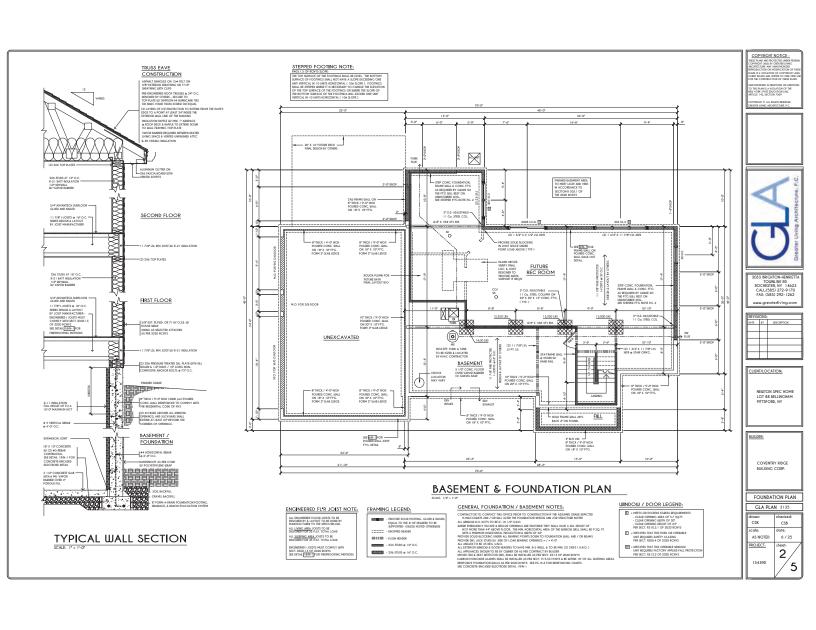
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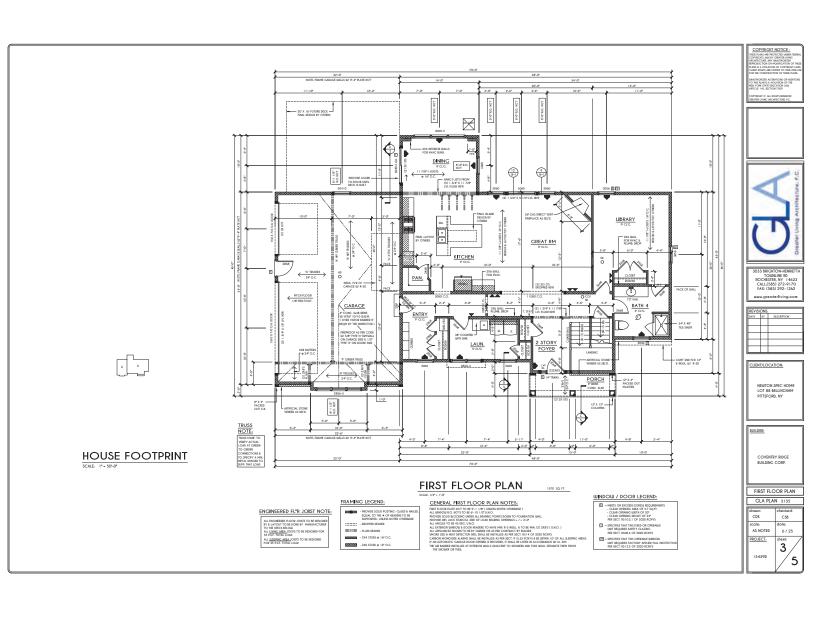
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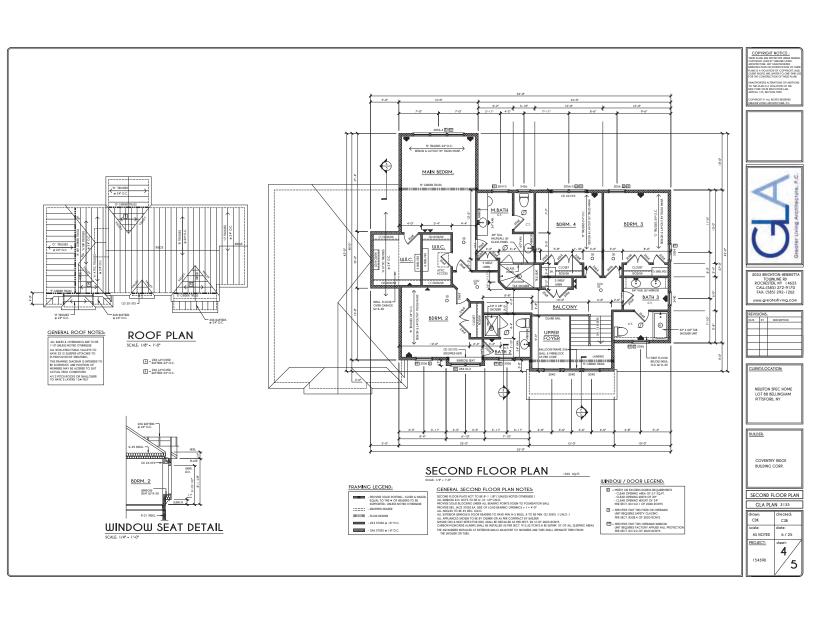
