

Town of Pittsford Design Review & Historic Preservation Board
AGENDA
January 22, 2026

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on January 22, 2026, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

11 Van Cortland Drive

Applicant is requesting design review for window changes to the existing house. This property is zoned Residential Neighborhood (RN).

6 Ryder Cup Circle

Applicant is requesting design review for the addition of a 300 square foot covered deck off the rear of the existing house. This property is zoned Residential Neighborhood (RN).

506 Marsh Road

Applicant is requesting design review for the addition of a 420 square foot attached garage and rear covered porch to the existing home. This property is zoned Residential Neighborhood (RN).

2969 Clover Street

Applicant is requesting design review changes for 1230 square foot rebuild and expansion of existing detached garage in similar location. This property is zoned Residential Neighborhood (RN).

148 W Jefferson Road

Applicant is requesting design review for the addition of an approximately 13,080 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

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).

19 Wandering Trail

Applicant is returning to request design review of a 320 square foot addition to the rear of existing home. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS

3349 Monroe Avenue

Applicant is requesting design review to add entry doors to access new tenant space. This property is zoned Mixed Use Commercial (MU-C).

4245 East Avenue

Applicant is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. This property is zoned Suburban Residential District (SRAA).

The next meeting is scheduled for Thursday, February 12, 2026, at 6PM.

**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 fascia 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.

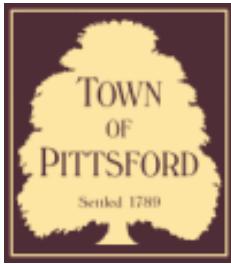
Chairman Schneider closed the meeting at 7:45PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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

DRAFT



Town of Pittsford

Department of Public Works

11 South Main Street
Pittsford, New York 14534

Permit #
B25-000151

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 11 Van Cortland Drive PITTSFORD, NY 14534

Tax ID Number: 164.19-2-43

Zoning District: RN Residential Neighborhood

Owner: Dobson, Martha J

Applicant: Dobson, Martha J

Application Type:

