

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
AUGUST 28, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, August 28, 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, Kathleen Cristman, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Paul Whitbeck, Dave Wigg

ALSO PRESENT: Bill Zink, Building Inspector; 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 11 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

Board Member Salem and Chairman Schneider discussed wanting to meet face-to-face with Oak Hill to discuss both its potential for designation and the benefits to it.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

22 Charter Oaks Drive

Applicant is requesting design review for a 704 square-foot addition to the existing garage.

Jeff Thomas, of RX Remodeling and Construction Inc., introduced the application. Mr. Thomas is requesting design review for a 704 square-foot addition to the existing two-car garage. He stated that the siding, roofing, and overhangs will match the existing garage and the proposed garage door will be similar to the existing garage door. The proposed garage is flush across the front and extends in the back. Board Member Salem noted that the applicant is proposing a front gable on the new garage but there is not a front gable anywhere else on the home. Chairman Schneider stated that if the applicant adds on to the existing two-car garage then he will end up having a four-car garage next to a residential home. He noted that there are no other four-car garages in the neighborhood. The Board has an issue with the proposed garage being longer than the home and explained to the applicant that a four-car garage does not fit into the character of the neighborhood. The Board tabled the discussion and asked the contractor to talk with the homeowner about the design changes.

1 Oak Manor Drive

Applicant is requesting design review for a 96 square-foot addition off the rear of the existing home.

Jake Smith, of Quality Homes of Rochester, introduced the application. Mr. Smith is requesting design review for a 96 square-foot three-season room addition off the rear of the existing home. He stated that the proposed slide door will be the same height as the existing window.

Board Member Mitchell motioned to approve the application for a 96 square-foot addition off the rear of the existing home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

20 Winding Road

Applicant is requesting design review for a 500 square-foot second story addition.

Applicant will be moved to a later meeting agenda.

27 Trowbridge Trail

Applicant is requesting design review for a 60 square-foot front porch.

Keith Cadwell, of KC Home Remodeling, introduced the application. Mr. Cadwell is requesting design review for a 60 square-foot front porch. He discussed the home's history of grading issues and stated that the existing porch was poorly constructed. Mr. Cadwell is putting the addition right up to the wall but will not connect it to the house in order to avoid issues with dirt from occurring again. The materials proposed will consist of a black aluminum railing, white risers and white fascia board, Dark Roast TimberTech for the deck, black aluminium posts, and horizontal railings on both sides of the stairs. Board Member Vekasy inquired about the missing column on the house and Mr. Cadwell stated that the column was rotted away and not structural. Chairman Schneider discussed the proposed riser lights and confirmed with Town Staff that they are acceptable.

Chairman Schneider motioned to approve the application for a 60 square-foot front porch on the front of the home, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

27 North Country Club Drive

Applicant is requesting design review for an approximately 924 square-foot addition off the rear of the home.

Todd Marotta, of Carini Engineering Designs, P.C., introduced the application. Mr. Marotta is requesting design review for an approximately 924 square-foot addition off the rear of the home. He mentioned that the home is one of the smallest in its neighborhood and that the added square-footage will help bring it up to average. The siding and color of the addition will match the existing home. The trim will be white and the shutters will be black to match the existing home. He stated that the proposed roof will match the existing roof and stated that he will cover the exposed area of the home with siding to match as well.

Board Member Salem motioned to approve the application for an approximately 924 square-foot addition off the rear of the home, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

136 South Main Street

Applicant is requesting design review for a 494 square-foot addition off the rear of the existing home.

Phil Lane, of 136 South Main Street, introduced the application. Mr. Lane is requesting design review for a 494 square-foot addition off the rear of the existing home. He is also requesting review for siding and window changes. He stated that the existing siding on the home will be torn off and new siding will be added.

Mr. Lane discussed the proposed changes to the front porch on the front elevation and noted that the color of the windows will be changed to black, and the existing cedar shake siding will be replaced with horizontal siding with board and batten siding on the bottom portion. He stated that the proposed white columns will be

wrapped in a tektrim-style material and the garage will be metal. Board Member Vekasy confirmed with the applicant that the board and batten siding will only be on the front of the home and will not wrap around the side of the home but rather meet the horizontal siding on the side of the home. On the east elevation, Mr. Lane will replace the existing windows with a sliding door. He confirmed that the proposed garage doors will match the style of the existing garage doors and the roof will be the same asphalt roof on the existing home.