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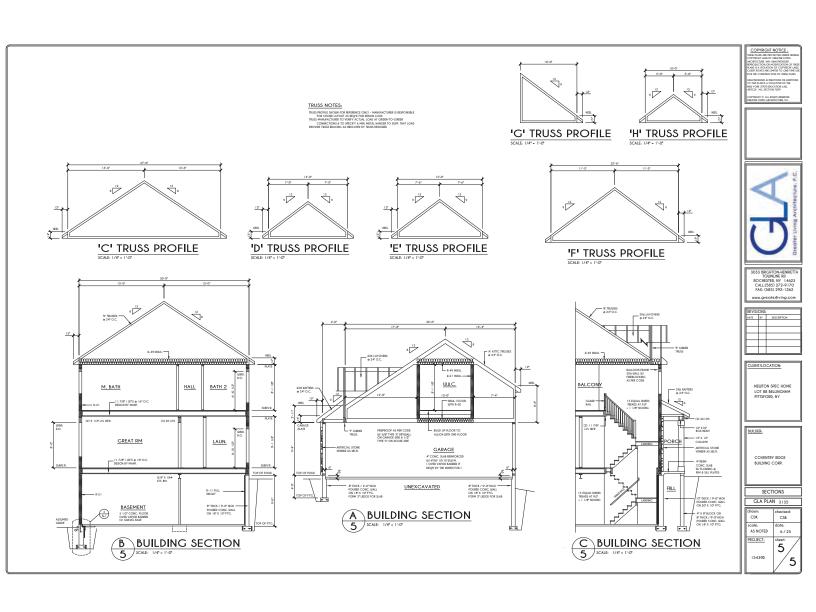
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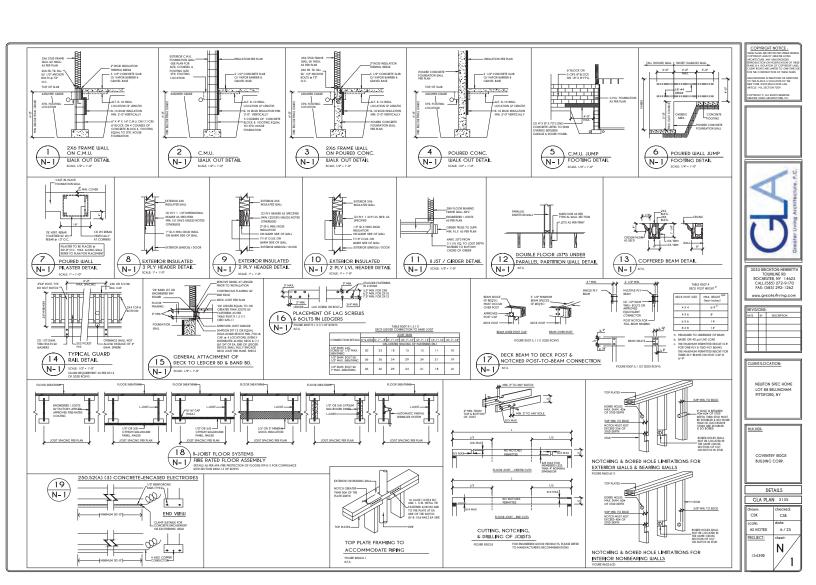