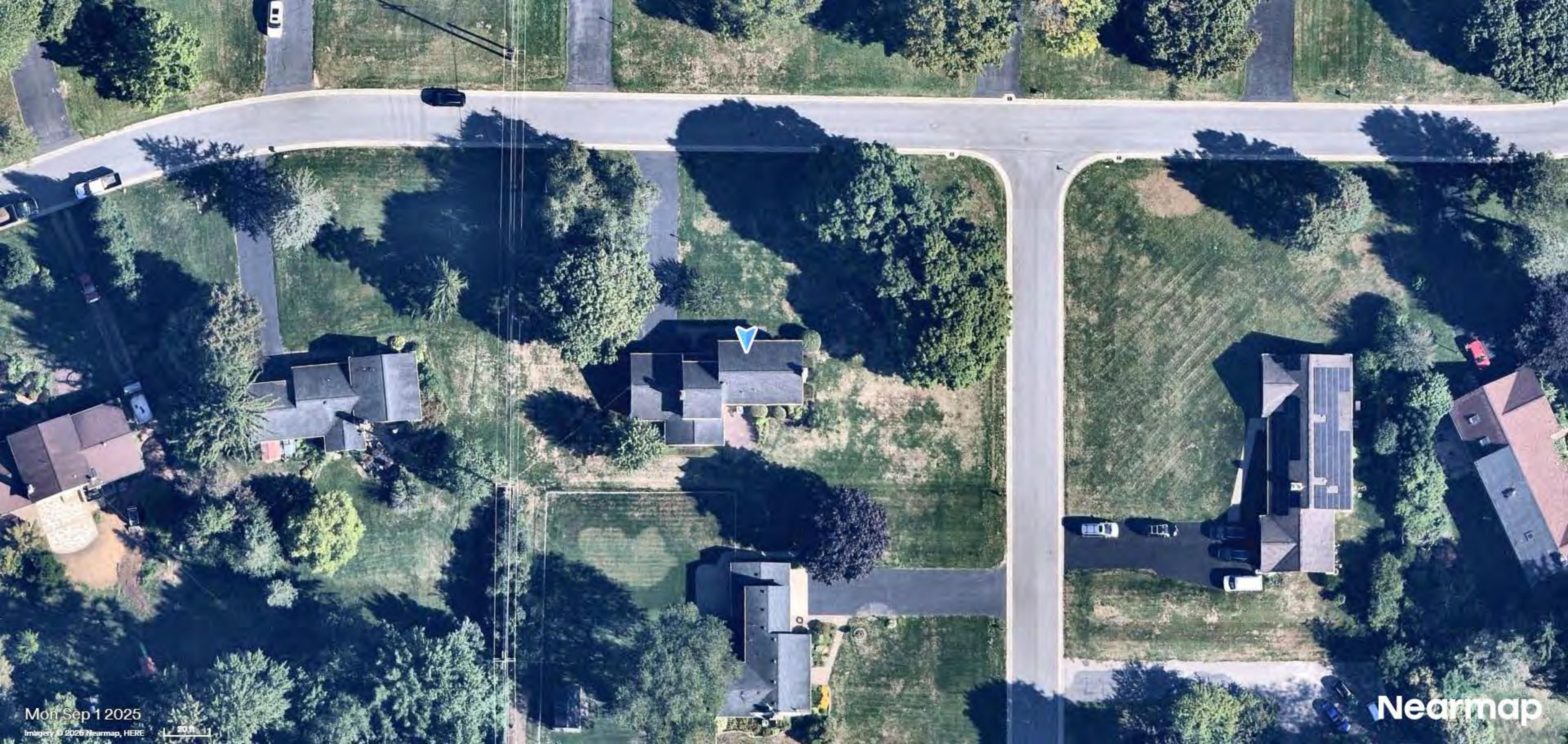
- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review for window changes to the existing house. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning





Mon Sep 1 2025

Imagery © 2025 Nearmap, HERE

2018-1

Nearmap

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

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FRONT ELEVATION - EXISTING

ALL EXTERIOR FINISHES
TO MATCH EXISTING



FRONT ELEVATION - PROPOSED

PROJECT:
RENOVATION
11 VAN CORTLAND DR
PITTSFORD, NY

CLIENT:
ANGELA WILKES

DRAWING:
FRONT ELEV. - EXIST. & PROPOSED

DRAWN:
JTL/PM

DATE: DECEMBER 2025

SCALE: 1/4" = 1'-0"

JOB NO.: 25M4634

SHEET:

1

OF 5 SHEETS



NOTICE:

