

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

DRAFT MINUTES 071025

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

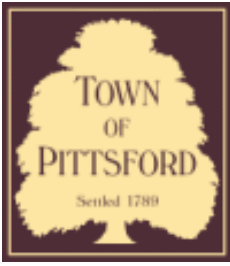
The minutes of June 26, 2025 were approved following a motion by Chairman Schneider. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the minutes were approved, none opposed.

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



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

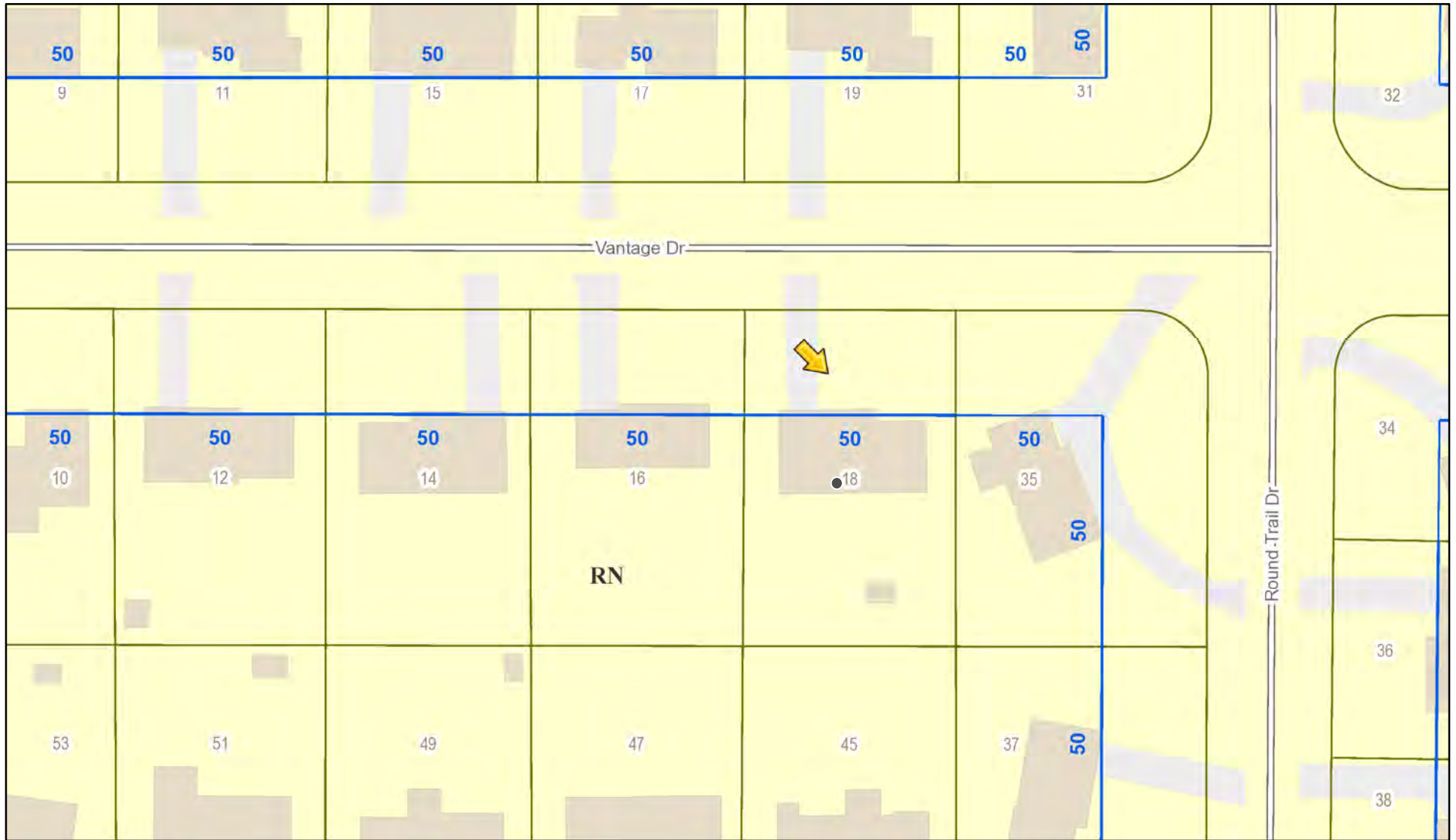
Application Type:

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

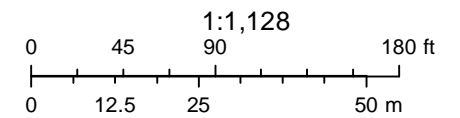
Project Description: Applicant is requesting design review for the addition of an approximately 225 square foot three season room off the rear of the home.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Printed July 17, 2025



Town of Pittsford GIS

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.



FIRM Panel
36055C0359G

FIRM Panel
36055C0359G



Mon Apr 28 2025

Imagery © 2025 Nearmap, HERE



Nearmap



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FEMA ELEVATION CERTIFICATES
ALTA/NSPS SURVEYS

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

1" = 30'

DATE

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

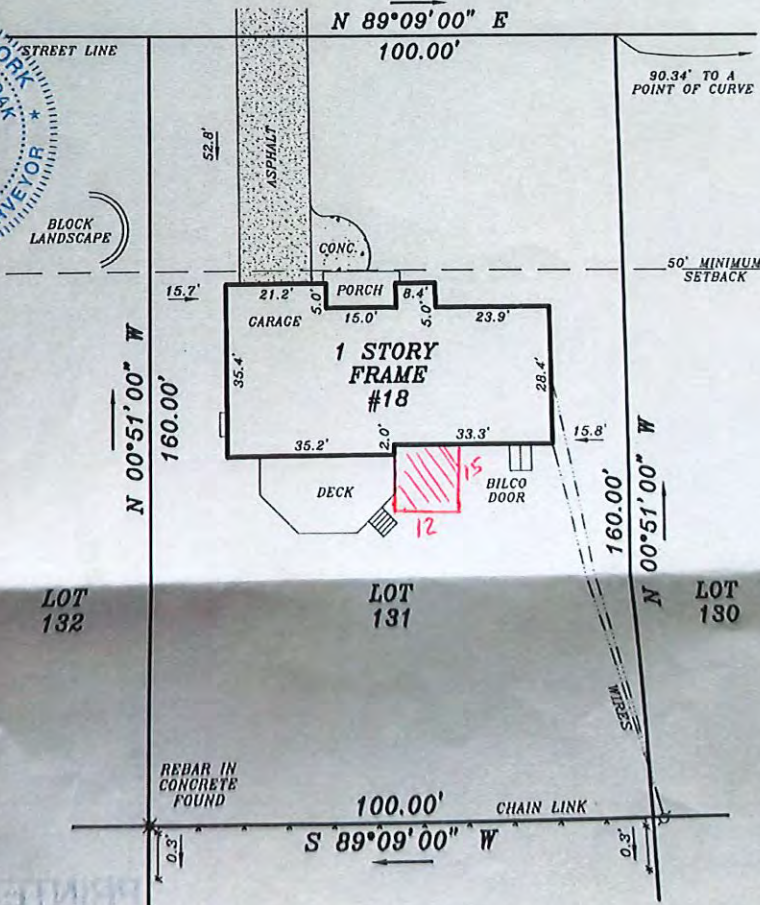
VANTAGE DRIVE

(60' WIDE)

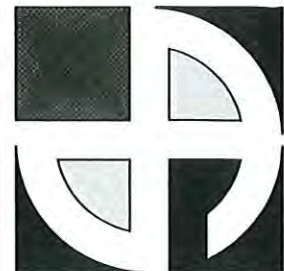
WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO PREMIUM MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; DOLLINGER ASSOCIATES, P.C.; KEVIN B. MCLAUD; LYNN A. MCLAUD; DIBBLE & MILLER, P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED OCTOBER 30, 2018.



Thomas A. Rodak
THOMAS A. RODAK, P.L.S. #050246



"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"



D·E·A·N
ARCHITECTS

www.deanarchitects.com



8535 MAIN STREET
CLARENDON, NEW YORK
14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

25-276

GREAT DAY
IMPROVEMENTS, LLC

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

Mclaud
Residence
18 Vantage Dr.
Pittsford, NY 14534

No.	Description	Date	By

DATE:
6-25-2025
DRAWN BY:
M. Kasperek
CHECKED BY:
M. Dean
SCALE:
AS NOTED

FLOOR PLAN

A1

Copyright Dean Architects ©2025

General Notes:

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 Professional Stamping These Details Cannot Be Responsible For Soil Bearing Analysis Or Adequacy Of Existing Structures, Or Proposed Work Performed Or Coordinated By Owner

Note:

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
3. All Dimensions Are Nominal, Installed On New Or Existing Concrete Foundation

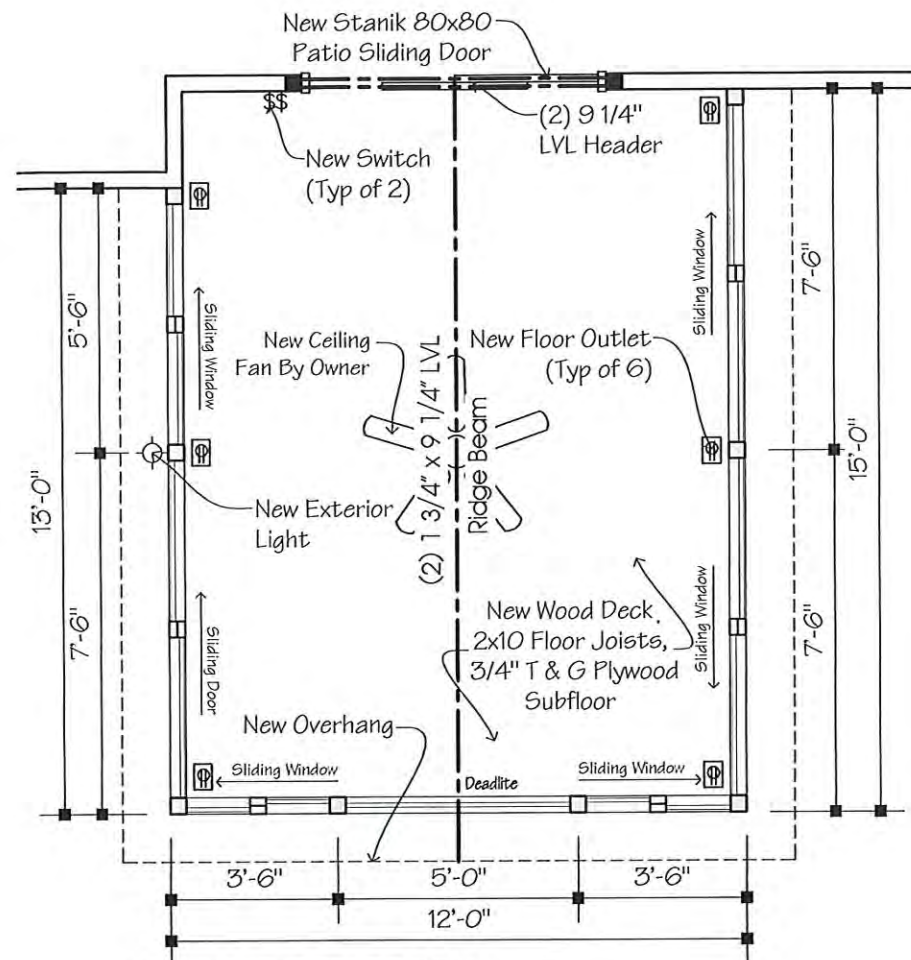
Notes:

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

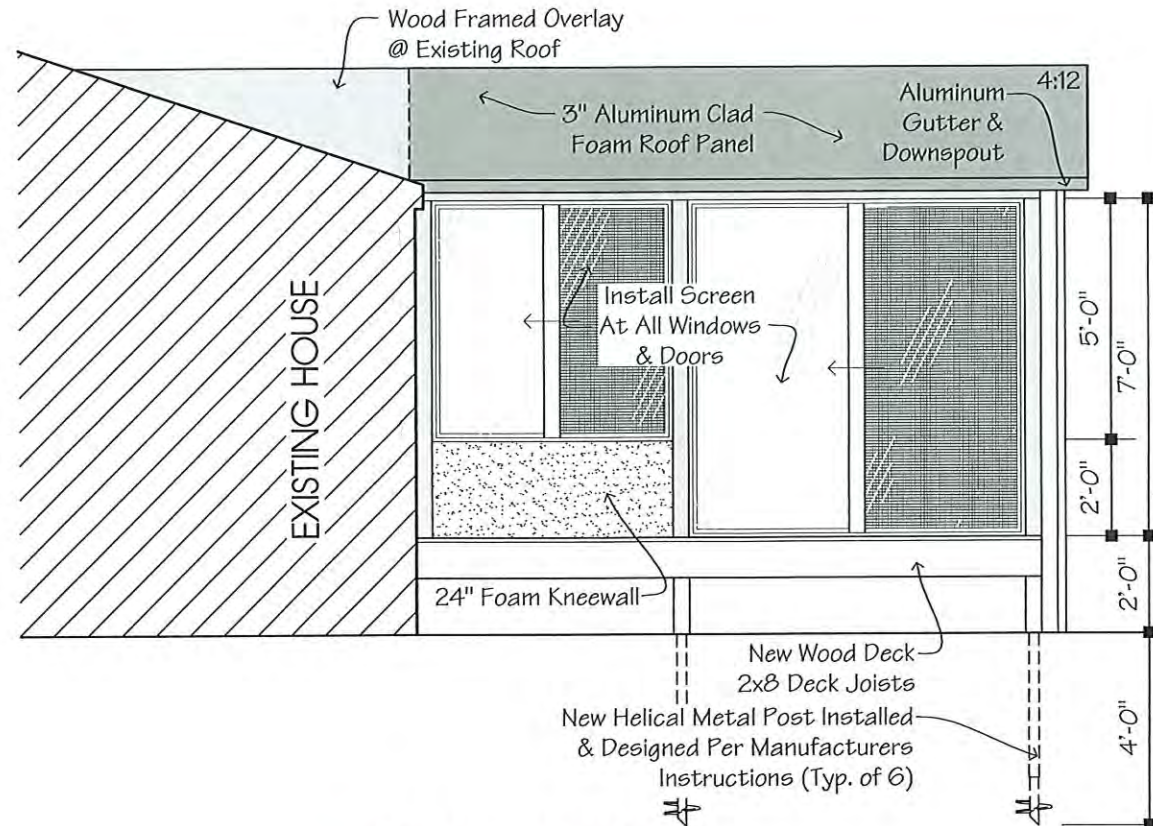
Design Loads:
Snow- 55 PSF
Wind- 115 MPH
Live- 50 PSF
Dead- 10 PSF
Seismic- D

