

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JANUARY 08, 2026**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, January 08, 2026, 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, Paul Whitbeck, Kathleen Cristman, Jim Vekasy, John Mitchell, Bonnie Salem

ABSENT: Dave Wigg

ALSO PRESENT: Erik Smegelsky, Building Inspector and Code Enforcement Officer; Anna Piazza, Building Department Assistant; Patricia Keating, Building Department Assistant

ATTENDANCE: There were 14 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 suggested that the Board begin planning for the May Historic Preservation Celebration. Board Member Salem proposed inviting a smaller, more targeted group of properties, rather than the full inventory, to increase participation; options included architect-guided selections, focusing on specific neighborhoods, streets, architectural styles.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

65 Alpine Drive

Applicant is requesting design review of an approximately 1,380 square-foot addition off the side of the home to include a mudroom, primary bedroom suite and expansion of the existing garage. This property is zoned Residential Neighborhood (RN).

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting design review of an approximately 1,380 square-foot addition off the side of the home to include a mudroom, primary bedroom suite, and expansion of the existing garage. He stated that the previously approved project was revised due to cost and no longer requires a variance for the side setback. The garage windows and siding will match the existing home. Mr. Morabito discussed the column change on the front of the main home and stated that the garage door will be black. Chairman Schneider discussed the secondary door on the front elevation and suggested using simple trim instead to make it easier to distinguish from the front main door. The Board discussed the brick on the front of the garage and asked the applicant to either bring the corner board down or to wrap it.

Chairman Schneider motioned to approve the application for an approximately 1,380 square-foot addition off the side of the home to include a mudroom, primary bedroom suite and expansion of the existing garage, with the following conditions: (1) a 24-inch brick return to be added to the left side elevation at the corner of the garage, and (2) a return of the brick on the right side of the garage to be continued all the way into the

mudroom entrance door. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

11 Bridleridge Farms

Applicant is requesting design review to attach a 400 square-foot pergola to the rear of the home. This property is zoned Rural Residential South Pittsford (RRSP).

Blake Miller, of Blake Miller Lawn and Landscape, introduced the application. Mr. Miller is requesting design review to attach a 400 square-foot pergola to the rear of the home.

Board Member Salem motioned to approve the application to attach a 400 square-foot pergola to the rear of the home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

24 Chelsea Park

Applicant is requesting design review for the addition of a 540 square-foot attached garage off the side of the home. This property is zoned Residential Neighborhood (RN).

Samuel Valenti, of 24 Chelsea Park, introduced the application. Mr. Valenti is requesting design review for the addition of a 540 square-foot attached garage off the side of the home. He stated that the garage addition is intended to replace the use of a small shed that was removed. William C. Dean, Architect for the project, discussed the roof attachment between the garage and the home. He stated that because the garage addition requires a slightly higher ceiling, the plane of it is slightly higher than the plane of the home. The garage windows will have the same proportions as the windows on the main home. The Board discussed the facia and pitch of the garage and how it will connect to the home.

Board Member Cristman motioned to approve the application for the addition of a 540 square-foot attached garage off the side of the home, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

60 Knollwood Drive

Applicant is requesting design review for the addition of a 545 square-foot attached garage off the side of the home. This property is zoned Residential Neighborhood (RN).

Lorie Boehlert, of the James L. Garrett Company, introduced the application. Ms. Boehlert is requesting design review for the addition of a 545 square-foot attached two-car garage off the side of the home. The garage addition will be set back from the existing two-car garage and the siding will match the siding on the existing home. The proposed garage door and roof will match the existing garage. The Board discussed the proposed siding and is concerned about the appearance of it next to the main home, which is primarily brick with some areas that have siding. Chairman Schneider suggested that the applicant paint brick on the garage addition instead of the siding so that it matches better with the main home. The Board discussed the size of the garage addition in combination with the existing garage and agreed that the massing needs to be brought down. Ms. Boehlert stated that she will revise the plans and come back to the next meeting.