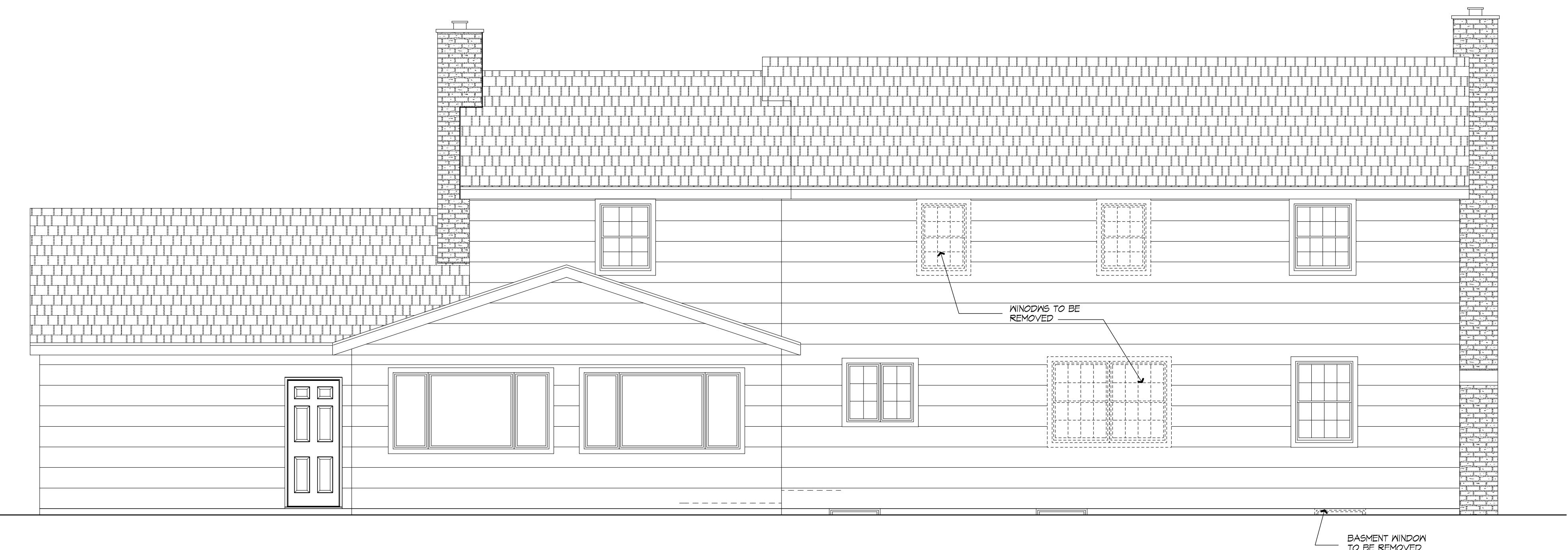
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REAR ELEVATION - EXISTING

ALL EXTERIOR FINISHES
TO MATCH EXISTING



REAR ELEVATION - PROPOSED

PROJECT:
RENOVATION
11 VAN CORTLAND DR
PITTSFORD, NY

CLIENT:
ANGELA WILKES

DRAWING:
REAR ELEV. - EXIST. & PROPOSED

DRAWN:
JTL/PM

DATE: DECEMBER 2025

SCALE: 1/4" = 1'-0"

JOB NO.: 25M4634

SHEET:

2

OF 5 SHEETS



121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

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LEFT SIDE ELEVATION - EXISTING



RIGHT SIDE ELEVATION - EXISTING

ALL EXTERIOR FINISHES
TO MATCH EXISTING



LEFT SIDE ELEVATION - PROPOSED



RIGHT SIDE ELEVATION - PROPOSED

PROJECT:
RENOVATION
11 VAN CORTLAND DR
PITTSFORD, NY

CLIENT:
ANGELA WILKES

DRAWING:
RIGHT SIDE ELEV. - EXIST. & PROPOSED
LEFT SIDE ELEV. - EXIST. & PROPOSED

DRAWN:
JTL/PM

DATE: DECEMBER 2025

SCALE: 1/4" = 1'-0"

JOB NO.: 25M4634

SHEET:

3

OF 5 SHEETS





MORABITO ARCHITECTS

TRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
CENSED IN CO, MA, ME, NV, NY, PA, SC