Board Member Vekasy motioned to approve the application for a 494 square-foot addition off the rear of the existing home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

3419 Clover Street

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to construct a deck around an existing above-ground pool at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.

Frank Dutko, of 3419 Clover Street, introduced the application. Mr. Dutko is requesting a Certificate of Appropriateness to construct a deck around an existing above-ground pool at a Designated Historic Landmark. He stated that the entire deck is free-standing and clarified that it is behind the garage and not the home which is farther away. He clarified that the deck will not be attached to the garage and noted that the original above-ground pool was buried into the ground about two feet. Mr. Dutko is proposing to put a vinyl railing on two sides of the deck and stated that the pool deck railing will match the railing system on the existing home. Board Member Salem asked the applicant to confirm that the existing white railing on the pool will be removed and the applicant confirmed. Bill Zink, Building Inspector, asked the applicant to confirm that there will be a fence around the entire pool that meets the pool code and the applicant confirmed.

Chairman Schneider asked for public comment. Hearing none, Chairman Schneider motioned to close the public hearing. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the motion was approved, none opposed.

Chairman Schneider stated that the Board will draft a resolution that will be voted on at the next meeting.

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).

Chairman Schneider opened the public hearing.

James Fahy, of James Fahy Design Associates Architecture & Engineering P.C., re-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. He noted that the application appeared at the last meeting where the Board determined it would require a public hearing. Mr. Fahy noted that the existing home, barn, and shed do not hold any architectural value. If approved for demolition, he is proposing to build a 12,231 square-foot European manor-style home with a finished lower-level. Mr. Fahy discussed two variances the proposed home will need to get from the Zoning Board if the project moves forward: (1) for the oversized building footprint, and (2) for the fence height. The homeowner stated that he reached out to five of his closest neighbors in regard to the application and three have

responded to him stating that they do not have a problem with it. Mr. Fahy gave the neighbor letters submitted to Chairman Schneider.

Mark Bayer, of Bayer Landscape Architecture, stated that Thornell Farm Park is to the north of the proposed home and there is a conservation area to the east. Pittsford Baptist Church is nearby as well. Chairman Schneider asked the applicant about the topography from the church to the proposed home and Mr. Bayer stated that the home will be above the church. Mr. Bayer confirmed that the neighborhood to the east of the proposed home will be visibly protected and noted that they will still have over 80% green space after the project is completed. He stated that the home is set far back from the road so the presence from the road will be minimal. Chairman Schneider asked about colors for the proposed home and Mr. Fahy replied that the home will be sided with stone and stucco and is not intended to be a colorful home.

Andrew Hemmingway, resident of 540 Mendon Road, expressed that he is in favor of the project. Cathy Koshykar, Town Board Member, mentioned that Thornell Farm Park is widely used by the public for various reasons. With that, she asked to see a view from the park to the proposed new home.

Mr. Fahy discussed the homeowner's desire to have a buffer between the park and the proposed home.

Chairman Schneider requested the applicant produce a cross-section to confirm the applicant's statement that the proposed home would not be visible from Thornell Farm Park. He asked that the cross-section go from north to south and that it shows the existing vegetation and highest points of the house. Chairman Schneider asked if the applicant could submit this for the next meeting on September 11th and the applicant confirmed.

Chairman Schneider stated that the public hearing will remain open.

COMMERCIAL APPLICATIONS

100 Hahnemann Trail – Pittsford Highlands

Applicant is requesting design review for a 1,660 square-foot interior renovation to the existing first-floor space in the Laurelwood assisted living wing requiring the change of a door to a window.

Board Member Vekasy recused himself from voting on the application.

Gabby Marino, of SWBR, introduced the application. Ms. Marino is requesting design review for a 1,660 square-foot interior renovation to the existing first-floor space in the Laurelwood assisted living wing requiring the change of a door to a window. Ms. Marino discussed the site plan as well as the door proposed to be turned into a window. She stated that the window will match the existing windows.