TABLE R404.1.1(2)

#4 a 48" 0.0 #4 a 48" 0.0 #5 a 48" 0.0 #4 9 48" O.0 #4 9 48" O.0 #4 @ 48" 0.0 #4 @ 48" 0.0 #5 @ 48" 0.0 #6 @ 48" 0.0

#4 # 48" O.C #4 # 48" O.C #5 # 48" O.C #6 # 48" O.C #6 # 32" O.C #4 # 42" Q.C. #5 # 42" Q.C. #6 # 42" Q.C. #6 # 42" Q.C. #6 # 22" Q.C. #4 @ 48" O.C #4 @ 48" O.C #5 @ 48" O.C #6 @ 48" O.C #6 @ 28" O.C 9-6 #4 @ 48" O.C. #4 @ 48" O.C. #5 @ 48" O.C. #5 @ 48" O.C. #5 @ 48" O.C. #4 # 48" Q.C. #5 # 48" Q.C. #6 # 48" Q.C. #6 # 48" Q.C. #6 # 16" Q.C. #4 9 48" O.C #5 9 48" O.C #6 9 32" O.C #6 9 24" O.C #6 9 18" O.C #6 9 18" O.C

A INDICATE BROWLET FOR IT OF A BONCORY DICK, IS USEN IN BRINGH CORE.

A RETURNING BROWNED OF A STATE OF A STAT DSS-SECTIONAL AREA OF REINFORCEMENT FOR INT DOES NOT EXCEED 72° IN SEISMIC DESIGN

a. URMANNED MACEFAL REGIST IS THE SPERIORS IN RECEIT BETWEEN THE EXTENSION FROM CECURE UNIX, AND THE LOUBE OF THE CONCERN FOOTHER THAT SUPPORTS HE FORMATION WHALL OR THE WITEROR FREM CECURE UNIX, MARKET METEROR CONCERT, ALLA-MICHARDS A REVIEWED AND BY A CONCERN CHIEF THE RETIRED SERVICE OF SECURE AND ALLA-MICHARDS AND ALLA-MICHARDS

TABLE R404.1.1(3)

4 + 55° OC.

+14 - 55 #4 e 56° Q C #4 e 56° Q C 8101 #1058'0C #1058'0C #1058'0C #1058'0C #5058'0C #4 # 56" O.C. #4 # 56" O.C. #5 # 56" O.C. #6 # 56" O.C. #6 # 32" O.C. #4 @ 56" O.C #4 @ 56" O.C #5 @ 56" O.C #6 @ 60" O.C #6 @ 24" O.C v-e #1 9 56" O.C. #1 9 56" O.C. #1 9 56" O.C. #1 9 56" O.C. #5 9 56" O.C. #4 9 56" Q.C. #4 9 56" Q.C. #5 9 56" Q.C. #5 9 56" Q.C. #6 9 40" Q.C. #4 e 56° O.C. #4 e 56° O.C. #5 e 56° O.C. #6 e 48° O.C. #6 e 40° O.C. #6 e 32° O.C. #4 # 50° O.C #4 # 50° O.C #5 # 50° O.C #6 # 40° O.C #6 # 20° O.C #6 # 20° O.C

a. MODERS SANCE SE TREF IN OIL AND PRACTICES SALE SE LIVE IN BRINKING CORD.
b. ATTERMENT SERROCHMEN AND SESSE AND SPACHOLIS SALE MANY AND SECURIARDET CROSS-SECTIONAL ASSA OF RESPONDEMENT FARE LIBRARY FOOT OF UNLESSALES RESENTED RECIPIES THE SPECIAL OF THE RESPONDED FRONTINGS WOT EXCESS 72" HIS SERVICE DESIGN.
CATCOLOGISES, A REAL CARD 46 MENTES AN ESTEMEND SECTION CATCOLOGISTO, OIL AND 20.

CHANCISTS, A LINE CLARE HE FORM SERVICE COLDICIONISTIC TO HE PROPERTY OF THE COLD THE PROPERTY OF THE COLD THE

TABLE R404.1.1(4)