121 Sully's Trail Pittsford, NY 14534

**(585) 264-1330
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JECT:
NOVATION
/AN CORTLAND DR
TTSFORD, NY

ENT:
IGELA WILKES

AWING:
T FLOOR PLAN - EXISTING
T FLOOR PLAN - PROPOSED

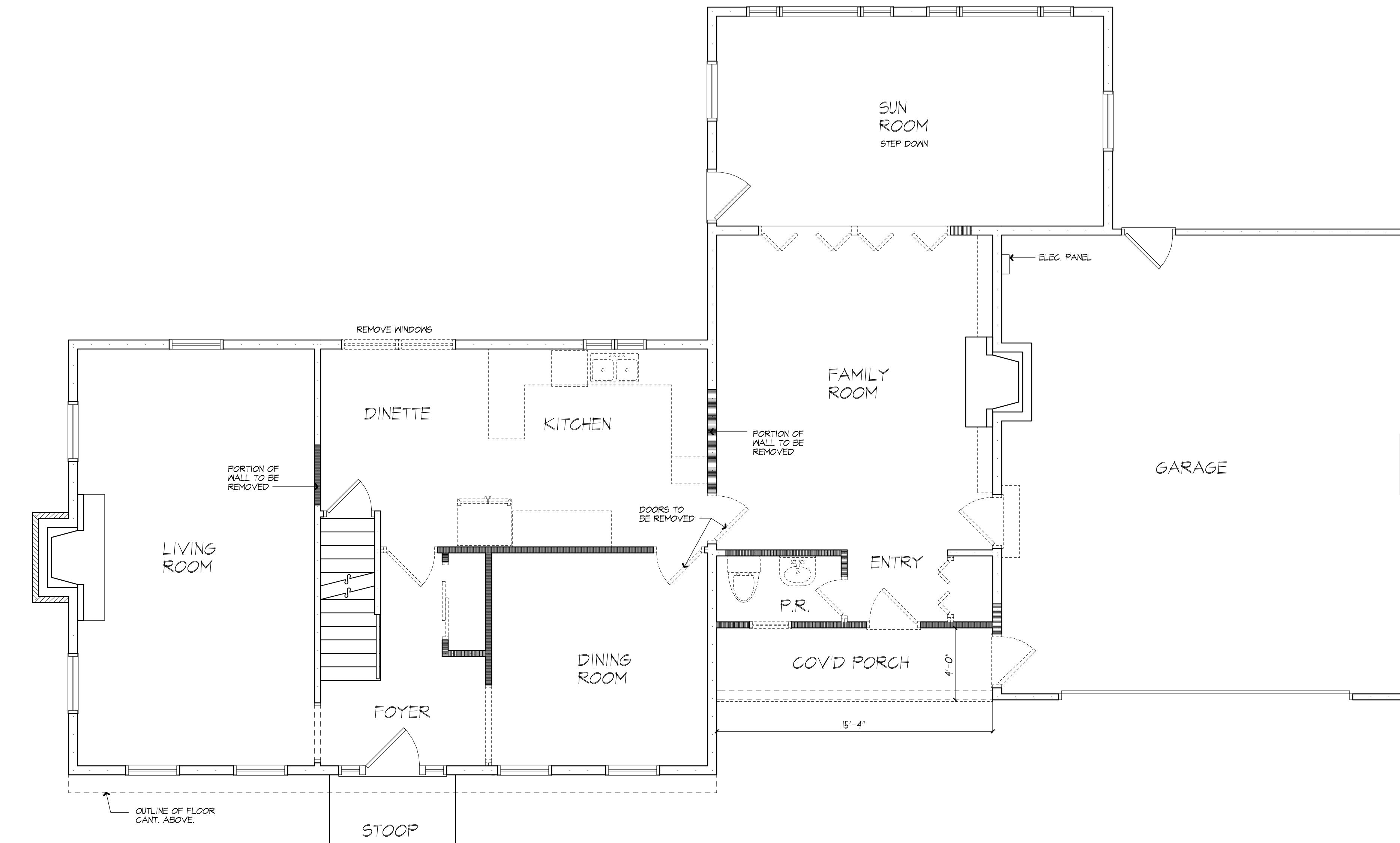
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DATE: DECEMBER 2025

