

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
NOVEMBER 13, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, November 13, 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, Dave Wigg, Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Doug DeRue, Director of Planning, Zoning & Development; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 10 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 briefly addressed developing a plan to send out the reception invitations to inventoried homes for their potential designation.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

166 Mill Road

Applicant is requesting design review of a 156-square-foot porch roof addition to the existing home.

Paul Zachman, of Boardwalk Design Inc. and 166 Mill Road, introduced the application. Mr. Zachman is requesting design review for a 156-square-foot porch roof addition to the existing home. The Board discussed the home being on a larger-size lot.

Board Member Whitbeck motioned to approve the application for a 156-square-foot porch roof addition to the existing home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

19 Wandering Trail

Applicant is requesting design review of a 320-square-foot addition to the rear of existing home.

Beau Rabetoy, of Rabetoy Construction, introduced the application. Mr. Rabetoy is requesting design review for a 320-square-foot addition to the rear of the existing home. The Board asked the applicant for clarification on what is being removed versus what is being proposed due to some discrepancies in the renderings presented. Mr. Rabetoy explained that the existing deck will be removed, and that the 3D rendering is what is being proposed. The Board discussed the roof planes of the home versus the roof planes of the addition and collectively agreed that to approve the application they will need more information than what was provided. The Board requested that the applicant return with 2D renderings, and the applicant confirmed.

89 Knickerbocker Road

Applicant is requesting design review to rebuild the back 662 square feet of the existing home.

James Liebel, of James Renovation & Construction LLC, introduced the application. Mr. Liebel is requesting design review to rebuild the back 662 square feet of the existing home. He stated that the original intent was to replace some windows on the home, but he ran into some issues in getting the new roof to match the existing front roof and will need to turn the gables a different way. Mr. Liebel confirmed that the footprint of what he is proposing to build is the same as the existing footprint and made note of a window change in the kitchen area.

Board Member Cristman motioned to approve the application to rebuild the back 662 square feet of the existing home, as submitted. This motion was seconded by Vice Chairman Wigg. 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 discussed the changes made since the last meeting and made note of the stone material that was moved on the first floor. He discussed other homes on Knollwood Drive that he suggested had similar aspects to the proposed home.

Chairman Schneider inquired about the lighting of the proposed front entrance and the applicant stated that there will be lights on the columns of the gate and on the trees. The Board discussed the proposed gutters and drainage system and confirmed with the applicant that he will use real stucco material. Board Member Salem is concerned with the proposed home's visibility from the street because of how visible the smaller-sized existing home is. She does not believe that the proposed home will fit with the surrounding area, particularly Pittsford Mendon High School and Thornell Farm Park. Board Member Cristman also raised a concern about the home's potential street visibility and the applicant explained that it would be thoroughly covered after the trees are planted. The Board discussed the proposed home's materials, finishes, and windows with the applicant as well.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 12,231 square feet, as submitted. This motion was seconded by Vice Chairman Wigg. Following a majority voice vote, the application was approved.

The Board voted as follows:

Dave Wigg voted	Aye
Paul Whitbeck	Nay
Kathleen Cristman	Aye
Jim Vekasy	Aye
Bonnie Salem	Nay
John Mitchell	Absent
Dirk Schneider	Aye

10 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,684 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 3,684 square feet that is located in the Coventry Ridge Subdivision. The home will have horizontal and board and batten siding along with a full basement. The Board raised some concern with having three different heights of stone material on the front facade of the home and discussed alternative options.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 3,684 square feet with the condition that the water table of the stone on the left-hand side of the front entrance door be aligned with the water table shown on the garage elevation on the right side of the front elevation. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS: PUBLIC HEARING

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).

Chairman Schneider opened the public hearing.

Paul Colluci, of DiMarco Constructors, introduced the application. Mr. Colluci 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. The existing home has not been designated as historic and is not on the list of inventoried homes. Mr. Colluci stated that Pat Morabito, of Morabito Architects, designed the existing home and will design the proposed home as well. He discussed the letters of support received from various neighbors. Mr. Colluci stated that the proposed home will require two variances from the Zoning Board for exceeding the allowed building footprint and lot coverage. He also noted that a variance is not required for exceeding 30 feet in height as this Board has the power to grant. Mr. Colluci stated that the height of the proposed home is 8 feet taller than the height of the existing home and discussed some of the half-story elements it will contain.