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

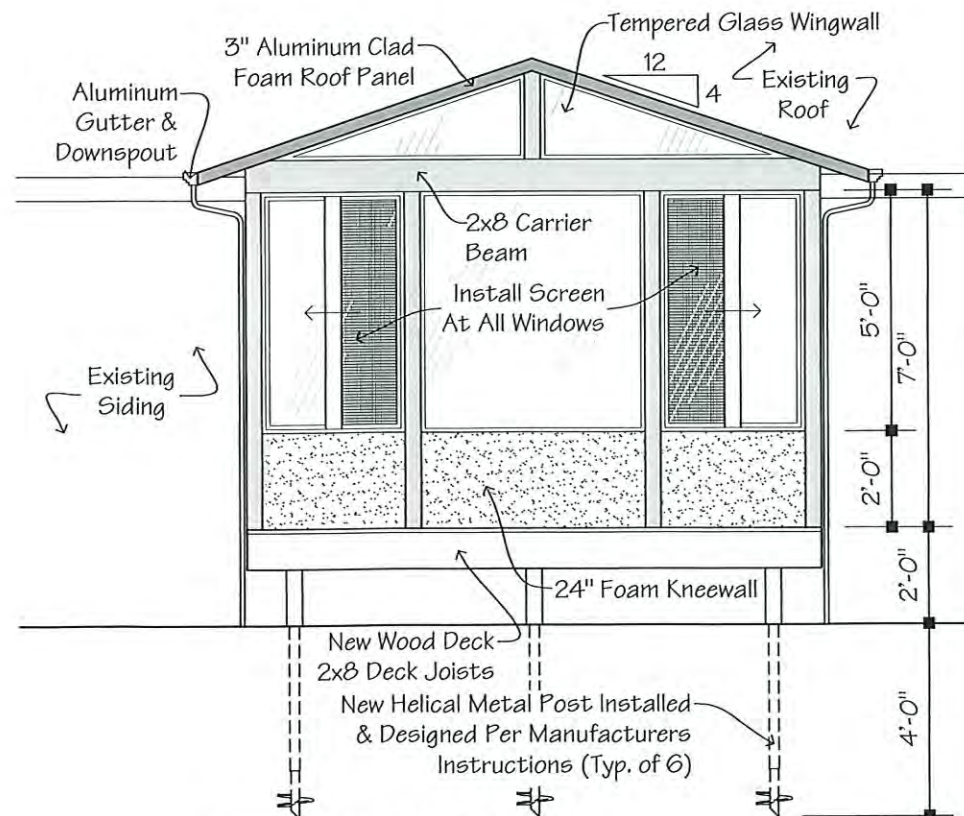
All Concrete Shall Be Min. 3500 PSI With 5 - 7% Air Entrainment w/ Assumed Soil Bearing Capacity Of 1500 PSF



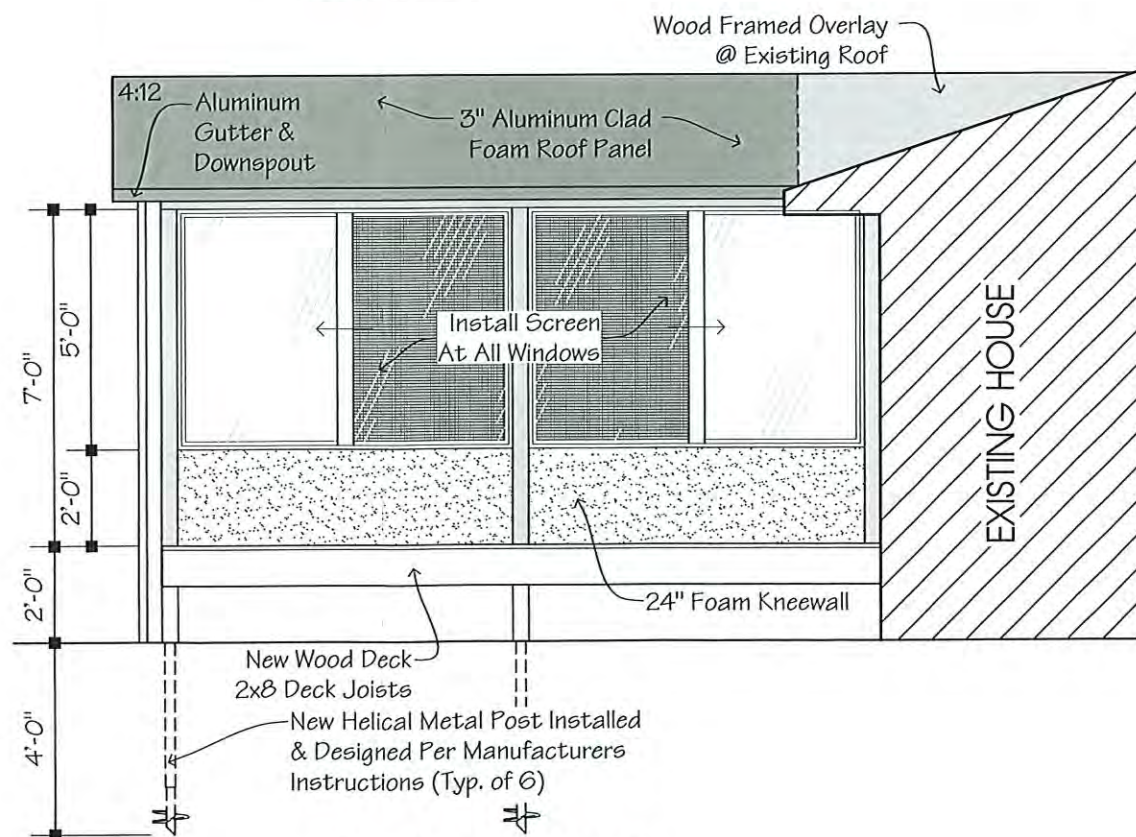
1 FLOOR PLAN
1/4"=1'-0"



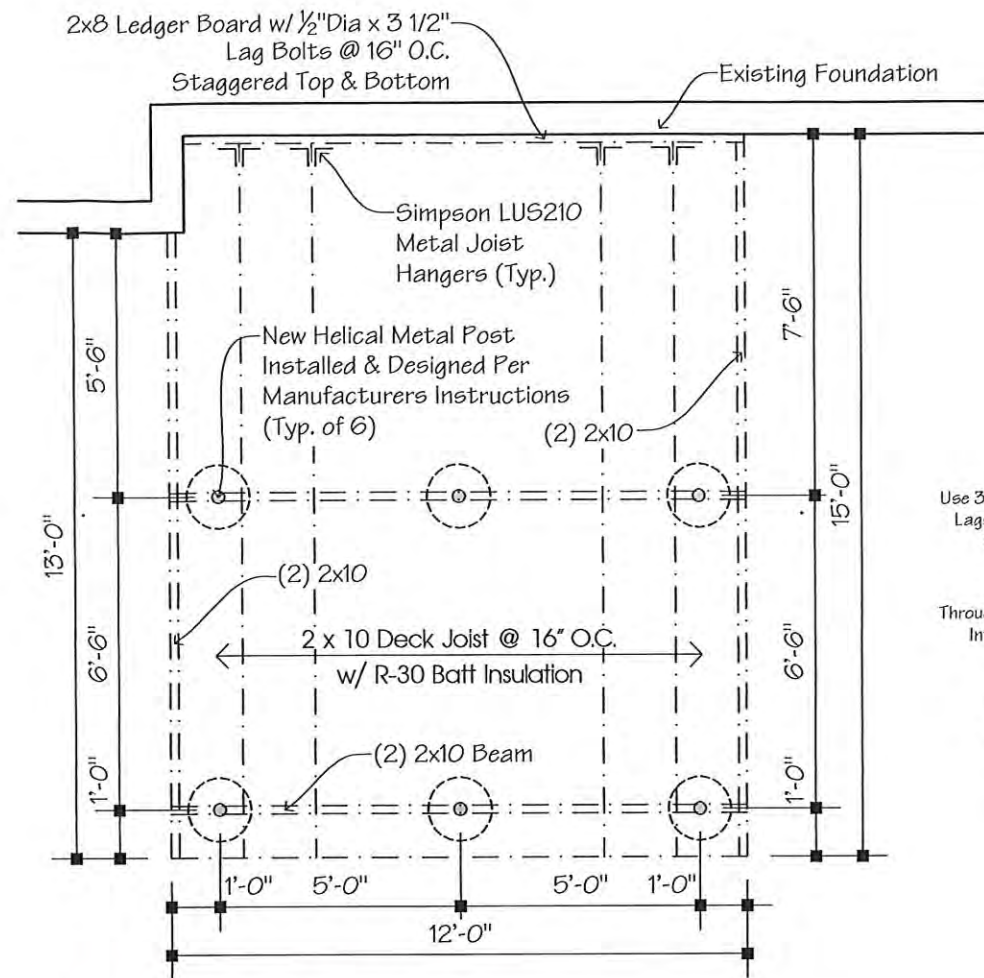
2 ELEVATION
1/4"=1'-0"



3 ELEVATION
1/4"=1'-0"

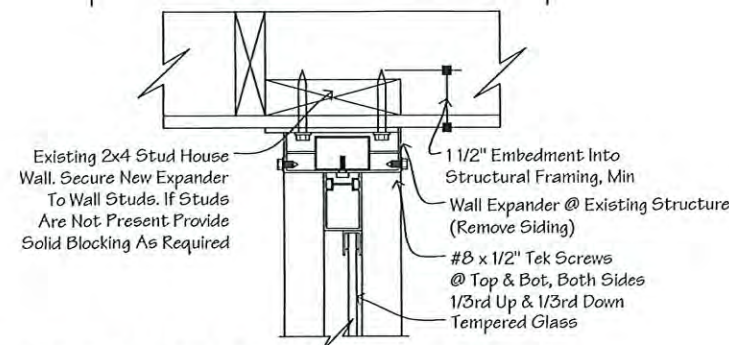


4 ELEVATION
1/4"=1'-0"

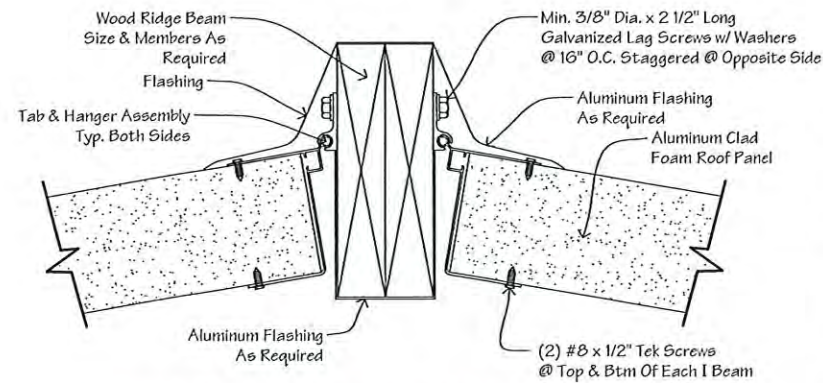


1 FOUNDATION PLAN
1/4"=1'-0"

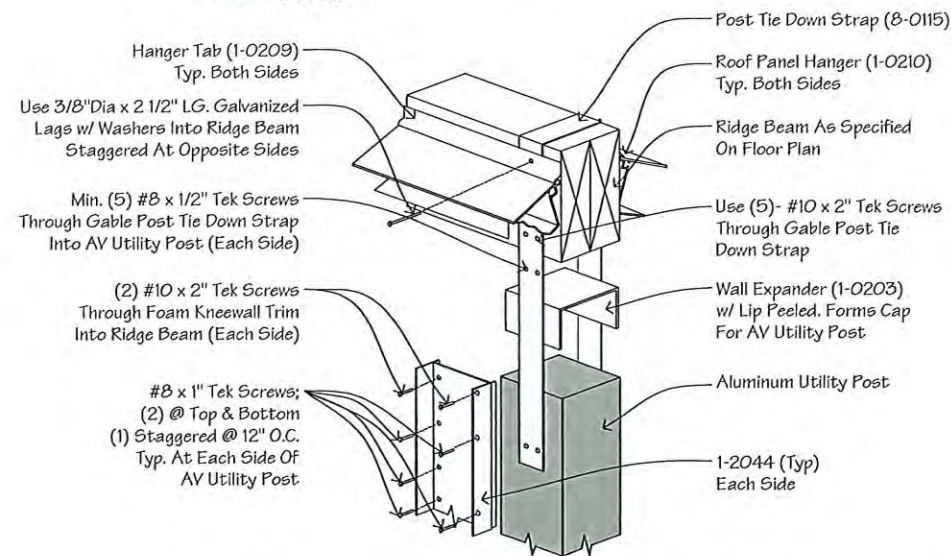
Attaching Sunroom Wall Expander To Existing Structure:
Wood Framed Structures & Wood Framing w/ Brick Veneer Use 1/4" Inch Diameter Galvanized Lags & Washers Providing A Minimum 1 1/2" Inch Embedment Into Wood Framing Or Wood Blocking Installed & Nailed To Wood Framing At All Locations Noted Below.
Bearing Walls:
Locate (2) Fasteners Near Floor Level, (2) At Knee Wall Or Railing Height, (2) At Transom, & (2) Near Header Height. Install Single Fasteners Located @ 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fastener Locations Typical.
Non-Bearing Walls:
Locate (2) Fasteners Near Floor, (2) At Knee Wall Or Railing Height, (2) At Transom Height, (2) At H, & (2) Near Top End Of Expander. Install Single Fasteners Located At 16" O.C. Vertically & Staggered Along The Expander Height Between Double Fasteners Locations (Typ).