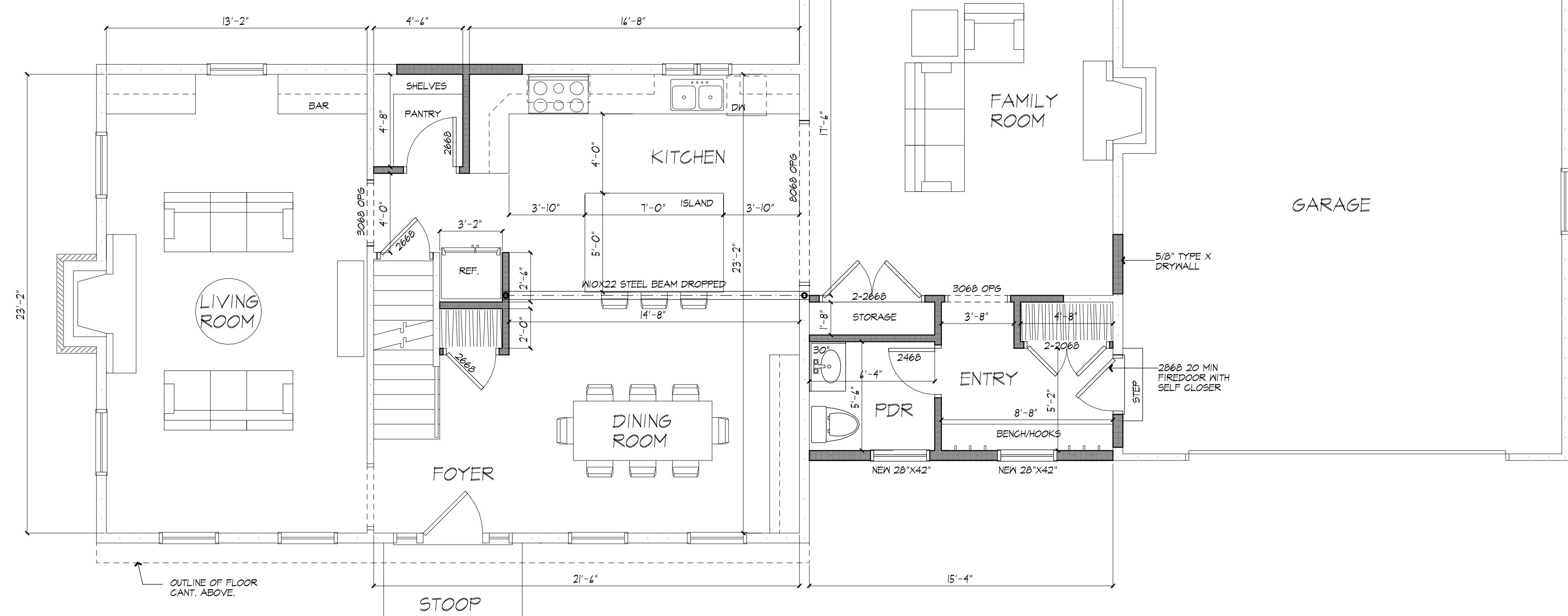
ANSWER

EEET:

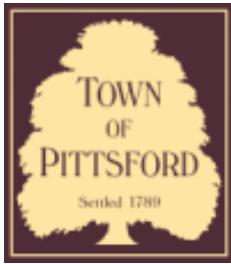
25



FIRST FLOOR PLAN = EXISTING



FIRST FLOOR PLAN - PROPOSED



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
B25-000158

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 6 Ryder Cup Circle PITTSFORD, NY 14534