Pat Morabito, of Morabito Architects, discussed the intended design of the proposed home. He stated that the home will have a four-car garage as opposed to the existing three-car garage and noted that he plans to bring the left side of the home further back.

Board Member Salem discussed the research she gathered on various homes on Knollwood Drive in relation to their square footages versus lot size. She explained that most of the homes on a half-acre lot are in the three-four thousand range in terms of square footage, which means that in comparison the applicant is proposing a home that is significantly larger. She does believe that the proposed design of the home will be complimentary to the eclectic neighborhood.

Mr. Morabito confirmed that the trees seen on the site plan are existing and stated that while some will need to be cleared for construction, almost all of the trees will be preserved. Regarding the massing of the proposed home, Chairman Schneider stated that it has good movement and believes that the existing trees will help to alleviate it as well.

Board Member Cristman voiced her concerns about potentially setting a precedent of demolishing a perfectly good home to build a larger home on the lot. She discussed the importance of providing a clear explanation to the reasons why and how this home is different from other potential homes in the future to avoid setting a precedent.

Chairman Schneider stated that the public hearing will remain open.

Chairman Schneider will draft a resolution to be voted on at the next meeting.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) - Pittsford Oaks

Applicant is requesting design review for Pittsford Oaks Apartments.

Danny Daniele, of 2815 Clover LLC (300 Tobey Road), introduced the application. Mr. Daniele is requesting design review for the Pittsford Oaks Apartments. Mr. Daniele discussed the positive feedback received from neighbors and others regarding the potential design of the building.

Thomas Schreve, of Passero Associates, stated that the project recently received its final site plan approval from the Planning Board and was issued its demolition permit from the Town of Pittsford. Mr. Schreve stated that their team hopes the Board will vote on the approval of the project at the next meeting in December and would like their final comments.

Mr. Schreve discussed various changes made to the project since the 8/28 meeting. Regarding rendering 04D, the north courtyard west elevation was revised to resolve egress requirements and the balcony located above the entryway was changed. Additionally, the roofline was raised slightly to accommodate the elevator on the north courtyard south elevation. On the south courtyard north elevation a balcony was changed to a window. Chairman Schneider asked if the entry door to the building fulfills the height requirements for an ambulance to get in and the applicant confirmed. Chairman Schneider also questioned the windows above the entryway on the left-hand side. Mr. Schreve stated that there were no changes made to the south courtyard west elevation and south elevation.

Regarding rendering 04C, the size of the balconies were adjusted to provide a larger verandah area, and the large gable on the southeast corner was amended. On the north elevation, the gables and balconies were widened to be more representative of the building. Mr. Schreve noted that the west elevation remains largely unchanged. Chairman Schneider asked if the mansard roof element was incorporated into the west elevation and the applicant confirmed. Mr. Schreve also discussed the grade adjustment to the north courtyard east elevation (04C). Regarding rendering 06, Mr. Daniele explained how the grand entrance at the south courtyard north elevation comes back to grade at the southeast corner. He also discussed the proposed landscaping of the project.

Vice Chairman Wigg advised the applicant against putting vinyl siding on the building and suggested using Hardie board siding instead as he believes it will hold up better. He discussed the pros and cons of each type of siding with the applicant and suggested that it would be better to have a bigger exposure due to the size of the building. Mr. Daniele plans to bring samples of the proposed materials to the next meeting.

Regarding the Detail Callout (1) rendering of the east elevation (05A), Chairman Schneider stated that he is concerned with each floor having a different type of siding. Board Member Vekasy agreed and reminded the applicant of a past issue related to pancaking. He stated that having a different material on each floor or even three different materials is an issue. The Board discussed incorporating more board and batten siding.

The Board requested that the applicant bring one more round of revised elevations along with the past elevation renderings side-by-side on one page to compare them.

This application will be held over to the next meeting agenda.

MEETING MINUTES REVIEW

The minutes of October 23, 2025 were approved following a motion by Board Member Cristman. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Schneider closed the meeting at 9:44PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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