

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 23, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, October 23, 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: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 36 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Board Member 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

22 Charter Oaks Drive

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

Adam Kalb, of 22 Charter Oaks Drive, introduced the application. Mr. Kalb is requesting design review for design changes to a previously approved project to construct a 704 square-foot addition to the existing garage. He stated that the project was approved at the 9/25 meeting and explained that he was unable to add the window requested by the Board to the side of the garage because it is lower than the main house. The Board discussed the 32-foot side of the garage on the west elevation without a window and determined that a window does need to be added.

Board Member Vekasy motioned to approve the application for a 704 square-foot addition to the existing garage with the conditions that: (1) the finishes, siding, and roof match the existing house, and (2) an additional window is added on the west elevation of the garage. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

246 Long Meadow Circle

Applicant is requesting design changes to a previously approved, 1,200-square-foot, two-story, attached garage on the side of the home.

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting design changes to a previously approved 1,200 square-foot, two-story attached garage on the side of the home. He is proposing to eliminate the previously approved window and replace it with a door.

Board Member Vekasy motioned to approve the application for design changes to a previously approved 1,200 square-foot, two-story, attached garage on the side of the home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

90 Stoneleigh Court

Applicant is requesting design review of a 672 square-foot attached two-car garage addition.

Ania Makuch, of 90 Stoneleigh Court, introduced the application. Ms. Makuch is requesting design review of a 672 square-foot attached two-car garage addition. She stated that the color, siding, and windows of the proposed garage will match the existing home. The garage addition will have two single garage doors. Board Member Salem asked the applicant about the proposed driveway change and Ms. Makuch stated that she will need to extend the existing stone driveway to ensure proper drainage.

Board Member Cristman motioned to approve the application for a 672 square-foot detached two-bay single-story garage, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4048 East Avenue

Applicant is requesting design review of a 647 square-foot addition to an existing detached garage.

Alex Wiedemer, of Design Works Architecture P.C., introduced the application. Mr. Wiedemer is requesting design review of a 647 square-foot addition to an existing detached garage. He stated that the materials, siding, roof, windows and doors will match the existing garage. The Board discussed access to the garage and the applicant stated that there will be a garage door on the rear of the garage. Board Member Vekasy discussed the ridge of the garage addition being higher than the ridge of the existing garage and asked the applicant to explain its relation to the ridge of the home. The applicant stated that the garage is a lower grade than the home and slopes away from it.

Board Member Whitbeck motioned to approve the 647 square-foot detached two-bay single-story garage, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

21 Barrington Hills

Applicant is requesting design review for an approximately 103 square-foot addition to the existing home.

Vinod Luthra, of 21 Barrington Hills, introduced the application. Mr. Luthra is requesting design review for an approximately 103 square-foot addition to the existing home. He stated that the materials and siding will match the existing home and made note of two proposed bump outs.

Board Member Salem motioned to approve the application for an approximately 103 square-foot addition to the rear of the existing home, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

6 Ryder Cup Circle

Applicant is requesting design review for a 48 square-foot addition to the front of the existing home.

Nate Esh, of Keystone Custom Decks, introduced the application. Mr. Esh is requesting design review for a 48 square-foot addition to the front of the existing home. He is proposing to add a front portico porch over the front door and will have white vinyl siding and white vinyl columns. Mr. Esh stated that the detailing on the existing columns will be replicated on the proposed columns and confirmed that the stoop will not change.

Board Member Cristman motioned to approve the application for a 48 square-foot addition to the front 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.

RESIDENTIAL APPLICATIONS: NEW HOMES

526 Mendon Road

Applicant is requesting design review for the construction of a two-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

A representative from Malvern Views LLC re-introduced the application. The applicant is requesting Board approval for the construction of a two-story single-family home approximately 12,231 square feet. The applicant stated that he is proposing different finishes than what was last presented for the Board. He also discussed the proposed materials of the home which include black roof tiles, stone, and stucco.

Board Member Salem stated that her position on the project's design remains consistent with her earlier reservations. She does not believe that the proposed home looks like a residence and thinks it could be attributed to the use of too much stone. Board Member Cristman agreed that there is a lot of stone but reasoned that with the size of the home any material will likely appear as too much. Board Members Vekasy and Cristman agreed that the stone and stucco materials go together nicely.