Chairman Schneider tabled the application.

RESIDENTIAL APPLICATIONS: NEW HOMES

28 Bridleridge Farms

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,005 square feet that is located in the Bridleridge Farms Subdivision. This property is zoned Rural Residential South Pittsford (RRSP).

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 3,005 square feet that is located in the Bridleridge Farms Subdivision.

Board Member Vekasy motioned to approve the application for the construction of a two-story single-family home approximately 3,005 square feet that is located in the Bridleridge Farms Subdivision, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

6 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,005 square feet that is located in the Coventry Ridge Subdivision. This property is zoned Residential Neighborhood (RN).

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 3,005 square feet that is located in the Coventry Ridge Subdivision.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 3,005 square feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

15 Bellingham Creek

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,689 square feet that is located in the Coventry Ridge Subdivision. This property is zoned Residential Neighborhood (RN).

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 3,689 square feet that is located in the Coventry Ridge Subdivision. Board Member Vekasy stated that the brick material on the garage either needs to be wrapped between the trim or wrapped around the corner.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home approximately 3,689 square feet that is located in the Coventry Ridge Subdivision, with the following conditions: (1) the corner boards on the garage at the front elevation will continue to grade to capture the stone veneer, and (2) the shed roof over the three garage windows on the front elevation will receive some brackets. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

17 Bellingham Creek

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. This property is zoned Residential Neighborhood (RN).

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.

Board Member Whitbeck motioned to approve the application for the construction of a two-story single-family home approximately 3,613 square feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS

3800 Monroe Avenue

Applicant is requesting design review to put in an overhead garage door at a commercial space. This property is zoned MATZ PUD.

Cameron Pieklik, of Mitchell Design Build, introduced the application. Mr. Pieklik is requesting design review to put in an overhead garage door at a commercial space. The color of the proposed door will match the color of the existing facade.

Board Member Salem motioned to approve the application to put in an overhead garage door at a commercial space, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

145 Kilbourn Road - Oak Hill Country Club

Applicant is returning to request design changes for a previously approved 20,200-square-foot addition, plus an 11,000 square foot terrace, to the south and east sides of the clubhouse. This property is zoned Rural Residential (RRAA).

Board Member Vekasy recused himself from reviewing and voting on the application due to a declared conflict of interest.

Erik Reynolds, of SWBR, introduced the application. Mr. Reynolds is requesting design changes for a previously approved 20,000-square-foot addition, plus an 11,000 square foot terrace, to the south and east sides of the clubhouse. The requested changes were already built during the construction process, and he is asking the Board to grant approval after the fact.

Regarding the changes made, Mr. Reynolds discussed the fence which now encloses the chiller, the change to a darker-colored brick, the recesses under the window bases in replacement of the accent color originally approved, and the overbuilt chimneys in replacement of real ones. Mr. Reynolds also discussed some minor trim and facade changes and made note of the arch detail above the ballroom entry.

Chairman Schneider noted how the arch detail change highlights different aspects of the façade than the more-muted change that was previously approved. The Board prefers the muted look to the yellow over the arch that was added. Jim Durphy, Architect, explained that the yellow arch was painted by accident, so their team revised the project to make it consistent with that change.

Chairman Schneider motioned to approve the application for a previously presented in-field adjustments as submitted approved 20,200-square-foot addition, plus an 11,000 square foot terrace, to the south and east sides of the clubhouse, as submitted. This motion was seconded by Board Member Mitchell. Following a majority voice vote, the application was approved, none opposed. Board Member Vekasy did not vote due to his earlier recusal.

OTHER - 2026 MEETING SCHEDULE

Board Member Schneider motioned to approve the 2026 DRHPB Meeting Schedule, as presented. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the 2026 DRHPB Meeting Schedule was approved, none opposed.

MEETING MINUTES REVIEW

The minutes of December 11, 2025 were approved following a motion by Chairman Schneider. 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 7:45PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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