	12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WIERE 4 > 8.75 INCHES ^{4, 4, 5}								
		MNMSM	VERTICAL REINFORCEMENT AND	SPACING (INCHES) Pr. 4					
1	l	SOL CLASS	S AND LATERAL SOIL LOAD OF	(gar PER FOOT NELOW CRADE)					
BALL HEIGHT	HEIGHT OF UNDALANCED SACKFEL®	CIL, CP, SIL, AND SP SOLS 30	CM, CS, SM-SC AND ML SOLS 45	SC, MH, ML-CL AND INCREANIC CL SOLS 60					
0.0	6" (OR LESS) 5" 6"-6"	#4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C.	#4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C.	#4 # 72' Q.C. #4 # 72' Q.C. #5 # 72' Q.C.					
2-e	₹(ORLESS) 5' 6' 7'-₹	#4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C.	+4 = 72" O.C. +4 = 72" O.C. +4 = 72" O.C. +5 = 72" O.C.	#4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #6 # 72" O.C.					
8-0*	F (OR LESS) 5' 6' 7' 8'	#4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C.	#1972'0.C. #1972'0.C. #1972'0.C. #5972'0.C. #5972'0.C.	#4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #6 # 72" O.C. #6 # 84" O.C.					
81-81	4" (OR LESS) 5' 6' 7' 8'-8"	#1 # 72" Q.C. #1 # 72" Q.C. #1 # 72" Q.C. #1 # 72" Q.C. #5 # 72" Q.C.	#4 # 72" O.C. #4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #7 # 72" O.C.	#4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #5 # 72" O.C. #6 # #8" O.C.					
9-4*	# (OR LESS) 5' 6' 7' 8' 9'-#'	#4972'0C #4972'0C #4972'0C #4972'0C #5972'0C	#4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #5 # 72" O.C. #6 # 72" O.C. #6 # 42" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #6 @ 72" O.C. #6 @ 85" O.C. #6 @ 80" O.C.					
10-0*	F (ORLESS) 5' 6' 7' 8' 9' 10'	#4 # 72 OC #4 # 72 OC #4 # 72 OC #4 # 72 OC #5 # 72 OC #5 # 72 OC #5 # 6 # OC	#4 # 72" O.C. #4 # 72" O.C. #5 # 72" O.C. #5 # 72" O.C. #5 # 72" O.C. #5 # 80" O.C.	#4 @ 72" O.C. #4 @ 72" O.C. #5 @ 72" O.C. #5 @ 72" O.C. #6 @ 42" O.C. #6 @ 42" O.C. #6 @ 32" O.C.					

4. UNIA. ANCID MICHEL SECURIT IS NO EPITEMICK IN SECURIT STREET IN ETTEROR FRIEND GLOUND LIVE, AND THE LOSER OF TOP OF THE CONCENTS FACING MAY SERVED SHOW THE CONCENTRATION WILL GO THE SHIRLDER FRIEND GLOUND LIVE, USER AN INTERPOL CONCENT LIVE AND CHARGE ON PROVIDED AND IN IN CONCENT BIT IN ATTERIOR SECURITIES OF THE FAMILIES AND AND CONCENTRATION AND MICHELEFOR CONCENT LIVE AND CHARGE MAY SERVED AND IN CONCENTRATION IN THE RESTREET OF THE PROVIDED AND IN CONCENTRATION OF THE MITTERIOR CO

TABLE R404.1.2(8)