2 CONNECTION @ HOUSE
NTS



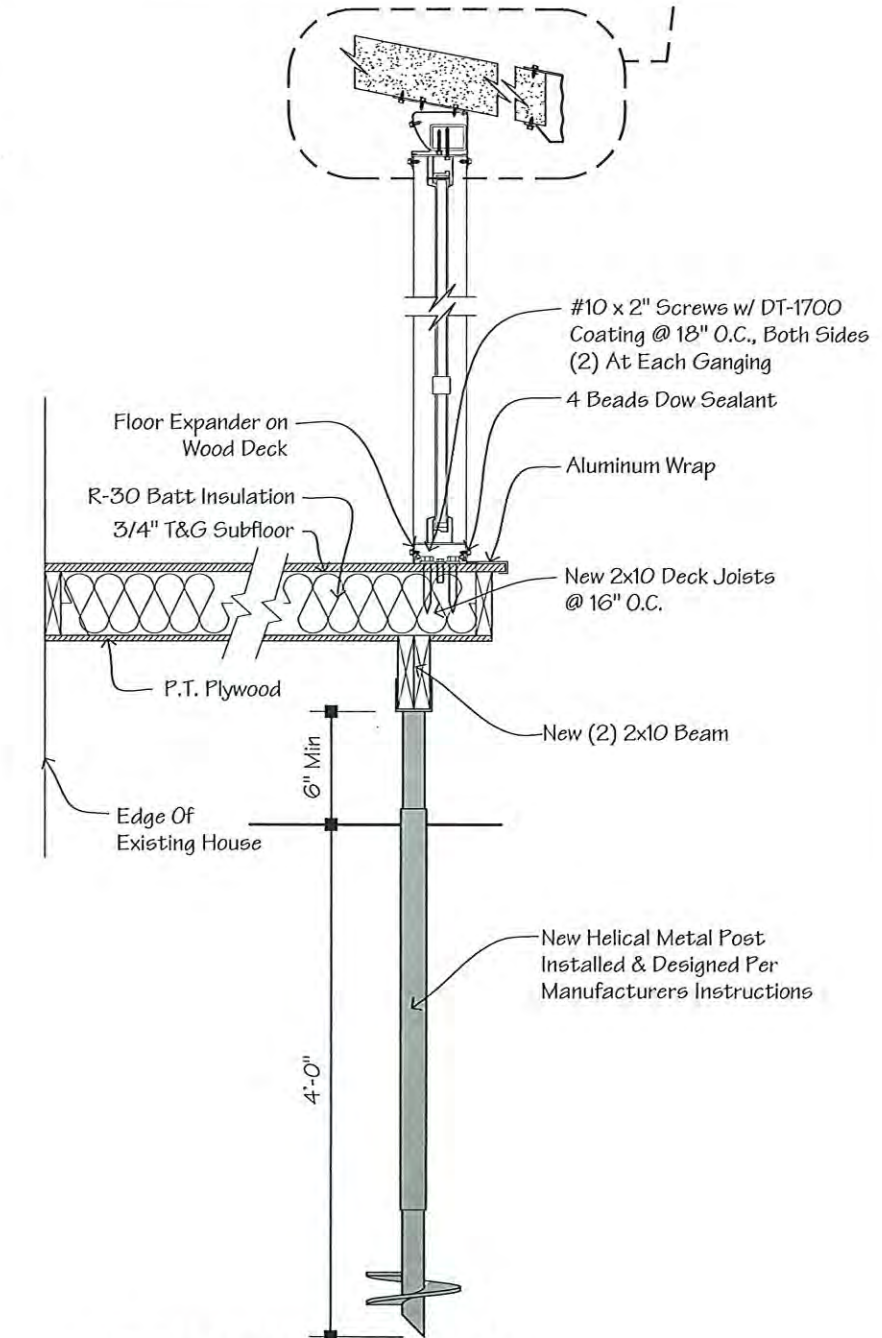
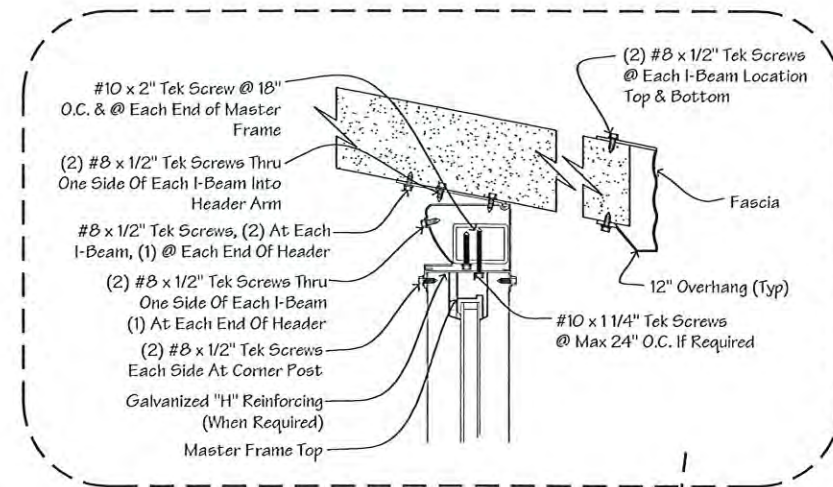
3 ROOF MOUNT DETAIL
NTS



4 ROOF MOUNT DETAIL
NTS

Mounting To Existing Structures:
Remove Existing Siding & Any Compressible Sheathing At Connection Points Of Enclosure To House. Lags Must Be Securely Anchored To Structural Framing Or Install Blocking Securely To Structural Framing To Provide Minimum 1 1/2" Embedment For Mounting Fasteners.

Mounting Note:
The Quality & Size of Fasteners Required Varies By Application. A Ledger w/ Lags Adequately Fastened To The Existing Structure, Or A Support Beam Mounted On Support Posts At The Face Of The Existing Structure May Be Required Under Heavy Loads.



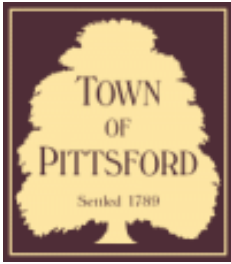
4 WALL SECTION
NTS

No.	Description	Date	By

DATE: 6-25-2025
DRAWN BY: M. Kasperek
CHECKED BY: M. Dean
SCALE: AS NOTED







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.

Application Type:

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

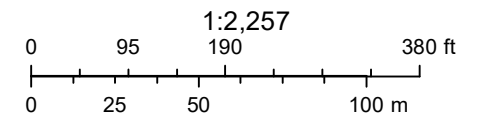
Project Description: Applicant is returning to request design changes for a 336 square

foot pavilion. **Meeting Date:** July 24, 2025

RN Residential Neighborhood Zoning

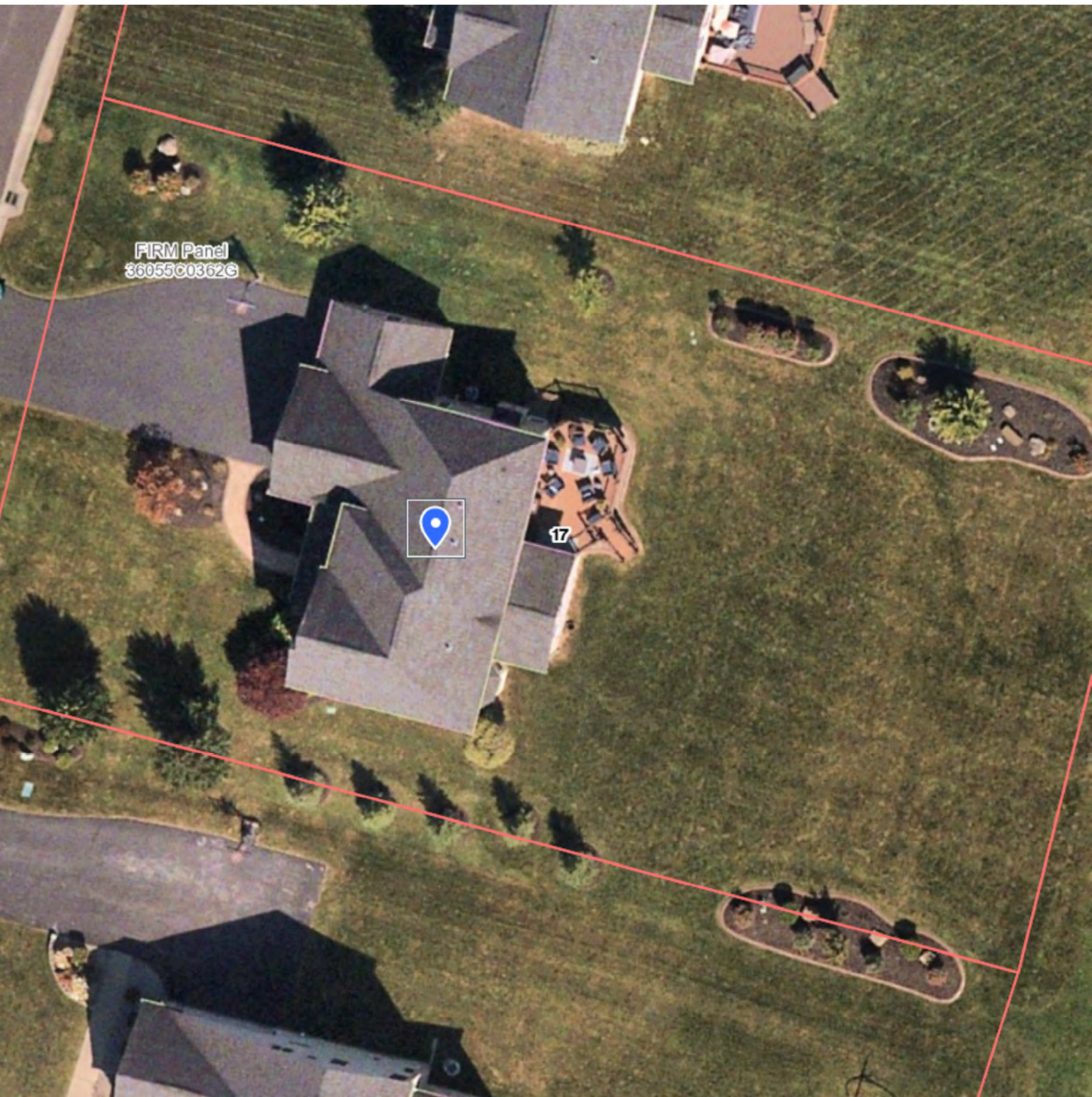


Printed May 12, 2025



Town of Pittsford GIS

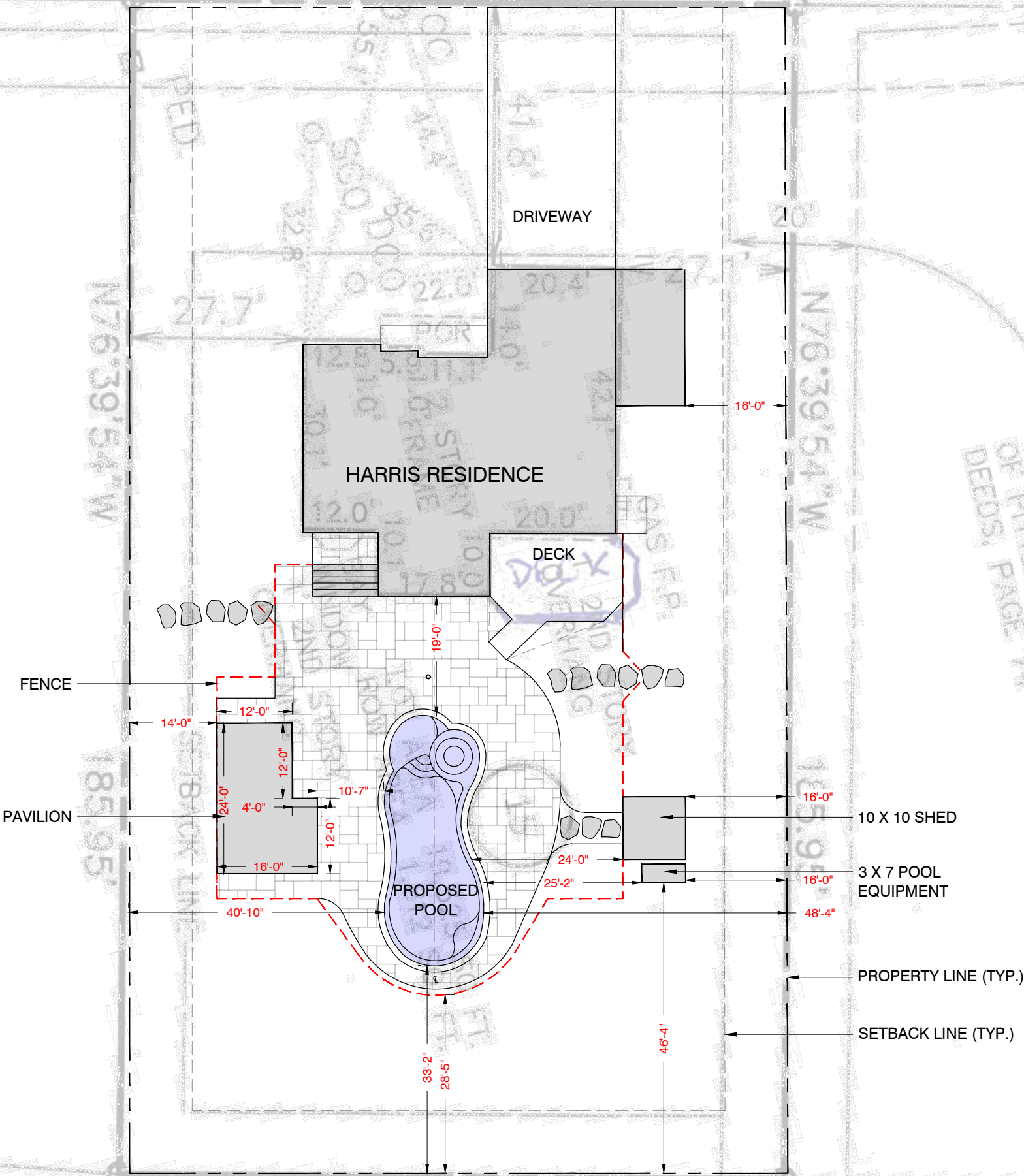
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



FIRM Panel
36055C0362G



17



EXISTING IMPERVIOUS SURFACE:
+/- 3,375 SF

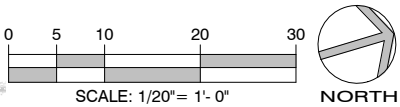
PROPOSED IMPROVEMENTS IMPERVIOUS SURFACE:
+/- 2,947 SF

TOTAL IMPERVIOUS SURFACE (EX. & PROPOSED)
+/- 6,322 SF

TOTAL SURFACE AREA:
+/- 19,487 SF

32.44% PROPOSED IMPERVIOUS COVERAGE
17.32% EXISTING IMPERVIOUS COVERAGE

Missing or in
File: ..\02_ST
Sheet: 9



JOSH LANDSCAPE CO.
106 WEST MAIN STREET HONEOYE
FALLS, NY 14472
OFFICE: 585.582.1212
WWW.JOSHLANDSCAPE.COM

DISCLAIMER:
IF THESE PLANS ARE REFERENCED IN ANYWAY
IT IS THE RESPONSIBILITY OF CONTRACTOR,
HOMEOWNER, ACTING AGENT TO OBTAIN ALL
NECESSARY PERMITS, APPROVALS,
SPECIFICATIONS.



