

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
AUGUST 14, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, August 14, 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: Bonnie Salem, John Mitchell, Paul Whitbeck, Kathleen Cristman

ABSENT: Dirk Schneider, Dave Wigg, Jim Vekasy

ALSO PRESENT: Erik Smegelsky, Building Inspector and Code Enforcement Officer; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning, and Development; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 14 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem made note of Chairman Schneider's email correspondence sent to the Board regarding Oak Hill's response to potential landmark designation. She stated that while Oak Hill is not interested at this time, it would be a good idea to reach back out and revisit the topic in the future.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

93 Kilbourn Road

Applicant is requesting design review for an approximately 1,170 square-foot addition off the rear of the home.

Larry Giangreco, of 93 Kilbourn Rd, introduced the application. Mr. Giangreco is requesting design review for an approximately 1,170 square-foot addition off the rear of the home. He stated his intent to make the back of the house proportional on the left and right side. Board Member Salem clarified that the home's existing footprint is "U-shaped" and will be "L-shaped" after the addition. Mr. Giangreco stated that all siding, colors, and materials will match the existing home. Board Member Mitchell asked the applicant to install a window on the left side of the addition in either the utility room or master bedroom and the applicant confirmed.

Board Member Cristman motioned to approve the application for an approximately 1,170 square-foot addition off the rear of the home with the condition that a window be added on the left side of the addition in the utility room or master bedroom. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4401 East Avenue

Applicant is requesting design review for a front porch renovation.

Carl Bothner and Claire Cesna, of 4401 East Avenue, introduced the application. The applicant is requesting design review for a front porch renovation to their recently purchased home. The front roof of the home is sagging down into the front porch area and the applicant is proposing to repair the roof and increase the curvature of the porch line, creating a tighter arch. The arches will be re-shaped to match the side arch.

Additionally, the applicant would like to change the color of the trim from bright white to cream, with dark-brown shingles. Board Member Salem discussed this home being on the inventory for historic designation.

Board Member Mitchell motioned to approve the application for a front porch renovation, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

4 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision.

Chris Pagan, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Pagan is requesting design review for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision. He stated that the home will have primarily horizontal siding with accent panels and made note of the first floor bumpouts with mild roof accents. Board Member Salem asked the applicant to submit pictures of the houses being built on that street as they build them to ensure they are compatible. The applicant confirmed.

Board Member Salem motioned to approve the application for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

5 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision. Mr. Winseman stated that he will bring elevations of each house that has been submitted/approved on that street at the next DRHPB meeting. He stated that the home will have primarily horizontal siding with stone accent panels and noted the walk-out basement off the rear of the home.

Board Member Mitchell motioned to approve the application for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

78 East Park Road

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,900 square-feet.

John McKinnon, of McKinnon Construction, introduced the application. Mr. McKinnon is requesting design review for the construction of a two-story single-family home approximately 3,900 square-feet. He stated that the home will have board and batten siding, a metal roof, and a two-story garage. Additionally, the home will have dormers on the front facade and a stone chimney. Mr. McKinnon discussed the property currently being a double-lot and stated that as it is a low property, he will fill in the grading.

Board Member Cristman motioned to approve the application for the construction of a two-story single-family home approximately 3,900 square-feet, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS:

526 Mendon Road

Applicant is requesting Board approval to demolish the existing 2,805 square-foot, one-story, single-family home, with the intent to build a 12,231 square-foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

James Fahy, of James Fahy Design Associates Architecture & Engineering P.C., introduced the application. Mr. Fahy is requesting Board approval to demolish the existing 2,805 square-foot, one-story, single-family home, with the intent to build a 12,231 square-foot, two-story, single-family home on the property. Mr. Fahy stated he is seeking a discretionary exemption for the demolition and the approval to go forward. He stated that the existing single-family residence and accessory structures proposed for demolition are not believed to have any architectural significance and highlighted the poor condition of the existing storage shed and barn. Mr. Fahy stated that the proposed home is a European Manor-Style home with garages north and south of the main structure. The exterior will be all stone and stucco material. Mr. Fahy stated that the project will need to go to the Zoning Board for two variances: (1) for the building footprint, and (2) for the fence height for the entry gate.

Mark Bayer, of Bayer Landscape Architecture, discussed the uniqueness of property. He stated that the size of the property is 5 acres long and noted that it is adjacent to Thornell Farm Park. Mr. Bayer stated that there are no immediate residential neighbors near the property and compared it to an island.