		MINIMUM	VERTICAL	ROPORCE	MENT	FOR 6-, 8-	10-AND	12-WCH NO	SMINAL R	AT BASENS	NT UALLS	0,0,0,0,1	
				MNML	M VS	RDCAL RE	SPORCEME	NT-849 SIZ	E & SPACE	NG (sucher	0		
		_		SOL CLAS	ses "	AND DESIG	N LATERAL	50% (e	of PER POS	OT OF BEFT	W 2		
MAYIMERA	MAXIMUM UNBALANCES MAXIFUL	-	u, ca, su,			СМ	CS, SN-S	C AND ML		SC, Mil, M	L-CL MB I	NORGANIC	CL
MALL REIGHT	*PGHT®	-				IM DALL T	HC 89655 ((NCHES)		_			
(FEET)	(1881)	6	4	10	12	6	4	10	12	6	4	10	12
- 1	4	NR	NR	NR	NR	NR	NR .	162	NR	NR	NR	NR	NR .
-	5	NR	NR	NR	NR	160	NR.	160	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR.	160	NE	160	NR	NR	NR	NR	NR
-	5	NR	NR	NR	NR	160	NR I	160	NR	#4 e 35	NR I	NR	NR
	- 6	NR	NR	NR	NR	#5 a 48*	NR	160	NR	45 e 36"	NR	NR	NR
	4	NR	NR	NR	NR.	16	NR.	16	NR	NR	NR	NR	NR
,	5	NR.	NR	NR.	JNR.	16	NR.	16	NR	45 a 47	NR	NR.	NR
-	6	NR.	NR.	NR.	NR.	#5 a 42	NR.	16	NR.		#5 e 45°	NR T	NR.
	2	#5 @ 40°	NR.	NR.	NR.	#6 a 42*	#5 a 45*	18	NR.	#6@2C	#6 @ 45°	NR.	NR.
	4	NR.	NR.	NR.	NR.	18	NR.	18	NR.	NR.	NR.	NR.	NR.
	5	NR:	NR	NR	70R	#4 @ 30°	NR 1	160	NR	#5 e 42"	NR	NR	NR
	- 6	#4 @ 37	NR I	NR	NR	#5 o 17*	NR	160	NR	#6 @ 37"	#5 e 42"	NR I	NR
-	2	#5 e 40*	NR	NR	NR	#6 o 17	#5 o 41*	18 1	NR	#6 @ 3 C	#6 e 42"	NR	NR
		#6 o 42*	#5 0 C	NR I	NR	#6 o 14"	46 o 43*	160	NR	#5 @ 27"	#5 e 32"	#5 a 45	NR
	4	NR.	NR	NR	JNR.	16	NR.	16	NR	NR	NR	NR	NR
	5	NR.	NR	NR.	JNR.	#4 e 35*	NR 1	16	NR	#5 e 42	NR	NR.	NR
	6	#4 0 34	NR I	NR.	NR.	#6 g 42*		16	NR.		#6 @ 3V	NR I	NR.
	2	#5 @ 16*	NR.	NR.	NR.			18	NR.		#6 @ 35°		NR T
	ā	#6 o 36*		NR.	NR.	#6 @ 32		#5 @ 37°			#6 a 29		
		#6 g 14*		NR	NR	#6 a 25"		#6 @ 41°				#6 e 32*	
	4	NR	NR	NR	NR.	162	Nk	162	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR.	#4 a 33*		162	NR	#5 e 38*	NR	NR	NR
10	6	#5 a 48*	NR 1	NR	NR.	#6 a 45*		162	NR	#5 @ 3 P	#5 e 37*	NR	NR
	,	#6 0 t/	NR	NR	NR	#6 g 24*		NR .	NR		#6 @ 35°		
	å	#6 g 24*		NR.	NR.	#6 p 30*	#6 g 24*				≠6 ⊕ 26°		
			#6 @ 41°	#4 @ 45°			#6 @ 27°		#4 g45"			#6 e 27*	
	10		#6 @ 32°	#6 @ 45°		DR 1	+6 o 27	#6 a 29"		DR		#6 e 22"	