REVISIONS	
DATE:	DESCRIPTION:

ADDRESS:

17 WHITLEY CT
PITTSFORD, NY

CLIENT:

HARRIS
RESIDENCE

SCALE: 1/20"=1'-0"

ISSUE DATE: 04/29/2025

DRAWN BY: CBL

CHECKED BY: NR

SHEET NAME:

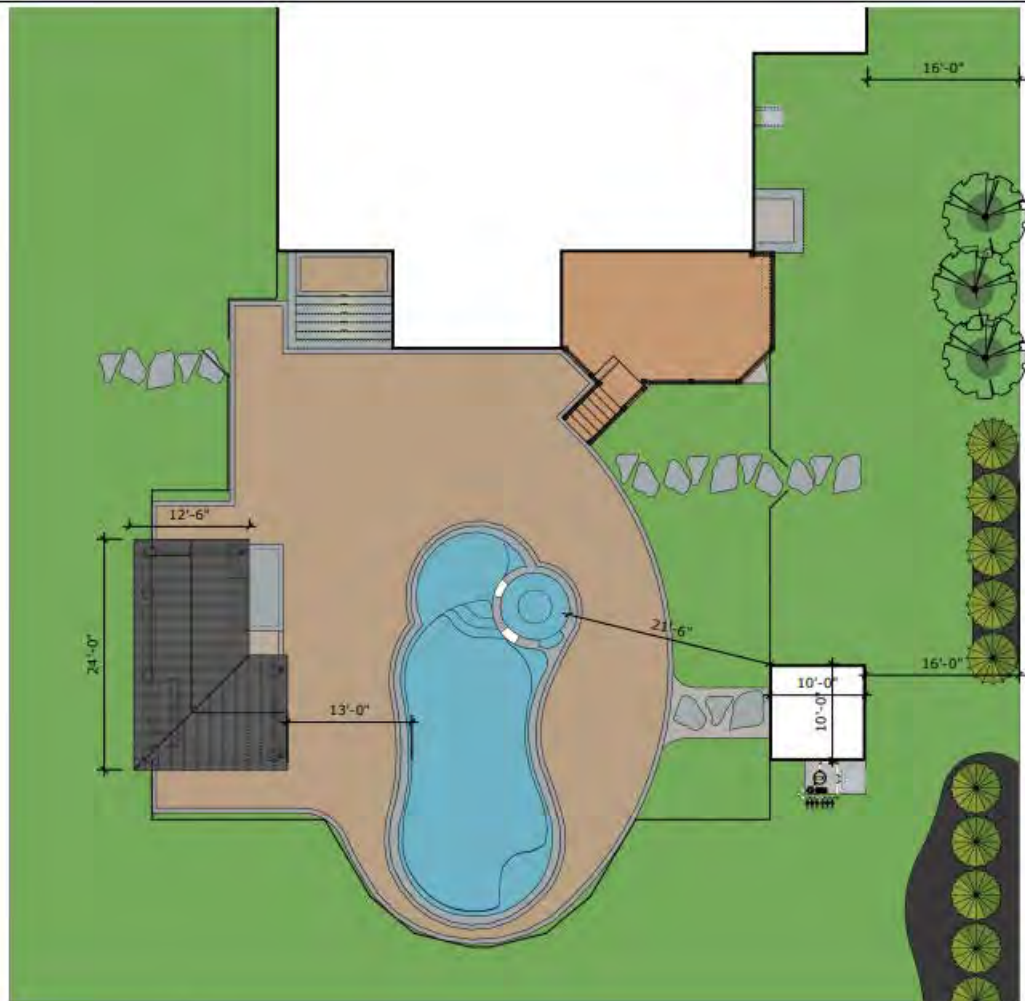
LAYOUT PLAN

SHEET NUMBER:

