

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 09, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, October 09, 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: Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider, Dave Wigg, John Mitchell

ALSO PRESENT: Anthony Caruso, Fire Marshal; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 7 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that there were no updates to discuss.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Old Lyme Road

Applicant is returning to request design review for a 240 square-foot garage addition to the side of the home.

Jim Pippin, of 18 Old Lyme Road, introduced the application. Mr. Pippin is requesting design review for a 240 square-foot garage addition to the side of the home. He stated that the project came before the Board last year and explained that he is back with a revised application. Mr. Pippin is proposing to bump out the existing garage 8 feet. He clarified that he is proposing the project without the dormers and second floor as seen on the rendering presented. All finishes and materials will match the existing garage.

Board Member Cristman motioned to approve the application for a 240 square-foot garage addition to the side of the home without the dormers and second story as seen on the rendering presented. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

15 Rockdale Meadows

Applicant is requesting design review to convert an existing rear deck into an enclosed porch.

Jim Brasley, Architect, introduced the application. Mr. Brasley is requesting design review to convert an existing rear deck into an enclosed porch. He explained that the existing deck structure will remain and that he will add new posts and beams. Mr. Brasley stated that the color and trim will match the existing home and noted that the gable end will have a shake-style vinyl siding.

Board Member Vekasy motioned to approve the application to convert an existing rear deck into an enclosed porch, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4044A East Avenue

Applicant is requesting design review to construct a 322 square-foot second floor addition.

Justin Hamilton, of 4044A East Avenue and Hamilton Stern Construction, introduced the application. Mr. Hamilton is requesting design review to construct a 322 square-foot second floor addition. The addition will have two open gables along with the windows, and the eave line will line up with the existing eave on the home. The bathroom window will be changed from a double casement to a single casement window and the gable will have glass on the front and back so that you are able to see through it.

Board Member Whitbeck motioned to approve the application for a 322 square-foot second floor addition, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

68 Coventry Ridge

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,613 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 3,613 square-feet that is located in the Coventry Ridge Subdivision. He stated that this will be the final home on Coventry Ridge. Mr. Pagan also clarified that a deck is not being proposed with the home.

Board Member Salem motioned to approve the application for the construction of a two-story single family new home approximately 3,613 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.

33 Sutton Point

Applicant is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet.

Shawna and Michael Hayes, of 33 Sutton Point, introduced the application. Mr. Hayes is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. Mr. Hayes discussed recently buying the home after the original home was damaged in a fire in July 2023. The home was brought down to the first level after the fire. Mr. Hayes plans to remove the siding and reuse the existing garage. Board Member Salem asked the applicant about the dormers on the front elevation and the applicant stated that they are false dormers because there is no second floor. The rendering presented has vertical siding throughout, but Mr. and Mrs. Hayes stated that they would like to do a mix of vertical siding and possibly stone and horizontal siding on the front facade. Board Member Vekasy advised that the stone material either needs to wrap around the corner or get boxed into the trim. Board Member Salem commented that the home will look very different than the rendering presented with the siding ideas that the applicant discussed. Anthony Caruso, Fire Marshal, explained that the Board needs to know exactly where the various types of siding will go on the elevations and asked them to submit revised elevations with their final siding choices. The applicant confirmed that they will come back to the Board with revised final plans.

MEETING MINUTES REVIEW

The minutes of September 25, 2025 were approved 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.

Board Member Vekasy closed the meeting at 6:43PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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