Les Coutres de l'Accessité de la Coutre de l

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA				
CENSIAL REQUIREMENTS	A CONTINUOUS AR SAMER SAALI SE INDIVILLED IN THE BUILDING SINGLOPE. THE EXTERIOR THERMAL SINGLOPE.	AR-HERMERLE ROLLATION SHILL ROT SE				
	CONTAINS A CONTINUOUS ARE BARRIER. BREAKS OR JOINTS IN THE ARE BARRIER SHALL	USED AS A SEALING MATERIAL				
CHEMIC / AFFIC	BÍ SILAIR. BÍ AN BARRÍE IN ANY DECPRÍO CIERC / SCHIT SHALL BÍ ALEMBU MÍN THE BOLLA TONA HO ANY CAYS, IN THE AIR BARRIES SHALL BÍ SÍALIE. ACCESS CHÉRNICS, DECE POUN SÍARS, OR BARRIE SHALL BÍ SÍALIE.	THE ROLLATION IN ANY BIOPHIP CHILING / SOFFE SHALL BE ALCOHO UNITS THE AN EARHER.				
BALLS	Affic SINCES SALE BE SERVER. THE JUNCTION OF THE FOURBATION AND SIDE PARTS SHALE BE SHALE. THE JUNCTION OF THE FOR PLATE AND THE TOP OF EXTERIOR SHALE SHALE. EMBE SHALE SHALES.	CAYES WIN COINSEAND HAGES OF FRING WALLS SHOULD BE DELIVED BY CORNESWY PLAND THE CAYIFY WISH, AND MISSING NAVIOR, A RESMAL BESONACE OF 8-3 HIS HICK HARMAN. BESONACE OF 8-3 HIS HICK HARMAN. DETRIEND RESMALL DEVILLOR BOULD HIS OF FRAME BALLS SANL SHI SHIPS HIS MADARINE, CORNAC! AND COMPRODUCE ALCONANCE WITH THE MAR MARRIER.				
BINDOUS, SEYLICHES AND DOORS	THE SPACE SETUESN WINDOW / DOOR JAMES AND FRAMING, AND SEYLICHTS AND FRAMING SHALL BE SEKSED.					
RIM JOSES	RM 20175 SHILL INCLUDE THE ARRESTMER.	RIM JOSTS SHUL SE INSULATED.				
FLOORS (INCLUDING ABOVE CARAGE AND CHITCHISED FLOORS)	THE ARE BARRIER SAALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	RODE REMEND CASTY RESULTION SAUL IS ROTALISO TO MATERN REMEMBED CORECT LITTLE THE MESSAGE OF SERVICES BLCCKS, OR RODE REMEMS CANTY BLUEZIONS BLCCKS, OR RODE REMEMS CANTY THE TOP SER OF SERVING, OR CONTRICATE STRUKTURE BOTALIS OF INTERMEDISTRIC RECORD REMEMS AND STRUKES FROM THE MESSAGE OF RODE REMEMS. AND STRUKES FROM THE MESSAGE OF RODE REMEMS.				
CRASE SPACE SIALLS	EXPOSED EARTH IN LINVENTED CRASE. SPACES SAALL BE COVERED SETS A CLASS I VAPOR RETAINER SETS OVERLAPPING JOINS TAPEZ.	SHERE PROVIDED INDIFFAC OF FLOOR INSULATION, INSULATION SHELL BE PRIMARRISHTY ATTRACED TO THE CHAULISPACE SHALLS.				
SWITS, PRETBATIONS	DUCT SHAFTS, UTLITY PENETRATIONS, AND FUE SHAFTS OPENING THE EXTERIOR OR UNICONDITIONED SPACE SHALL BE SEALED.					
NAMOU CARTES		MATIS IN MARKOU CAVITIES SHALL BE CUT TO FIT, OR MARKOU CAVITIES SHALL BE FALLED BY REQUATION THAT OR INSTALLATION READLY CONFORMS TO THE ASSAULABLE CAVITY SPACE.				
CARACE SERARATION	AR SEALING SHALL BE PROVIDED BETWEEN THE CHRACE HIS CONDITIONED SPACES.					
MC63360 LIOHTMO	BECESSED LIGHT FORTURES INSTALLED IN THE BUILDING THERMAL SWYLLOPE SHIPL BE SEALED TO THE DEPOSIT.	RECESSED LIGHT FITTURES INSTALLED IN THE BULEING THERMAL EMISSIONS SHALL BE ARE TIGHT AND IC RATES.				
RUMBING AND SHING		BATT RIGILATION SAALL SE CUT MEATLY TO RET ARCHAD URBING AND PLUMBING IN EXTERIOR BALLS, OR RIGILATION THAT ON INSTRUMENT MEATLY COMPORING TO XXMLABLE SPACE SHILL BETTER BERRIOR PRINC AND BRING.				
SHOUGH / TUB ON EXTERIOR SIALL	THE ARE BARRER INSTALLED AT EXTERIOR WALLS ADJACED TO SHOURES AND TUBS SHALL SERVING THEM FROM THE SHOULES AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOULES AND TUBS SHALL BE INSULATED.				
ESCRICK / MONESON ON EXTERON UNILS	THE ARE MARKET SHALL BE INSTALLED SERVICE ELECTRICAL OR COMMUNICATION BOXES OR ARE-SERVED SOURS SHALL BE INSTALLED.					
WAC NICETER BOOTS	HINC REGISTER BOOTS THAT PRINTERN'S BUILDING THERMAL SWYL ONE SHILL BE SEALED TO THE SUBFLOOR OR DRIVENUL.					
CONCEALED SPRINKLERS	BINGS REQUIRED TO BE SEASED, CONCEAUED FREE SPRINKLING SHALL CRIX YES SEASED THAN MORREST FAIR O SECONDOLOGY THE MORREST FAIR OF SEASEMENT OR CHIEF AND SEASEMENT OF CHIEF AND SEASEMENT OF CHIEF AND SEASEMENT SPRINKLING SHALL MOT SEASEMENT OF FAIR AND SHALL OR CELEMON.					

R401.4 SOIL TESTS.

WHERE QUANTIFICATE BATA CREATED BY ACCESSES SOIL SCENCE METROPOLOGIES BRICATE EXPANSIVE, COMPRÜSSES, SHOTHING DE OTHER QUESTIONANE SOIL CHARACTERETICS ME LIERTY TO BE FRESION, THE BULBON OFFICIAL SHALL DETERMINE WILLIEST TO REQUISE A SOIL TEST TO RETERMENT BE SOULS CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST BE DONE BY AN APPROVED ACENCY LISING AN APPROVED METROD. R401.4.1 GEOTECHNICAL EVALUATION.