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BUILD SET

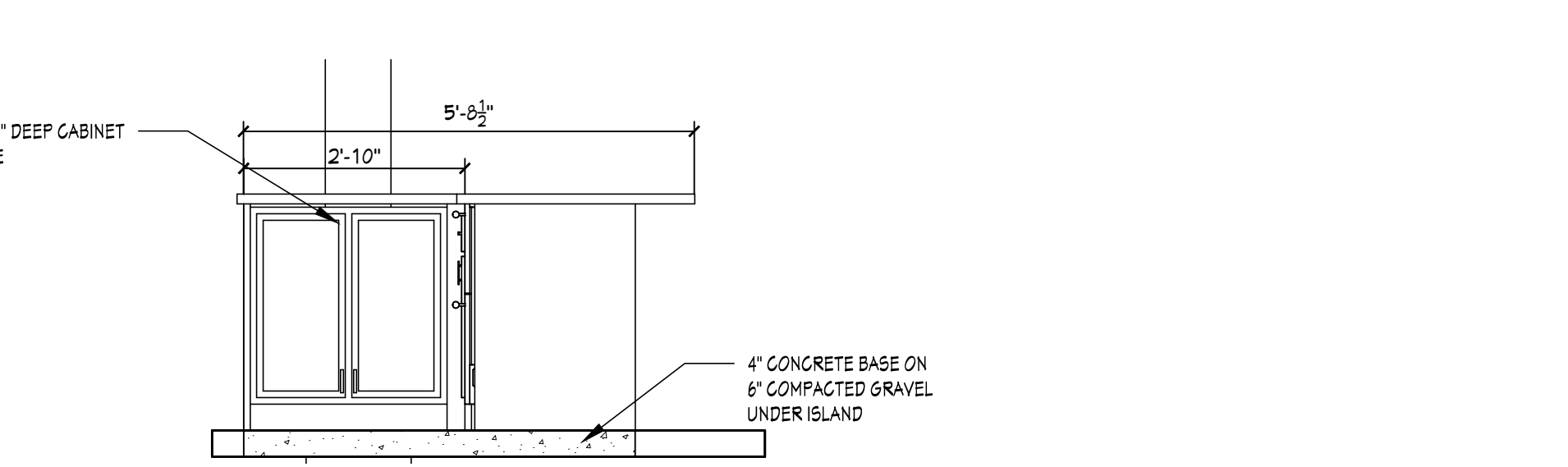
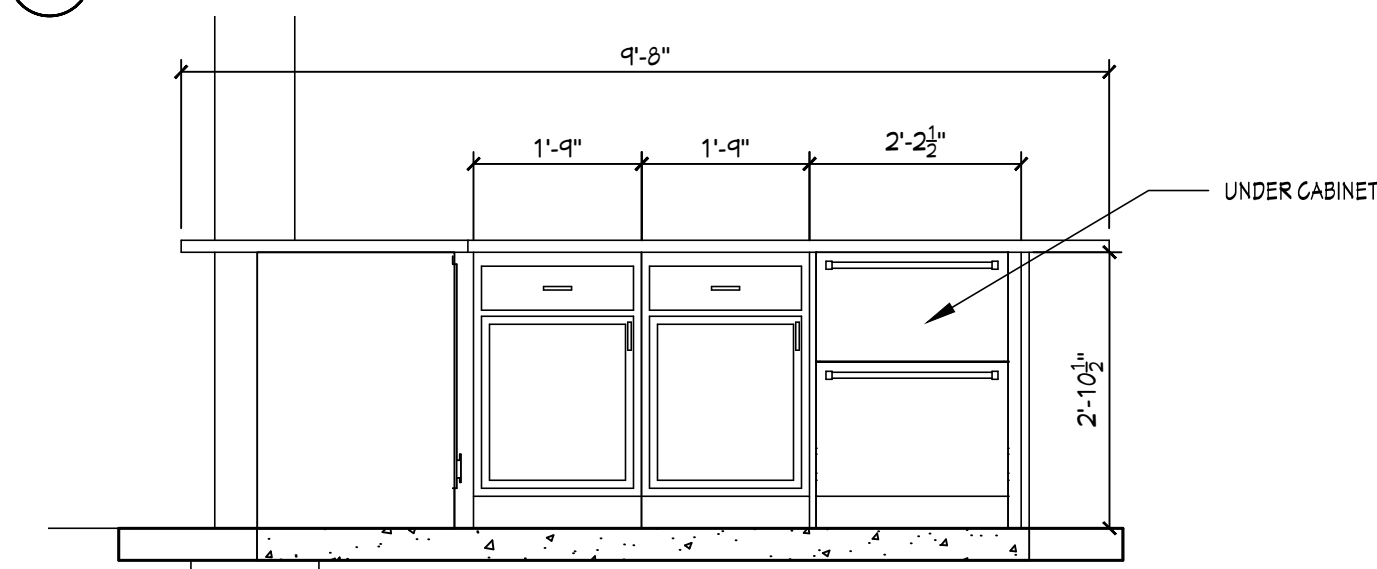
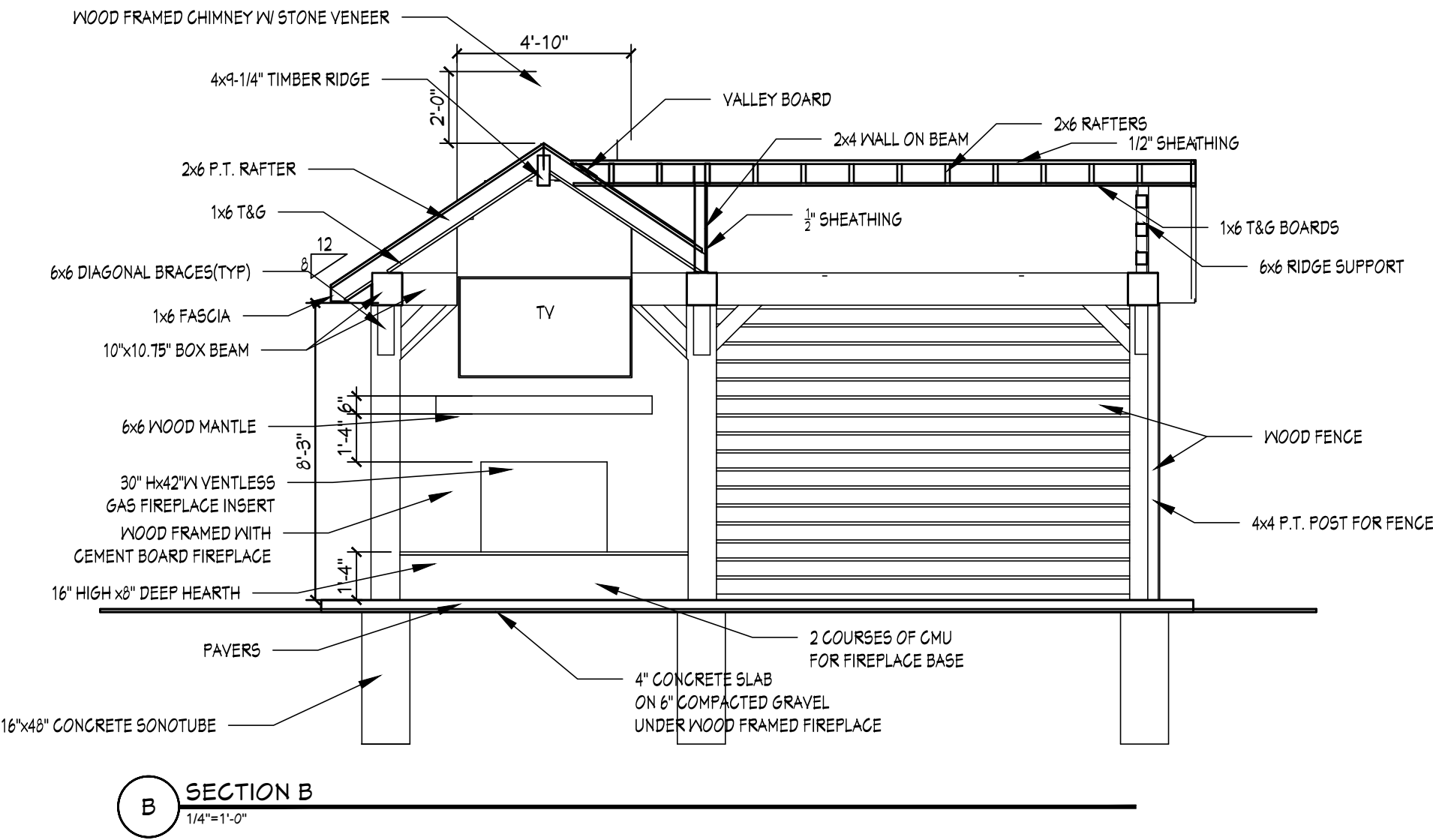
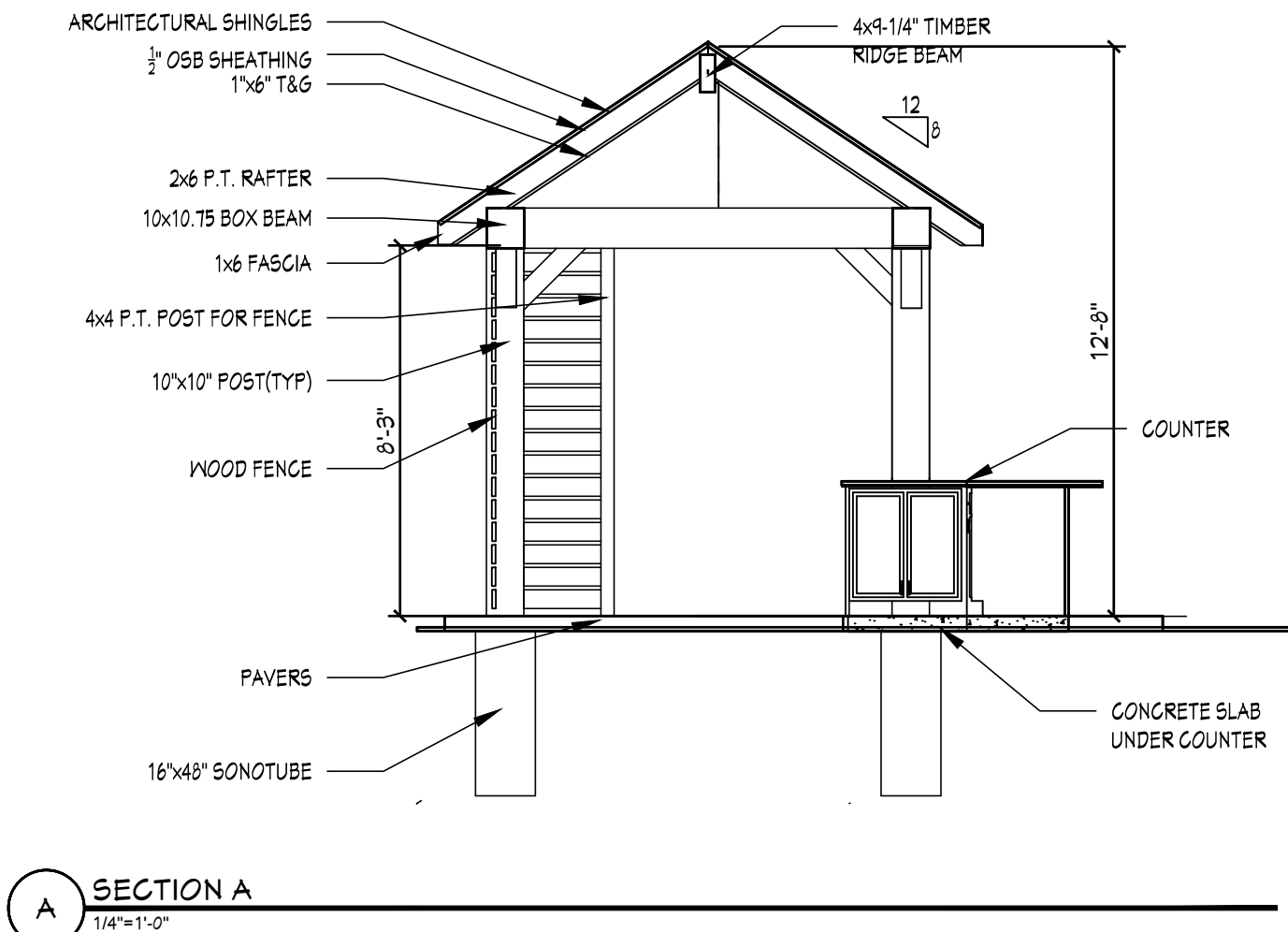
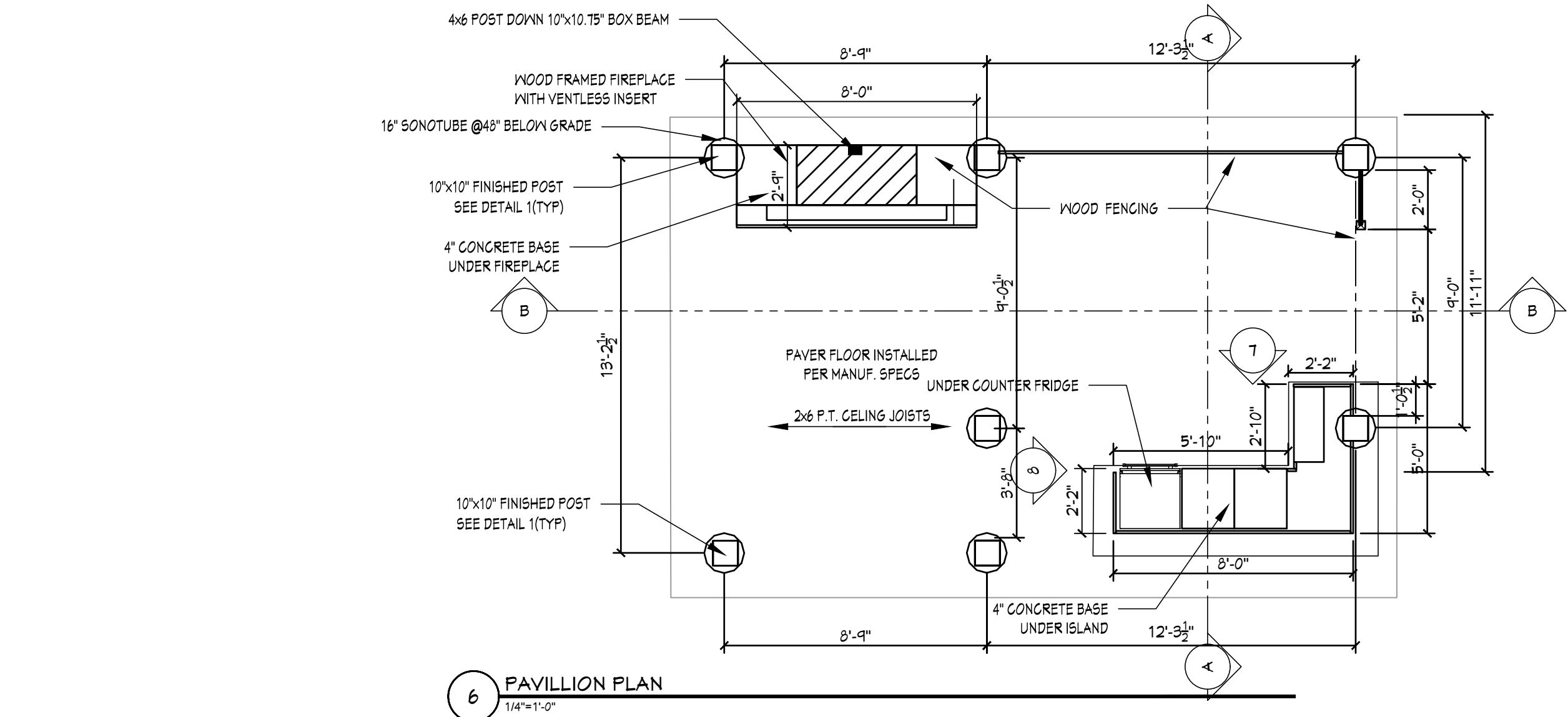
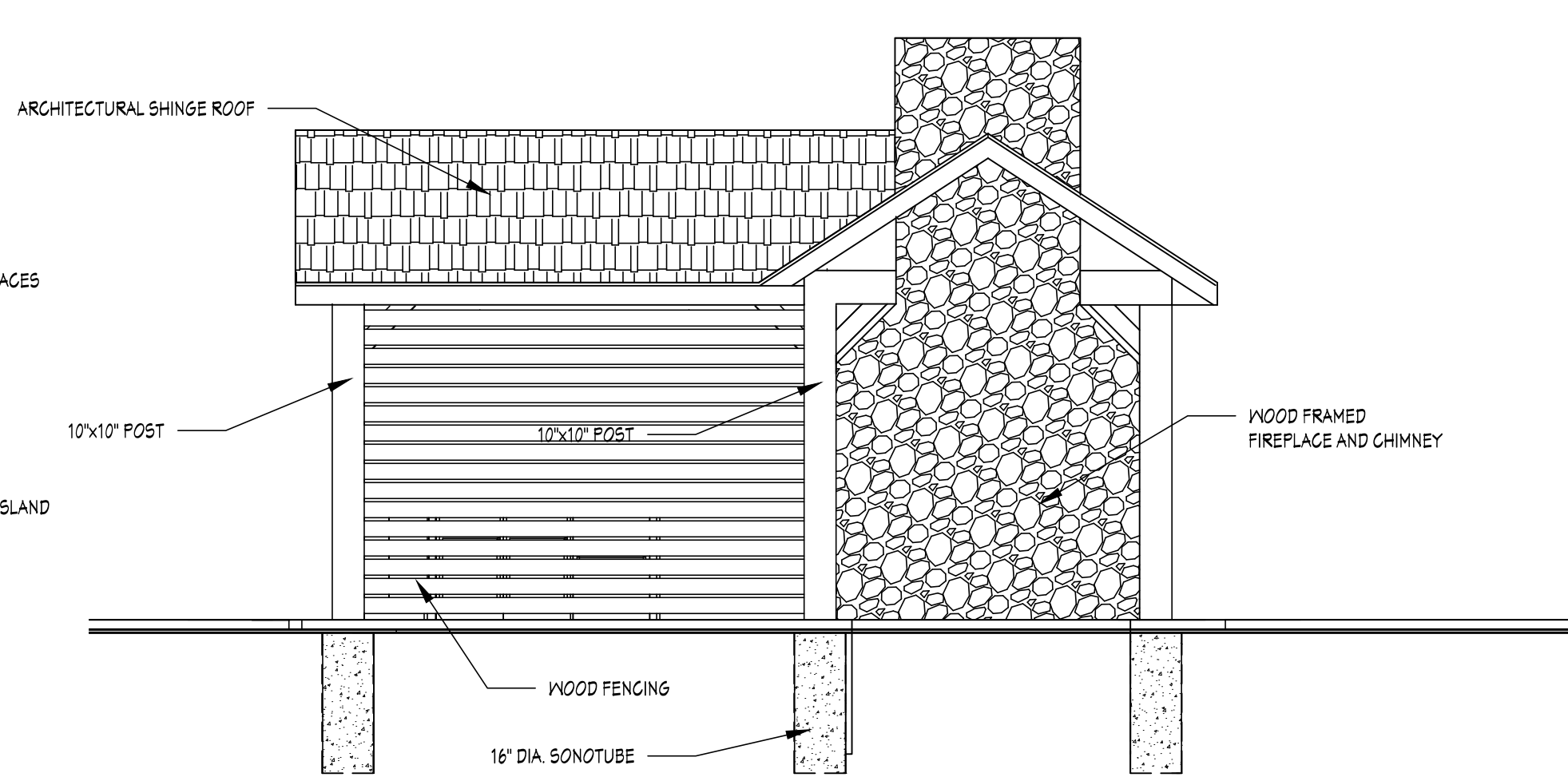
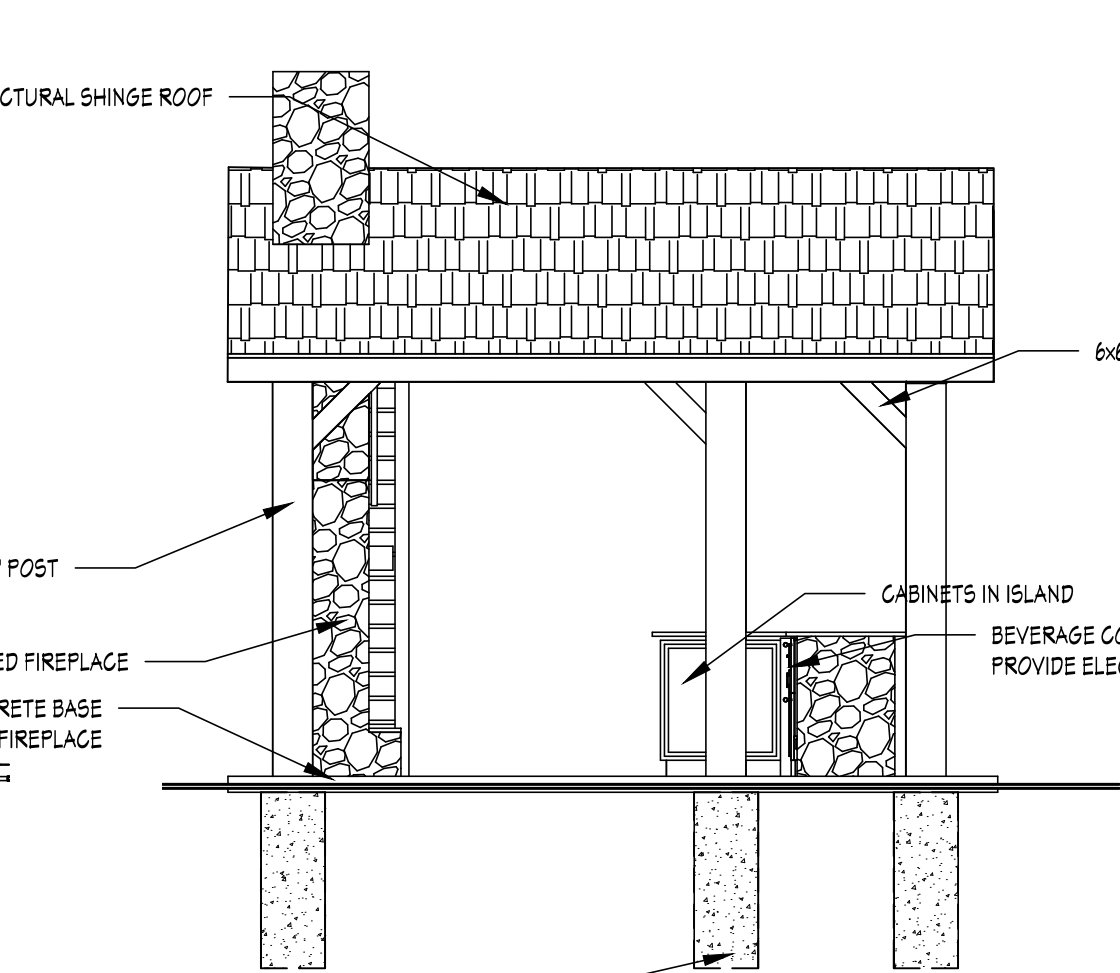
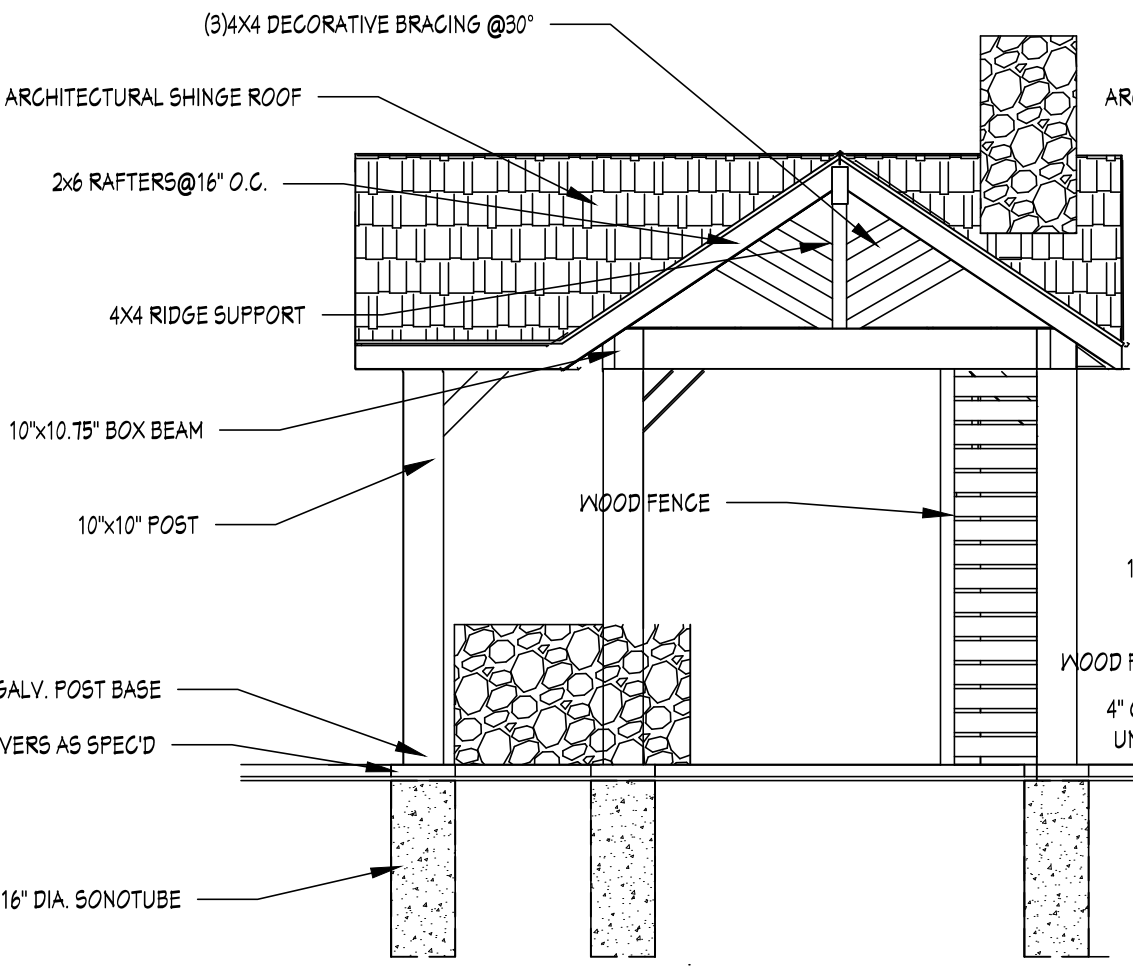
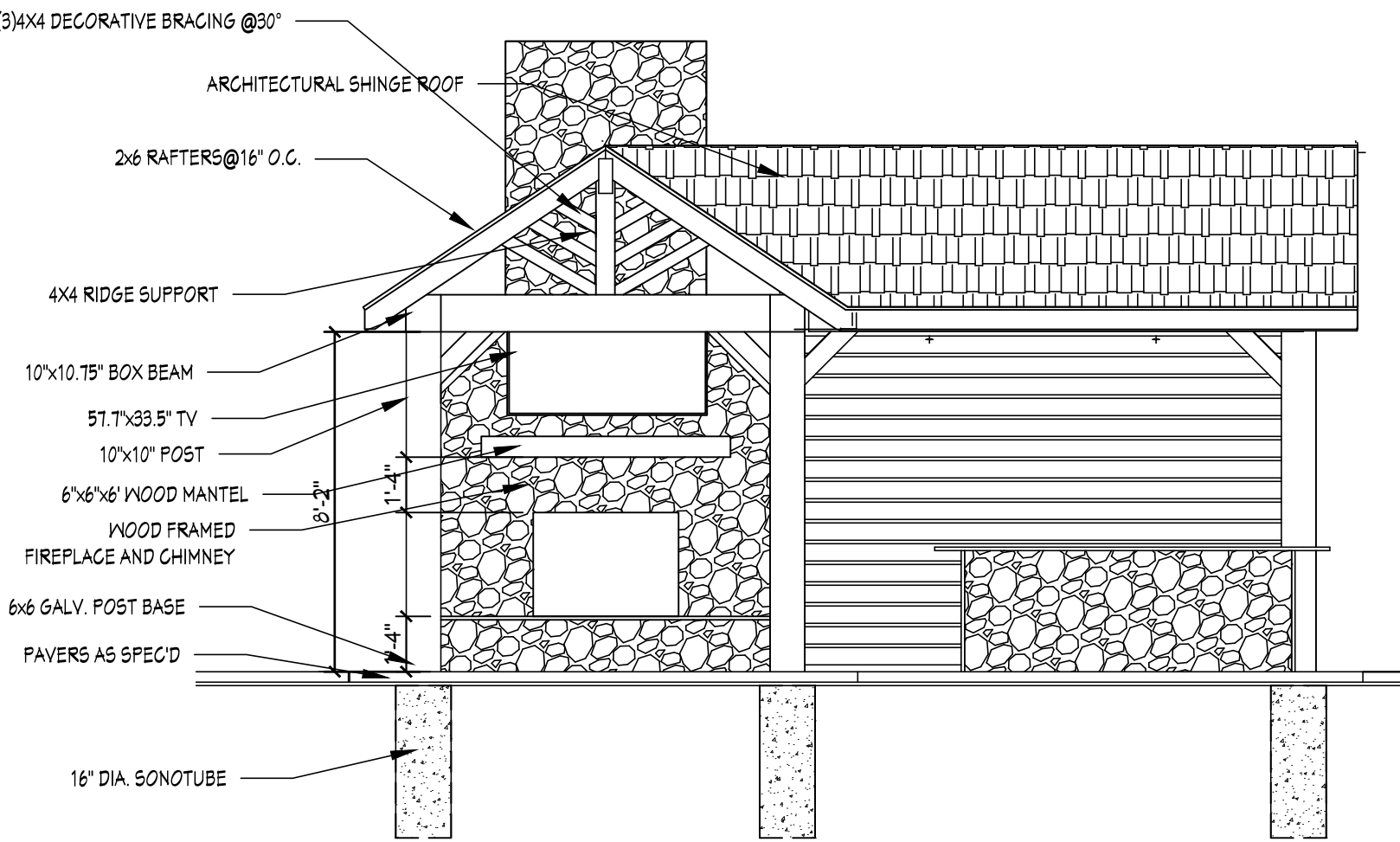
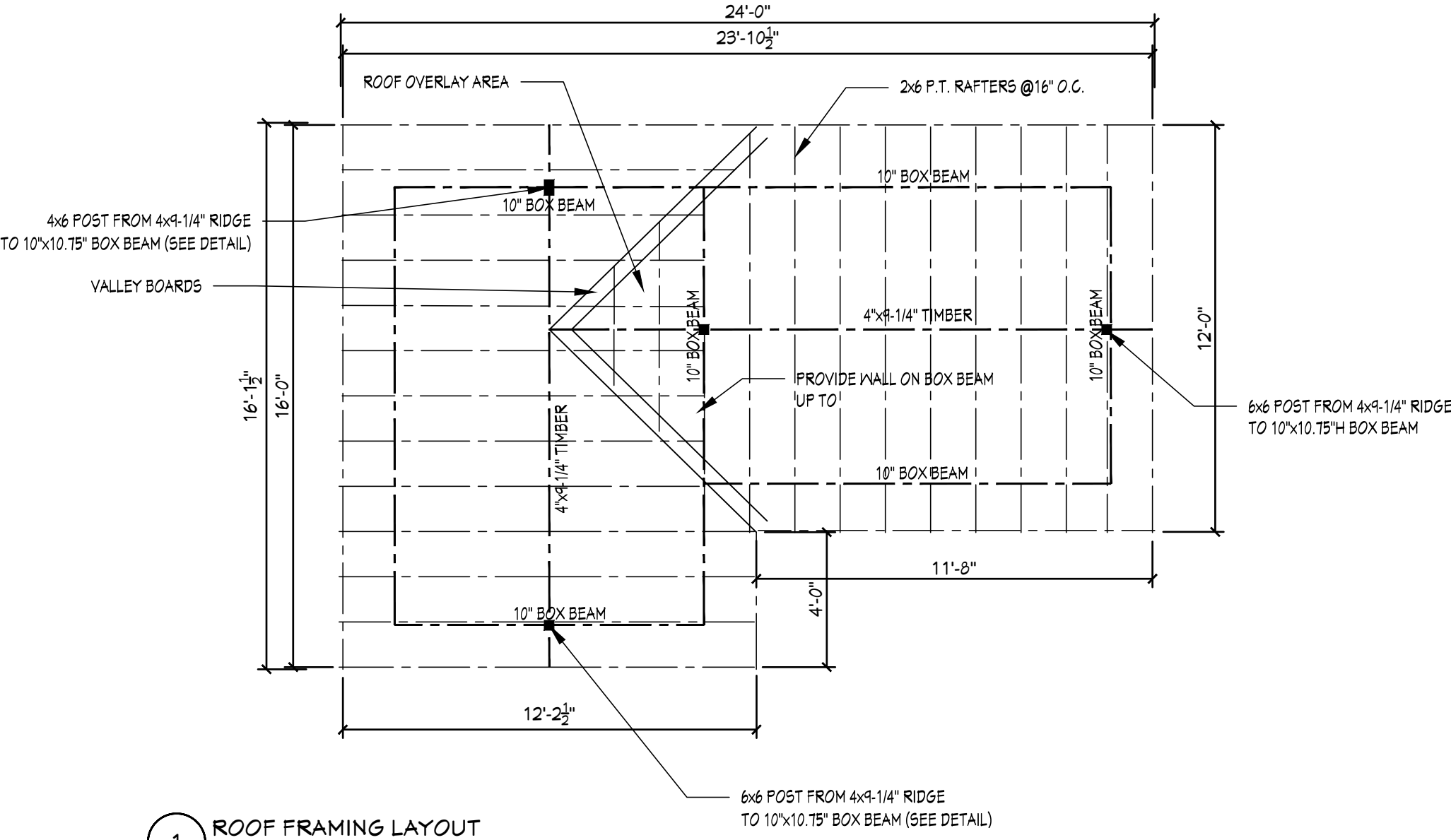
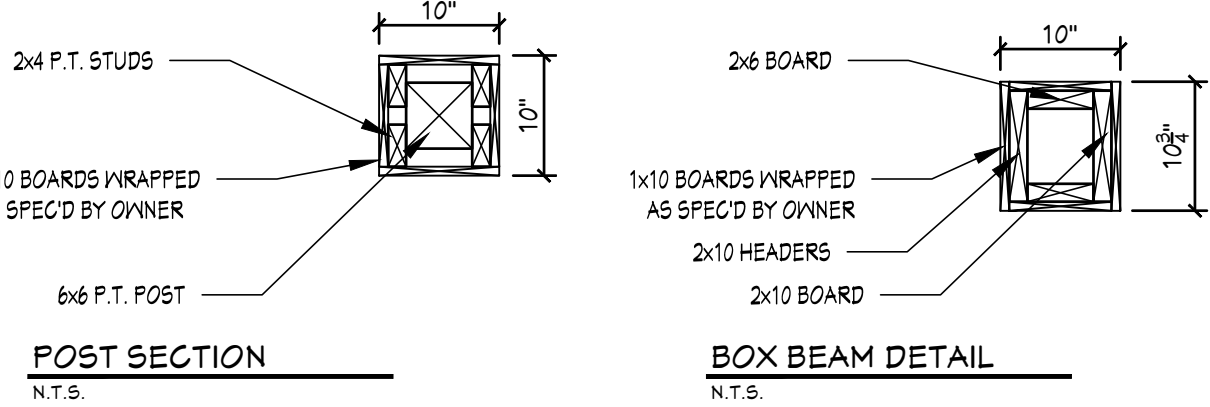
1. LAYOUT PLAN