Board Member Salem agreed with the applicant that the existing home built in 1960 holds no historic significance, however she does not agree that this property is an island. She pointed out that 540 Mendon Road is to the right of the property and is roughly half the size of the lot. Board Member Salem stated that there is also a neighborhood nearby filled with very modest homes that should be taken into consideration. She also has concerns about the proposed size of the home as it is much larger than the approved square footage for the size of the lot. Board Member Salem stated that she is against the short-process for the demolition and reasoned that the people who will see the home everyday should be involved and able to attend the public hearing. Additionally, she has concerns about the size of the proposed building as it is significantly different from the nearby homes. Board Member Cristman stated that she agrees with Board Member Salem that this application should go through the more extensive demolition process due to the size of the project. The Board asked the applicant to clarify the square footage of the proposed home and the applicant replied that it will be 12,231 square-feet.

Board Member Salem motioned to hold this application for a full demolition process with a public hearing, seconded by Board Member Whitbeck. All ayes.

COMMERCIAL APPLICATIONS: SIGNAGE

3349 Monroe Avenue

Applicant is requesting design review for a 15 square-foot sign for Cinnaholic at Pittsford Plaza.

Connor Ewing, of Elevated Sign Solutions, introduced the application. Mr. Ewing is requesting design review for a 15 square-foot sign for Cinnaholic at Pittsford Plaza.

Board Member Mitchell motioned to approve the application for a 15 square-foot sign for Cinnaholic at Pittsford Plaza, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

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

Anthony Daniele, of 2815 Clover LLC (300 Tobey Village Road), re-introduced the application. Mr. Daniele is requesting 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 July 10th DRHPB meeting and stated that most members felt that concept 10A did a good job at addressing some of the Board's major concerns. In response, he brought the concept to his design team to continue it around the rest of the building. He discussed breaking up the facade into different sections, breaking up the roofline, and breaking up eavelines with the introduction of mansard roofs in relation to concept 10A.

Regarding page 04A of the submission packet, Mr. Daniele discussed the east elevation and highlighted the introduction of more stone into the facade to incorporate more quality and quantity of natural finishes. He stated that 04A has two different types of stone facades as well as mansard roofs on the east facade and in some spots on the west facade. There are also some mansard features in the courtyard. Mr. Daniele stated that pages 04A, 04B, and 04C are showing how different colors would look. He stated that pages 04E and 04F are showing the courtyard and made note of the mansard features seen in the north courtyard on page 04F.

Mr. Daniele discussed the proposed balconies and stated that there are three types: Juliet balconies, fully recessed balconies, and semi-recessed balconies. He explained that the idea behind having three different types of balconies is to break up the vertical repetitiveness. Mr. Daniele stated that 04G is the redesign with some landscape features incorporated, and page 05 includes data on heights. Pages 06A and 06B showcase the amount of stone used, offer a closer view of the recessed balconies, and highlight areas protruded and recessed. Page 07 displays the proposed roofs which include both mansard features as well as some flat roof features.

Mr. Daniele asked for the Board's feedback on the presented elevations and stated that he would like to get to a point where a majority of the Board wants to vote yes. The project still needs final site plan approval from the Planning Board but he believes it is almost there.

Board Member Salem asked the applicant to walk-through the changes made to the east elevation since the July 10th meeting. Dustin Welch, Architect, stated that only minor revisions were made. Mr. Daniele pointed out the balcony changes and explained that the Juliet balconies will have steel railings and the vinyl balconies will have white railings. Small changes were made to the roofs as well. Doug DeRue, Director of Planning, Zoning, and Development, pointed out that the Board has not seen the west elevation before this. Mr. Daniele discussed the stormwater management work to remove the ponds and stated that he was able to bring down the grading to a 3-1 slope or less to satisfy fire safety codes and bury the parking area. Mr. DeRue confirmed to the Board that there will be landscaping by the parking area where the previously proposed pond was.

Board Member Mitchell stated that he believes the project is moving in alignment with the direction discussed at the July 14th meeting and Board Members Salem and Cristman agreed. Board Member Whitbeck still does not favor the building because of its large size but agrees that it looks better.

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Mr. Daniele asked for the Board's comments on aspects such as colors, rooflines, facades, and any other aspects that could be improved before the next meeting. Board Member Salem requested a more isolated and enlarged view of the smaller details, such as the railings, to aid in their review.

Danny Daniele, of 2815 Clover LLC (300 Tobey Village Road), asked the Board what stage they believe the project is at after tonight's meeting. Board Member Mitchell replied that the applicant has made progress and is accurately developing the project along the lines of concept 10A discussed at the July 10th meeting. He stated that there are some minor aspects to work on but none that would have a major impact on the project and advised the applicant to continue in this direction. Board Member Cristman also pointed out the small number of Board Members in attendance [tonight](#). For the next meeting, Mr. Daniele (Danny) asked if the Board would like to see colors incorporated in the renderings or if they would prefer them to be black and white. Board Member Mitchell replied that if the applicant believes some color could enhance the elevations, he does not have an issue with that, however some areas may be better displayed in black and white.

MEETING MINUTES REVIEW

The minutes of July 24, 2025 were approved following a motion by Board Member Whitbeck. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Mitchell closed the meeting at 8:05PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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