NI LEU GF A COMPRETE GEOTECHNICAL EVALUATION THE LOAD-BRAING VALUES IN TABLE 8 ROJ. A.1

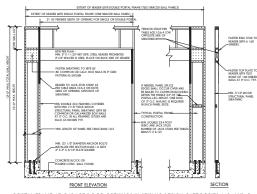
SANLE DE ASSENCE.

TABLE R401.4.1

CLASS OF MATERIALS	LOAD-BEARING PRESSURE (pounds per square foor	
CRYSTALLINE MEDICOCK	12,000	
SESIMENTARY & FOLIATED ROCK	4,000	
SANDY CRAVEL AND/OR CRAVEL (OIL & OF)	3,000	
SAND, SETY SAND, CLAYEY SAND, SETY CRAYEL, AND CLAYEY CRAYEL ISSE SP, SM SC, CM, & CC)	2,000	
CLKY, SANDY CLAY, SETY CLAY, CLAYEY SET, SET AND SANDY SET SCL, HE, MR, & CHO	1,500	

UNIFIED SOIL CLASSIFICATION SYSTEM

CLASSECKTION SYSTEM SYMBO	SOL DESCRIPTION
CU	SAND MIXTURES, LITTLE OR NO RIVES
0	CRAYEL SAND, LITTLE OR NO FINES
SU	SANDS, LITTLE OR NO FINES
9	POCRLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
CH	SETY CREVELS, CREVEL-SAME-SET MIXTURES
SM	SILTY SAND, SAND-SILT MIXTURES
oc	CLAYEY GRAVELS, CRAVEL-SAND-CLAY MXTURES
90	CLAYEY SANDS, SAND-CLAY MIXTURE MIXTURES
HL.	INCREASE SETS & VERY FINE SANDS, ROCK FLOUR, SETY OR CLAYEY FINE SANDS OR CLAYEY SETS WITH SECRIT PLASTICITY
а	BIORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SAMBY CLAYS, SETY CLAYS, USAN CLAYS
Oil	MORGANIC CLAYS OF HIGH PLASTICITY, RAT CLAYS
161	BORGARIC SLTS, MCACGOUS OR DATOMACSOUS FIRE SARRY OR SLTY SOILS, SLASTIC SLTS
OL	ORGANIC SETS & ORGANIC SETY CLAYS OF LOW PLASTICITY
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SLTS
PT	PEAT & OTHER HIGHLY ORGANIC SOILS



PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C

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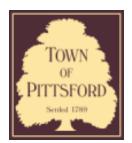
3033 BRIGHTON-HENRIETTA TOWNLINE RD ROCHESTER, NY 14623 CALL:(585) 272-9170 FAX: (585) 292-1262

NEUTON SPEC HOME LOT 88 BELLINGHAM PITTSFORD NY

BUILDER:

DEINEODOING NOTES

GLA PLAN 3135			
drawn:	checked:		
CDK	CSB		
scale:	date:		
AS NOTED	6 / 25		
PROJECT: 15439D	N 2		



Town of Pittsford

Department of Public Works 11 South Main Street Pittsford. New York 14534

Permit # CA25-00001

Phone: 585-248-6250 FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 60 Mitchell Road PITTSFORD, NY 14534

Tax ID Number: 164.11-2-15

Zoning District: RN Residential Neighborhood

Owner: Ryan, Alexandra Applicant: Ryan, Alexandra

_		4.		_	
Λn	nlı	cati	An.	11/	na'
AD.	viiv	Jau	VII.	1 7	ve.