Scale: 1/8" = 1'

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

HARRIS RESIDENCE
PAVILLION



Sky High Architecture

86 Castle Street
Geneva, New York 14456

(315) 759-5772

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REVISION SCHEDULE

NAME	DATE
------	------



PROJECT:

17 WHITLEY CT PITTSFORD, NY 14534

CLIENT:

JOSH LANDSCAPE COMPANY

DRAWING:

PAVILLION PLANS, SECTIONS, DETAILS

DRAWN:

MNO

CHECKED:

AHH

DATE:

7-15-25

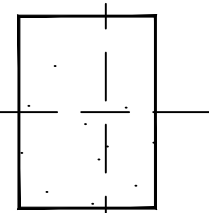
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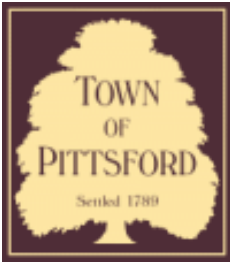
NOTED

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:

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

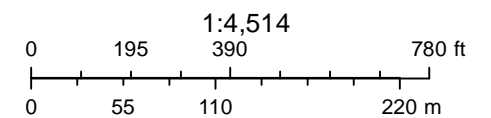
Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 2926 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Printed July 17, 2025



Town of Pittsford GIS

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None

N12.e

N10.e

N8.e

N6.e

N4.e

N2.e

N11.e

N9.e

N7.e

N5.e

N3.e

Bellingham Creek

Coventry Ridge

Cherry Hills Dr

None

60

56

54

52

49

48

46

44

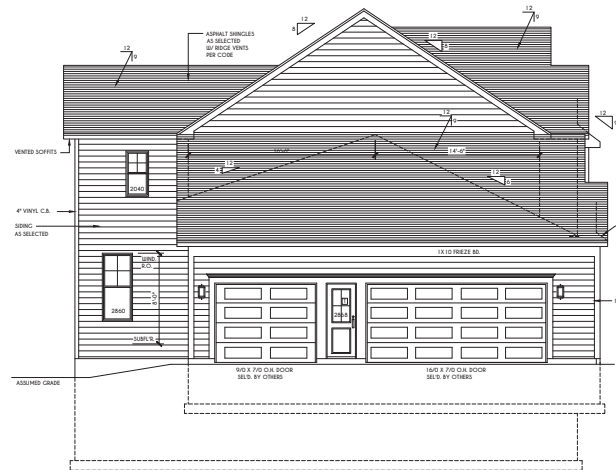
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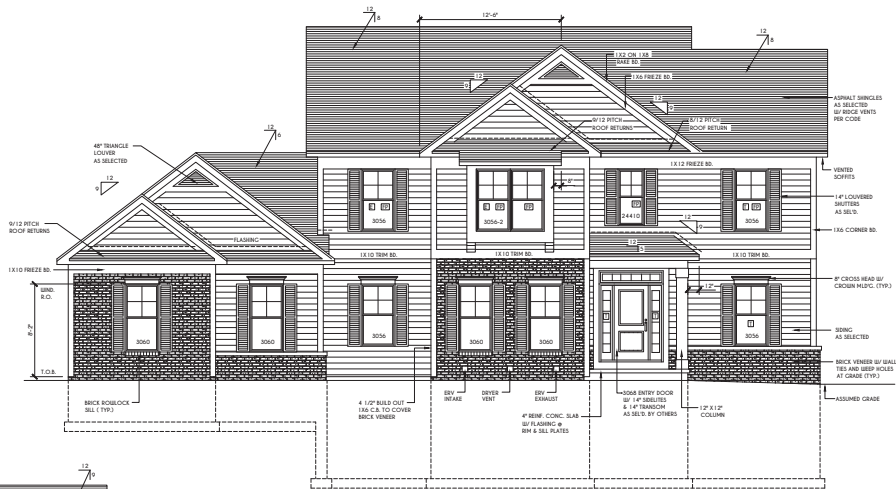
38

39

HOUSE FOOTPRINT
SCALE: 1" = 32'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA
SECOND FLOOR LIVING AREA
TOTAL LIVING AREA
TOTAL CONDITIONED VOLUME
(CONTRACTOR TO VERIFY)

• 1444 SQ.FT.
• 1482 SQ.FT.
• 2826 SQ.FT.
• 46,774 CU.FT.