The applicant discussed Kilbourn Place Apartments and a few homes on Knollwood Drive and made note of their use of stone and stucco material. Board Member Vekasy reminded the applicant that context and location matters, along with what will fit into the character of the area.

Board Member Vekasy asked for the rest of the Board's feedback on whether the proposed home has an excessive amount of stone material. Board Member Cristman stated that the proposed materials look attractive when you are looking at the home by itself, but she does not believe that it will fit into the character of the proposed location next to Mendon High School. Board Member Salem stated that she believes the size and excessive use of stone prevents the building from having a warm residential appearance. Board Member Vekasy explained to the applicant that the Board needs to see more options with some variety in materials to help in addressing how large the building is, possibly with less stone and more stucco. The applicant asked if there is a need for this with how far the house is from the street and Board Member Vekasy responded yes because it will be a very prominent home.

Robert Koegel, Town Attorney, suggested that the Board give the applicant additional guidance on how to improve the project and help get it closer to approval. Board Member Vekasy agreed and recognized that not all Board Members are present to share their opinions and guidance. He stated that he does agree that there is a lot of stone. He added that the materials go together nicely but appear very monotone and suggested other options such as up and down stucco with less stone.

Board Member Vekasy stated that this application will be held over to the next meeting agenda.

33 Sutton Point

Applicant is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. This property is zoned Residential Neighborhood (RN).

Shawna and Michael Hayes, of 33 Sutton Point, re-introduced the application. Mr. and Mrs. Hayes are requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. Mr. Hayes stated that they appeared before the Board at the 10/9 meeting and are back again after implementing the Board's direction. The home will have cream-colored white stucco siding and black windows and trim. Mr. Hayes explained that the proposed gables were added to help break up the front facade of the home. Mrs. Hayes stated that the front doors will be double-doors and the garage doors will match. There will

be a pergola over the garage as well. Mr. and Mrs. Hayes confirmed that there will not be a second floor to the home. Board Members Salem and Cristman agreed that the home came together quite nicely.

Board Member Whitbeck motioned to approve the application for the construction of a one-story single-family home approximately 3,700 square-feet, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS:

71 Knollwood Drive

Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

Patrick Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting Board approval to demolish the existing 3,420 square-foot, two-story, single-family home, with the intent to build a 6,510 square-foot, two-story, single-family home with a finished basement on the property. Mr. Morabito stated that he was the architect that designed the existing home built in 1984. He explained the reason for the demolition request is because the homeowner was not pleased with just adding an addition to the existing home. He informed the Board that the project would need to get a variance from the Zoning Board for the footprint and lot coverage. Mr. Morabito stated that he would like to build an English country style home with a substantial amount of stone material. There will be numerous texture differences but few color differences.

Board Member Salem asked for clarification that the reason for the demolition request is because the homeowner is not satisfied with it and not because the home is currently in disrepair. Mr. Morabito responded that the existing home is not in structural disrepair, adding that the home was designed to 1984 standards which are not the same as those today. Board Member Salem stated that because the home is under 50 years old and was not assessed in the latest inventory, the Board needs to decide if there is any historical significance to it. Board Member Vekasy stated that the home certainly has a style that comes from the era in which it was built but noted that there are other homes in other neighborhoods similar to this one. Board Member Salem stated that she does not believe the home rises to the level of historic significance to where the Board is concerned with its demolition.

Board Member Salem stated that Knollwood Drive is eclectic and has homes of many different styles along with a healthy variation of both larger homes and smaller homes. She asked if the proposed home would be the largest on the street and Mr. Morabito replied that it would not. Paul Colucci, of DiMarco Constructors, discussed the square-footages of various homes on Knollwood Drive. Board Member Vekasy agreed that the homes on the street are eclectic and stated that because of this he does not think that the demolition of the existing home or the construction of the proposed home would change the character of the neighborhood.

Board Member Salem stated that she does not believe this application should be exempt from the formal demolition process. She reasoned that the home is in a very special neighborhood and would like to give the neighbors an opportunity to weigh in. Additionally, it will give the Board time to take a closer look at the other homes in the neighborhood and compare them. Board Members Cristman and Whitbeck agree, adding that they feel this is an important neighborhood and an important home.

Board Member Salem motioned for the application to demolish the existing 3,420 square-foot, two-story, single-family home be assigned the full demolition process. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

MEETING MINUTES REVIEW

The minutes of October 09, 2025 were approved following a motion by Board Member Vekasy. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 7:23PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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