аррисацон тур е .	
Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
Commercial Design Review §185-205 (B)	Building Height Ábove 30 Feet §185-17 (M)
Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
Informal Review	

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to add a wooden gate at the driveway of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Meeting Date: July 24, 2025



RN Residential Neighborhood Zoning



Town of Pittsford GIS

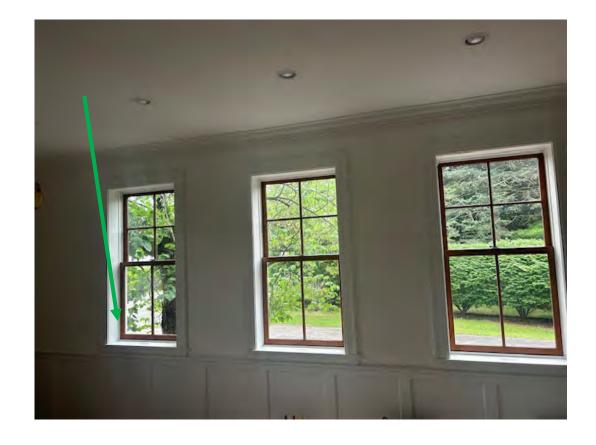
25

50

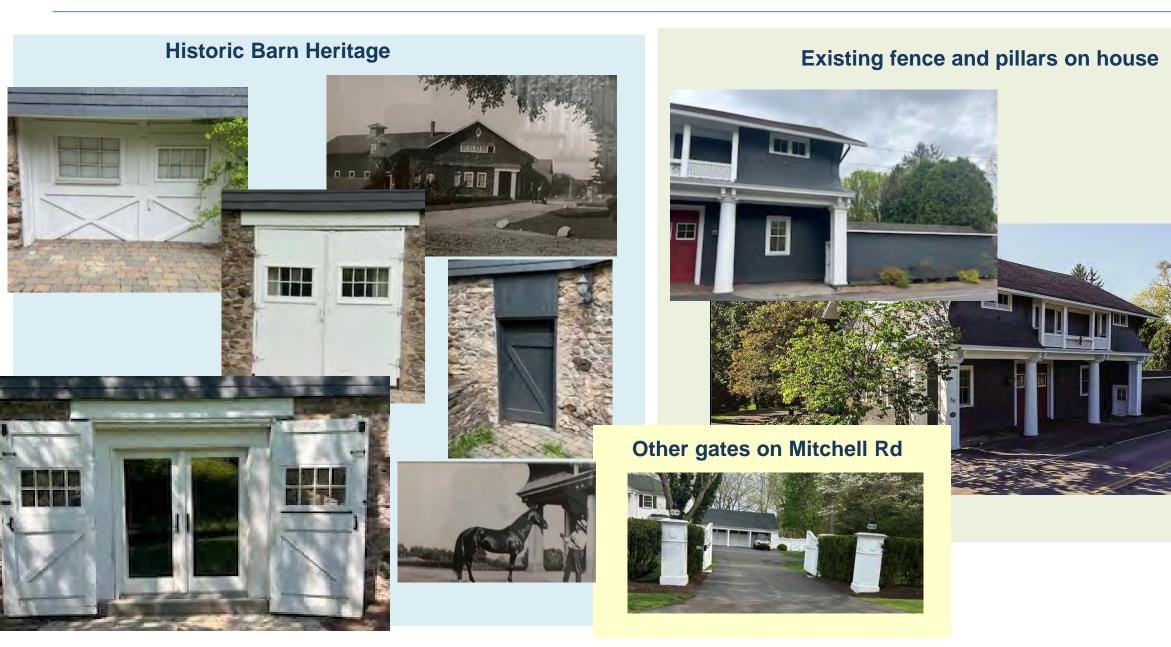
100 m

Requested Placement: 25 feet off the road. This will put the gate far enough into the driveway for a large SUV. It will place the gate just to the left of the first window (viewed from the inside of the house).





Style Inspo & Considerations

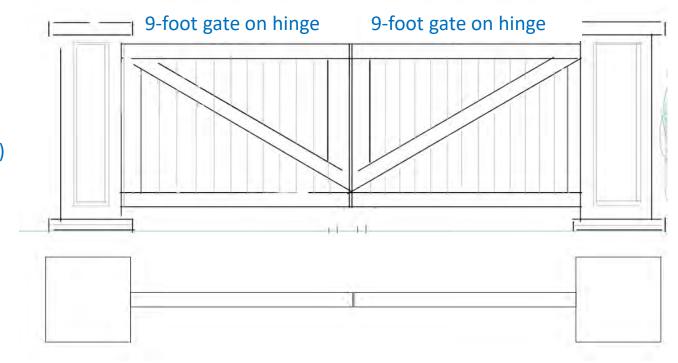


Gate Style

All white, barn style doors with flanking pillars to matching existing pillars front of house

18-foot driveway width

Pillars: 6.5 feet tall
Gate: 6 ft tall
(Max allowed code)



Pillar dimensions match existing pillars (roughly 24" X 24"