TABLE M1505.4.3 (1) CONTINUOUS BRICK-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS					
DISELING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FIGURE M1505.4.3 (1) 1 cubic foot per minute (0.00047 m³/s)

[illegible][illegible]

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ARTICLE 145, SECTION 7209



3035 BRIGHTON-HENRIETTA
TOWNLINE RD
ROCHESTER, NY 14623
CALL: (585) 272-9170
FAX: (585) 292-1262
www.greaterliving.com

REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
SPEC HOME - THE NEWPORT
LOT 35 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

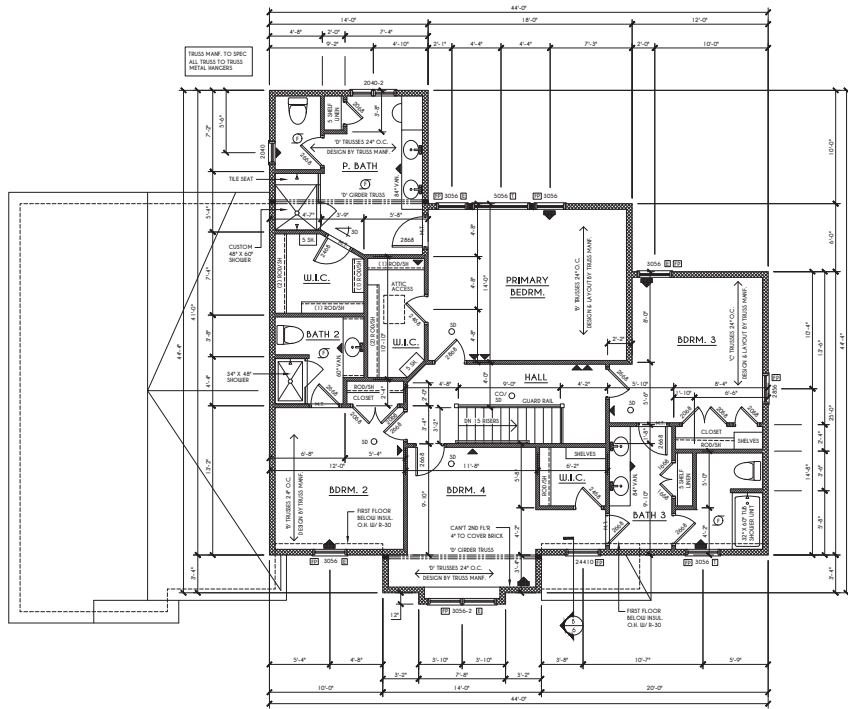
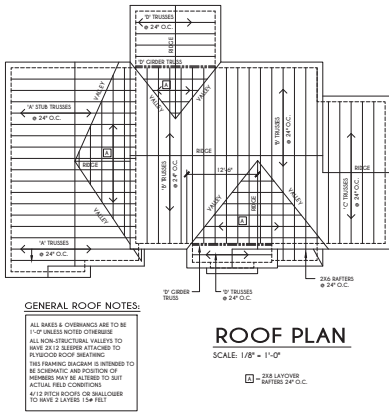
ELEVATIONS	
GLA PLAN 2926	
drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15420N	sheet: 2 / 6



NOTING LEGEND:

-  - EQUIVALE SOLID POSTING- CLUED & NAILED EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
-  - DROPPED HEADER
-  - FLUSH HEADER
- - 2X4 STUDS @ 16" O.C.
- - 2X6 STUDS @ 16" O.C.

drawn: CDK	checked: CSB
scale: AS NOTED	date: 7 / 25
PROJECT: 15420N	sheet: 3 / 6



SECOND FLOOR PLAN (482 SQ. FT.)

FRAMING LEGEND:

	REINFORCED CONCRETE - COLUMNS & WALLS
	DISJOINTED HEADERS
	FLUOR HEADERS
	2x4 STUDS @ 16" O.C.
	2x6 STUDS @ 16" O.C.

GENERAL SECOND FLOOR PLAN NOTES:

UNLESS FLOOR FINISH NOT TO BE 4" - 1" (UNLESS NOTED OTHERWISE)

ALL WINDOWS & DOORS TO BE 4" - 1" (UNLESS NOTED OTHERWISE)

ALL WINDOWS & DOORS TO BE 4" - 1" (UNLESS NOTED OTHERWISE)

PROVIDE DOOR BUCKING UNDER ALL DOOR THRESHOLDS TO BE 4" - 1" (UNLESS NOTED OTHERWISE)

PROVIDE DOOR BUCKING UNDER ALL DOOR THRESHOLDS TO BE 4" - 1" (UNLESS NOTED OTHERWISE)

ALL EXTERIOR UNFINISHED & DOOR HEADERS TO HAVE MIN. 6" SILL & TO BE MIN. (2224S) OR (2224S) (UNLESS NOTED OTHERWISE)

ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER

SHOWER DOOR & HEAT DETECTOR SHALL BE INSTALLED AS PER SECT. 811.4 OF 2020 BCYS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 811.3.3 OF 2020 BCYS & BE WITHIN 10' OF ALL SLEEPING AREAS

THE AIR BARRIERS INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWER AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

- MEETS OR EXCEEDS CODES REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ. FT.
- CLEAR OPENING HEIGHT OF 2' 0"
- PER SECT. 811.2.1 OF 2020 BCYS
- PER SECT. 811.2.2 OF 2020 BCYS
- PER SECT. 811.2.3 OF 2020 BCYS
- PER SECT. 811.2.4 OF 2020 BCYS
- PER SECT. 811.2.5 OF 2020 BCYS
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- PER SECT. 811.2.99 OF 2020 BCYS
- PER SECT. 811.2.100 OF 2020 BCYS

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REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT LOCATION:

SPEC HOME - THE NEWPORT LOT 35 BELLINGHAM PITTSFORD, NY

BUILDER:

COVENTRY RIDGE BUILDING CORP.

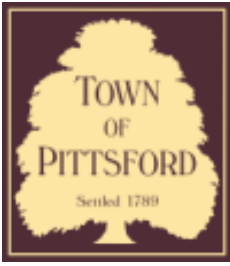
SECOND FLOOR PLAN

CLA PLAN - 2026

drawn	checked
CSK	CSK
scale	date
AS NOTED	7 / 25
PROJECT	sheet
154202N	5
	6







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

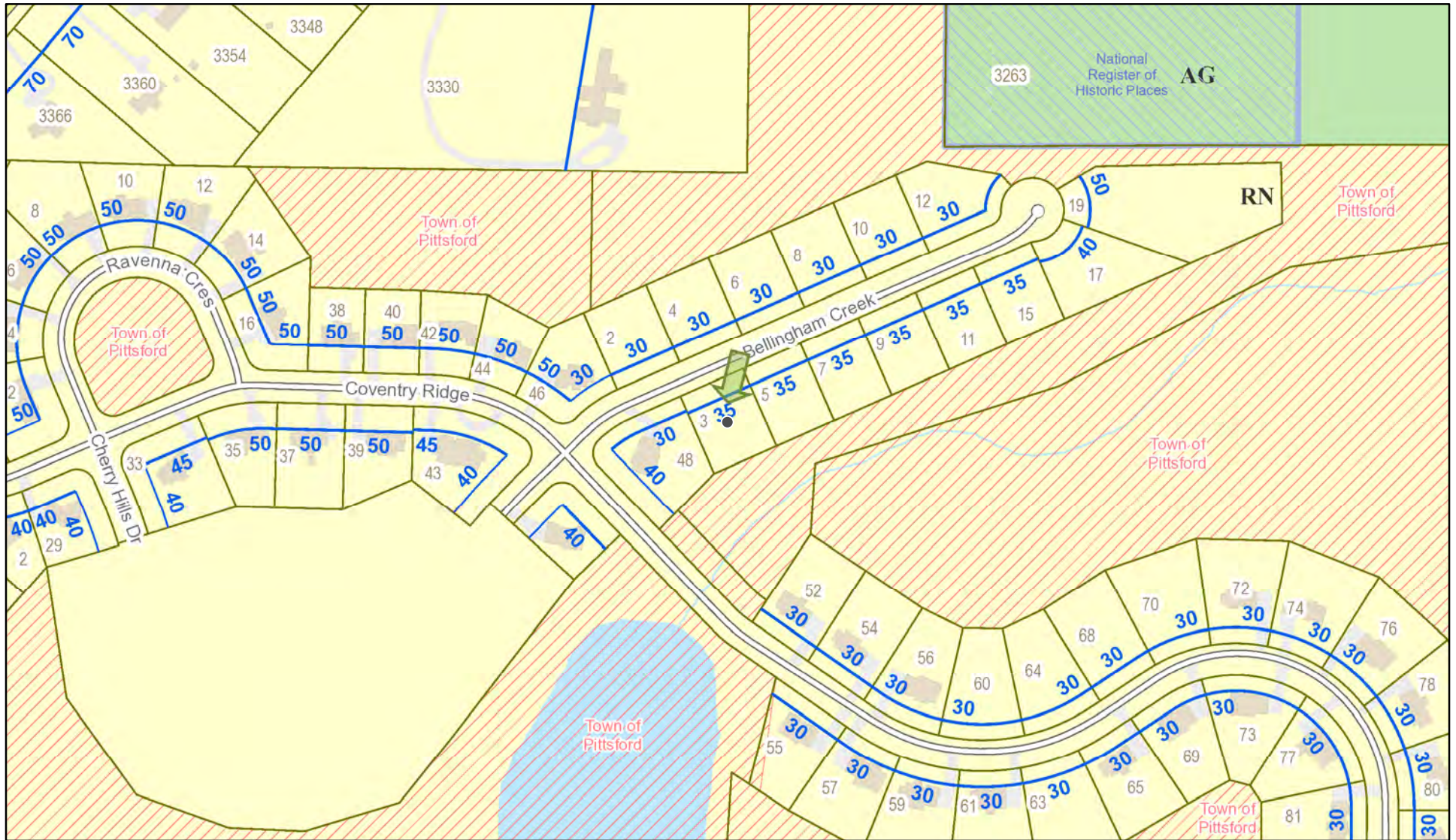
Application Type:

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

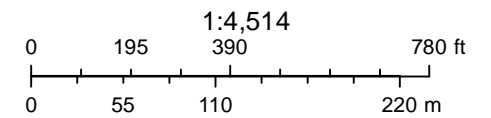
Project Description: Applicant is requesting design review for the construction of a two story single family home approximately 3135 square feet that is located in the Coventry Ridge Subdivision.

Meeting Date: July 24, 2025

RN Residential Neighborhood Zoning



Printed July 17, 2025



Town of Pittsford GIS

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TABLE M1503.4.2 (2) INTERMITTENT SINGLE-HOUSHOLD MECHANICAL VENTILATION RATE FACTORS ^a							
RUN-TIME PERCENTAGE IN EX. 4-HOUR PERCENTAGE	25%	33%	50%	66%	75%	100%	
FACTOR ^b	4	3	2	1.5	1.3	1.0	

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited.



SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA	= 1570 SQ.FT.
SECOND FLOOR LIVING AREA	= 1565 SQ.FT.
TOTAL LIVING AREA	= 3135 SQ.FT.
OPT. TERRACE LEVEL LIVING AREA	= 1090 SQ.FT.
TOTAL CONDITIONED VOLUME	= 43,654 CU.FT.
(CONTRACTOR TO VERIFY)	

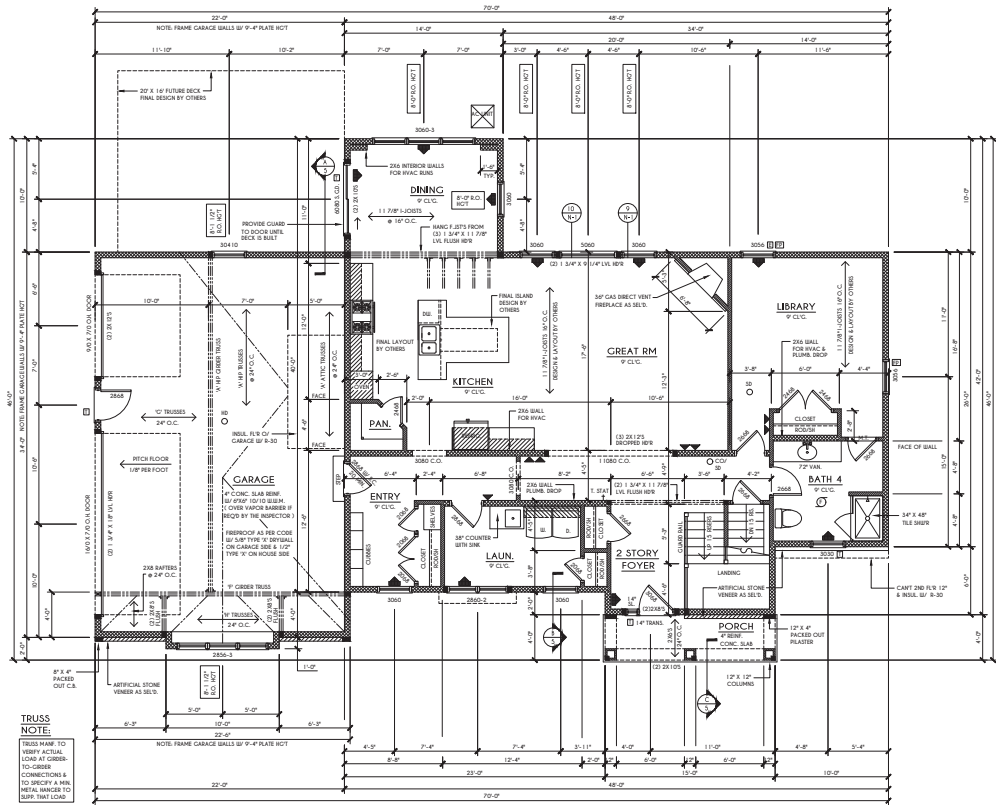
[illegible]

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 Creating Living Architecture, P.C.	
3033 BRIGHTON-HENBETTA TOWNING RD ROCHESTER, NY 14623 CALL: 585 272-9170 FAX: 585 292-1262 www.greateliving.com	
REVISIONS: DATE DESCRIPTION	
CLIENT LOCATION: NEUTON SPEC HOME LOT 88 BELLINGHAM PITTSFORD, NY	
BUILDER: COVENTRY RIDGE BUILDING CORP.	
ELEVATIONS GLA PLAN 3135	
drawn: CJK scale: AS NOTED PROJECT: 154390	checked: CJB date: 6 / 25 sheet: 1 / 5



HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



TRUSS
NOTE:
TRUSS FRAME TO
VERIFY ACTUAL
LOADS & SPACING
TO GIBBER
CONNECTIONS &
TO SPECIFY A MIN
METAL BRACE TO
SUPP. TRUSS LOAD

ENGINEERED FLOOR JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED
BY A LICENSED PROFESSIONAL ENGINEER
TO THE SPECIFIED LOADS.
ALL JOIST SPACING TO BE DESIGNED FOR
30 PSF TOTAL LOAD.
ALL JOIST SPACING TO BE DESIGNED
FOR 45 PSF TOTAL LOAD.