Board Member Cristman motioned to approve the application for a 1,660 square-foot renovation to the existing first-floor space in the Laurelwood assisted living wing, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

Applicant is requesting the review of design changes to date and the current design material..

Anthony Daniele, of 2815 Clover LLC (300 Tobey Road), re-introduced the application. Mr. Daniele is requesting review of design changes to date and the current design material. He stated that the application last appeared before the Board at the July 2nd meeting. Mr. Daniele summarized the July 2nd meeting for members that were unable to attend. Chairman Schneider asked the applicant about what changes were made since the July 2nd meeting and Dustin Welch, Architect for the project, stated that all changes were minor. Mr. Welch discussed areas of the building where he rounded-off corners as well as the balconies and railings pairings. Mr. Daniele discussed the balconies highlighted in concept 04C.

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Mr. Daniele discussed the time dedicated to producing the elevations presented and hopes that the Planning Board will be in a place to give final site plan approval after this meeting. He stated that he would like the Board's stance on the rooflines and the footprint of the building as opposed to the colors and materials so that he can relay that to the Planning Board.

Chairman Schneider, discussing concept 06A, asked for clarification on some balconies that appear to project out past the footprint of the building. Mr. Daniele and Mr. Welch confirmed that they do not. Chairman Schneider stated that he feels the project has come a very long way from where it started.

Board Member Salem noted the north elevation on concept 04D is where the YMCA would be visible.

Doug DeRue, Director of Planning, Zoning, and Development, discussed the gables seen on concept 06A and noted that the first gable by the exit door appears to be recessed deeper than the one next to it. The applicant replied that the first gable is extended around four feet and the one next to it is extended around two feet. Mr. DeRue explained that the depth of the balcony recesses is critical information for the Board to have.

Chairman Schneider asked the applicant to confirm that the stone will return to the door just as it is seen on rendering 06A and Mr. Daniele confirmed. Chairman Schneider stated that he is very pleased with the appearance. Chairman Schneider pointed out the louvre on the mansard roof (06A) and discussed all the louvres being the same. He confirmed with the applicant that the louvres will match the color of the siding.

Mr. Welch showed the Board potential colors for the building and Board Member Salem pointed out that with all of the textures on the building there is no need for a lot of color. The applicant stated that all trim will be Aztec trim. The Board discussed the two different stone samples brought by the applicant and noted that the larger stones are efus. Chairman Schneider asked how the rainwater will be brought down and Mr. Welch stated that there will be gutters.

Board Member Salem stated that she believes the renderings have come a very long way since the beginning. She believes the building looks cohesive and is pleased with its appearance.

Regarding the east elevation, Chairman Schneider discussed the roof looking top-heavy and asked the applicant to take a look at the triangle height and top-heavy elements. Mr. Daniele discussed another possible option: to bring the block up to make the triangle roof appear less top-heavy instead of changing the actual triangle roof.

Mr. DeRue discussed the applicant's timeline to get the plans done before the end of the year and explained why they want to move quickly. Mr. Daniele explained that what he needs from the Board is to know if they are comfortable with the rooflines and if they believe the project is in a good position to move forward.

The Board agreed that they are satisfied with the overall footprint and massing of the building, aside from the one triangle gable discussed at tonight's meeting. The Board also agreed that they are satisfied with the rooflines. Board Member Mitchell believes the overall envelope of the building is coming together nicely. Board Member Salem believes the project has come a long way. Board Member Cristman believes that the project looks substantially better and appreciates the applicant's efforts to improve it, but still believes the project is too big for the size of the area.

Mr. DeRue recommended the applicant consider the set of drawings presented today as a constant to compare any future changes to these elevations. Chairman Schneider agreed and stated that he would like the elevations presented today to be used on all future submissions. He also requested that they do not change the dates on the current renderings going forward as to avoid confusion.

MEETING MINUTES REVIEW

The minutes of August 14, 2025 were approved, with one correction, following a motion by Board Member Salem. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Schneider closed the meeting at 9:05PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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