FRAMING LEGEND:

- PROVIDE SOLID POSTING: CLIPS & NAILS,
EQUAL TO THE # OF BEAMS TO BE
SUPPORTED. UNLESS NOTED OTHERWISE
- UNNOTED BEAMS
- 2x4 STUDS @ 16" O.C.
- 2x6 STUDS @ 16" O.C.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1570 SQ. FT.

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLAN NOT TO BE 1'-0" (SEE NOTE OTHERWISE)
ALL WINDOW & DOOR SIZES TO BE 4'-0" x 6'-0" UNLESS NOTED OTHERWISE
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
PROVIDE DEL. JACK STUDS (A. SIZE OF LOAD BEARING OPENINGS > 4'-0")
ALL EXTERIOR WINDOWS & DOOR HEADS TO HAVE MIN. 6" S. WALL, & 12" MIN. (2" S. WALLS (UNCL.))
ALL APPLIANCES SHOWN TO BE BY OWNER OR AS THE CONTRACT BY OWNER
SMOKE COIL & HEAT DETECTOR SHALL BE INSTALLED AS PER SECT. 8.11.4 OF 2003 IBC
CATCHER POUCHES ALONG SHALL BE INSTALLED AS PER SECT. 9.10.3.2 OF 2003 IBC
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED & ACCORDANCE W/ 10.10.3
IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED & ACCORDANCE W/ 10.10.3
THE 10" CURB ON TUBS

WINDOW / DOOR LEGEND:

- MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ. FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 6'6"
PER SECT. 8.10.3.1 OF 2003 IBC
- SPECIFIED THAT THIS FRAME OR OPERABLE
UNIT REQUIRES SAFETY GLAZING
PER SECT. 8.06.4 OF 2003 IBC
- SPECIFIED THAT THIS OPERABLE WINDOW
UNIT REQUIRES FACTORY APPLIED FALL PROTECTION
PER SECT. 8.11.2.2 OF 2003 IBC

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ROCHESTER, NY 14623
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FAX: (585) 292-1262
www.greatliving.com

REVISIONS	
NO.	DESCRIPTION

CLIENT/LOCATION
NEUTON SPEC HOME
LOT 88 BELLINGHAM
PITTSFORD, NY

BUILDER
CONVENTRY RIDGE
BUILDING CORP.

FIRST FLOOR PLAN

CLA PLAN 31135

drawn	checked
CSK	CSK
scale	date
AS NOTED	6 / 25
PROJECT	sheet
154390	3
	5

TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE
FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER
CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD
PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER



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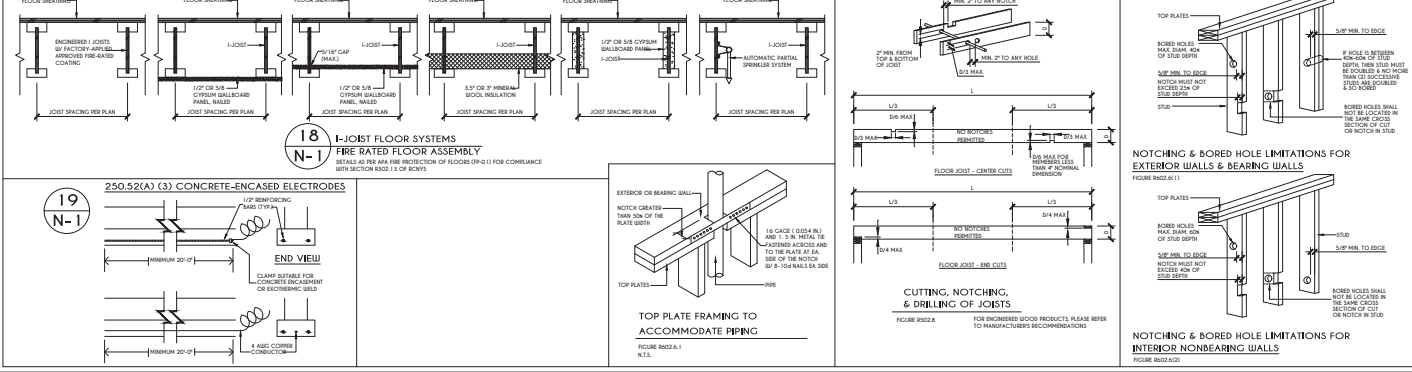
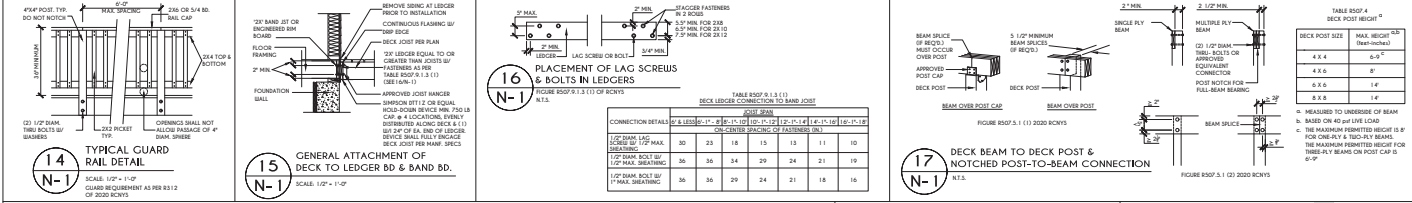
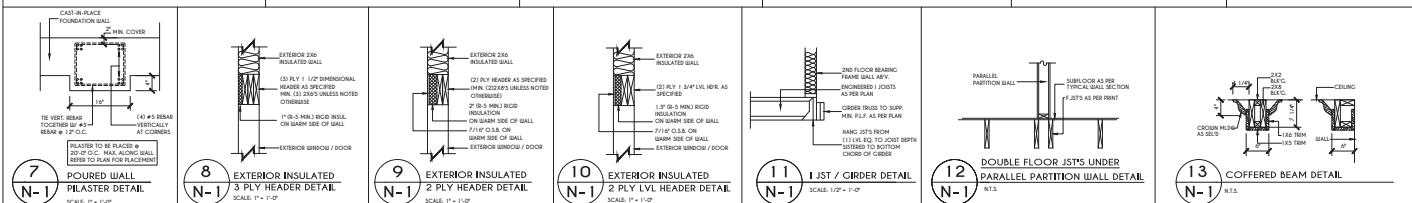
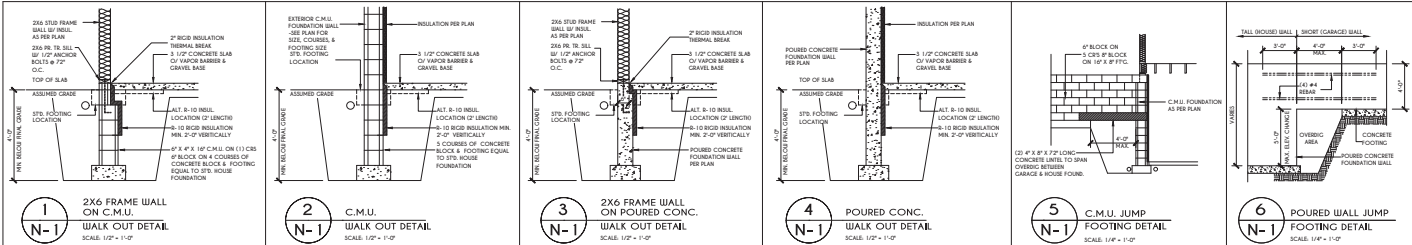
REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
NEWTON SPEC HOME
LOT 88 BELLINGHAM
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE

SECTIONS	
GLA PLAN 3135	
drawn: CDK	checked: CSB
scale: AS NOTED	date: 6 / 25
PROJECT: 15439D	sheet: 5 / 5



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REVISIONS:

DATE	BY	DESCRIPTION

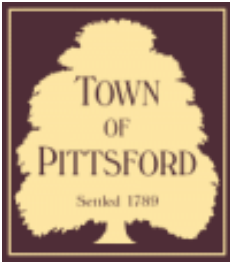
CLIENT/LOCATION:
NEUTON SPEC HOME
LOT 88 BELLEVILLE
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

DETAILS

Drawn	checked
CDK	CSA
scale:	date:
AS NOTED	6 / 25
PROJECT:	sheet:
154390	N 1

FIGURE R602.10.6



Town of Pittsford

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

Permit #
CA25-000001

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

Application Type:

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



FIRM Panel
36055C0359G

80

83

40

60

70

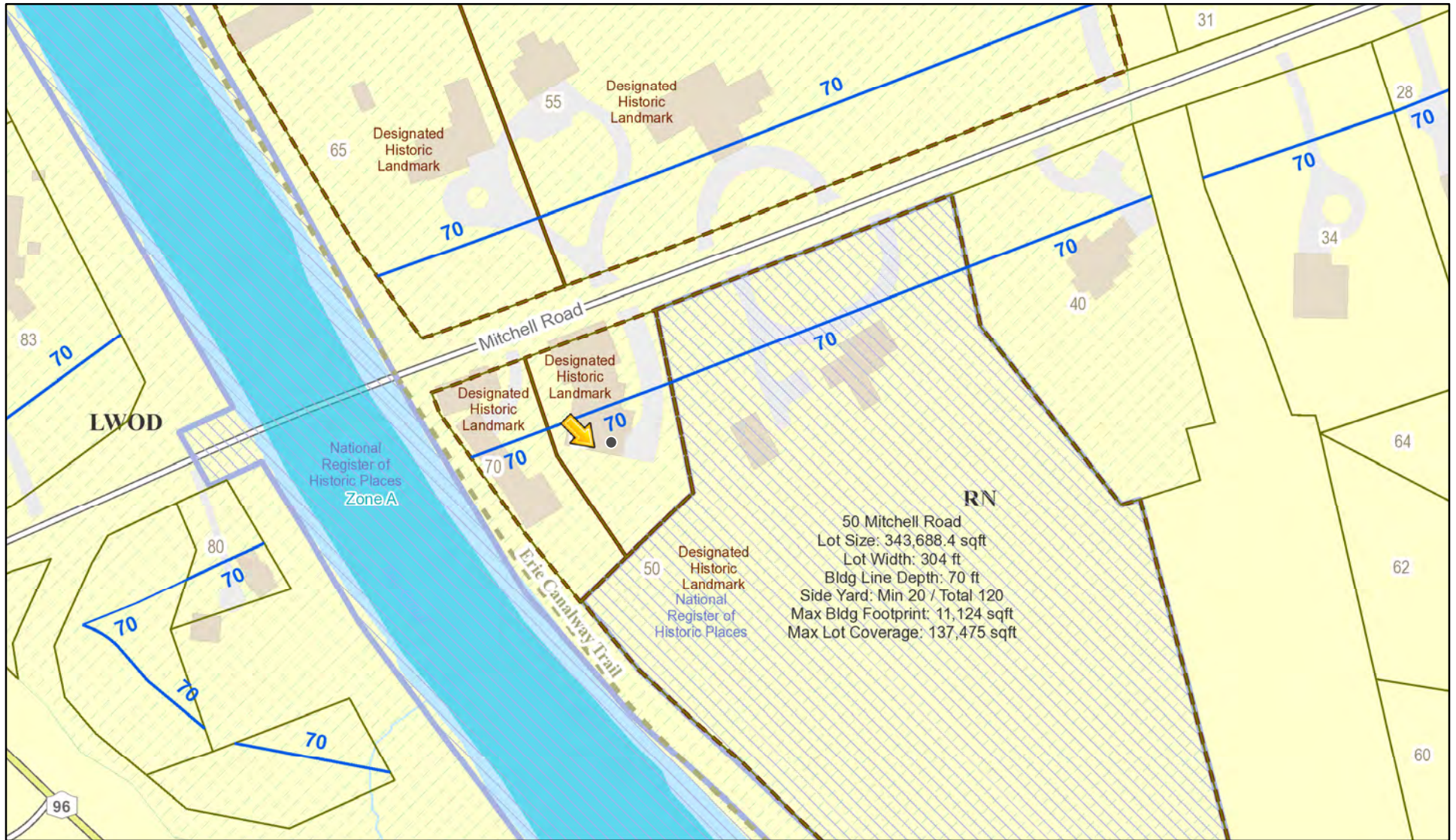
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Zone A

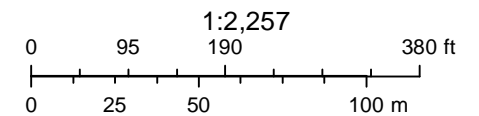
Mon Apr 28 2025
FIRM Panel 36055C0359G
Imagery © 2025 Nearmap, HERE

Nearmap

RN Residential Neighborhood Zoning



Printed July 10, 2025



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.

Gate Placement Discussion

60 Mitchell Driveway Gate

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

60 Mitchell Driveway Gate

Historic Barn Heritage



Existing fence and pillars on house



Other gates on Mitchell Rd



Gate Style

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