Tax ID Number: 163.07-1-38

Zoning District: RN Residential Neighborhood

Owner: Tao, Wen-Hua

Applicant: Keystone Custom Decks LLC

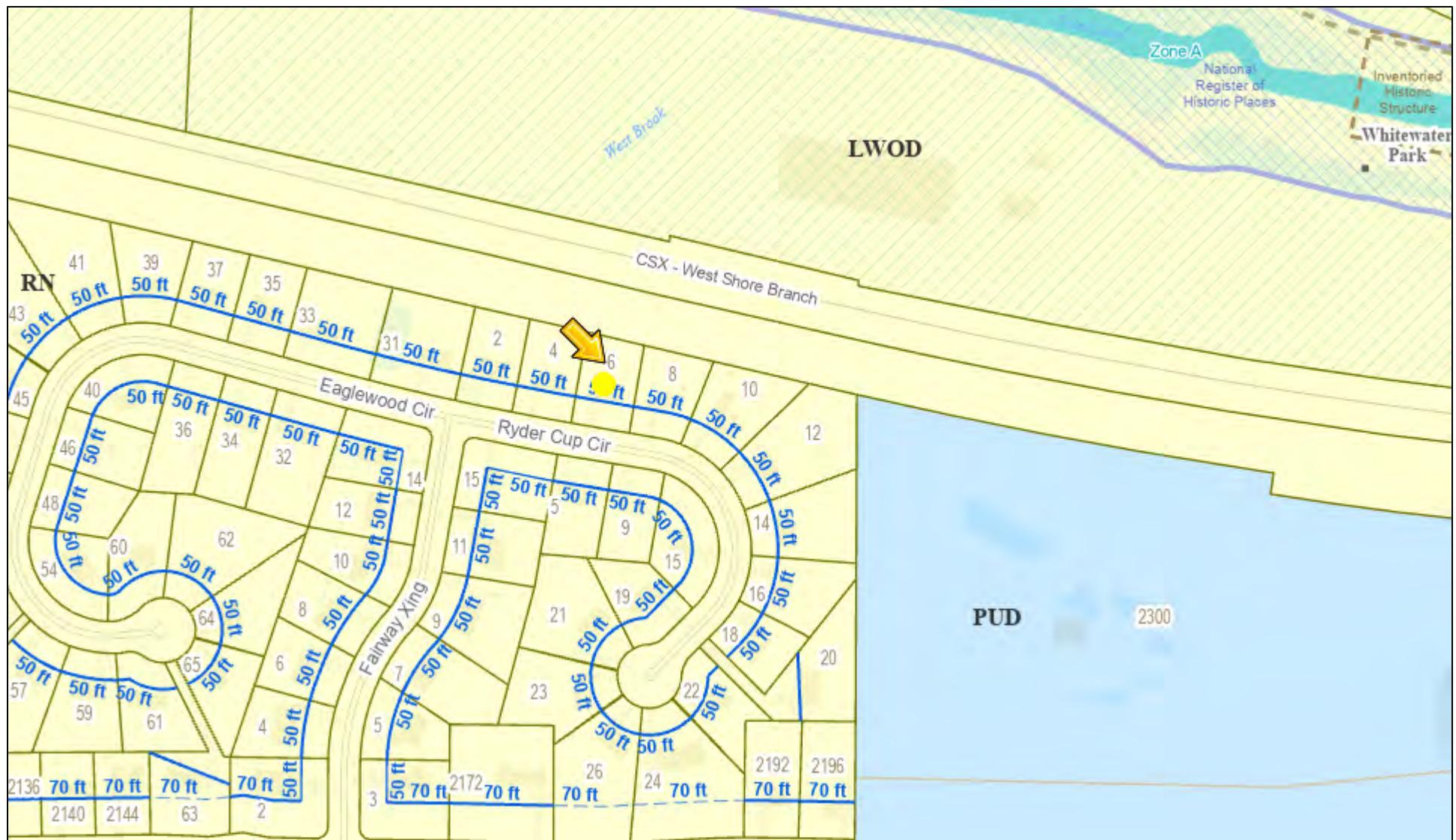
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review for the addition of a 300 square foot covered deck off the rear of the existing house. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning



1/8/2026, 9:02:38 AM

1:4,440
 0 0.0325 0.065 0.13 mi
 0 0.05 0.1 0.2 km

Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



Mon Sep 12 2025

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap



315-227-2288

Wennie Tao
6 Ryder Cup Circle
Pittsford, NY 14534
585-317-3672

PORCH CROSS SECTION



12/17/2025



Lavina Kauffman





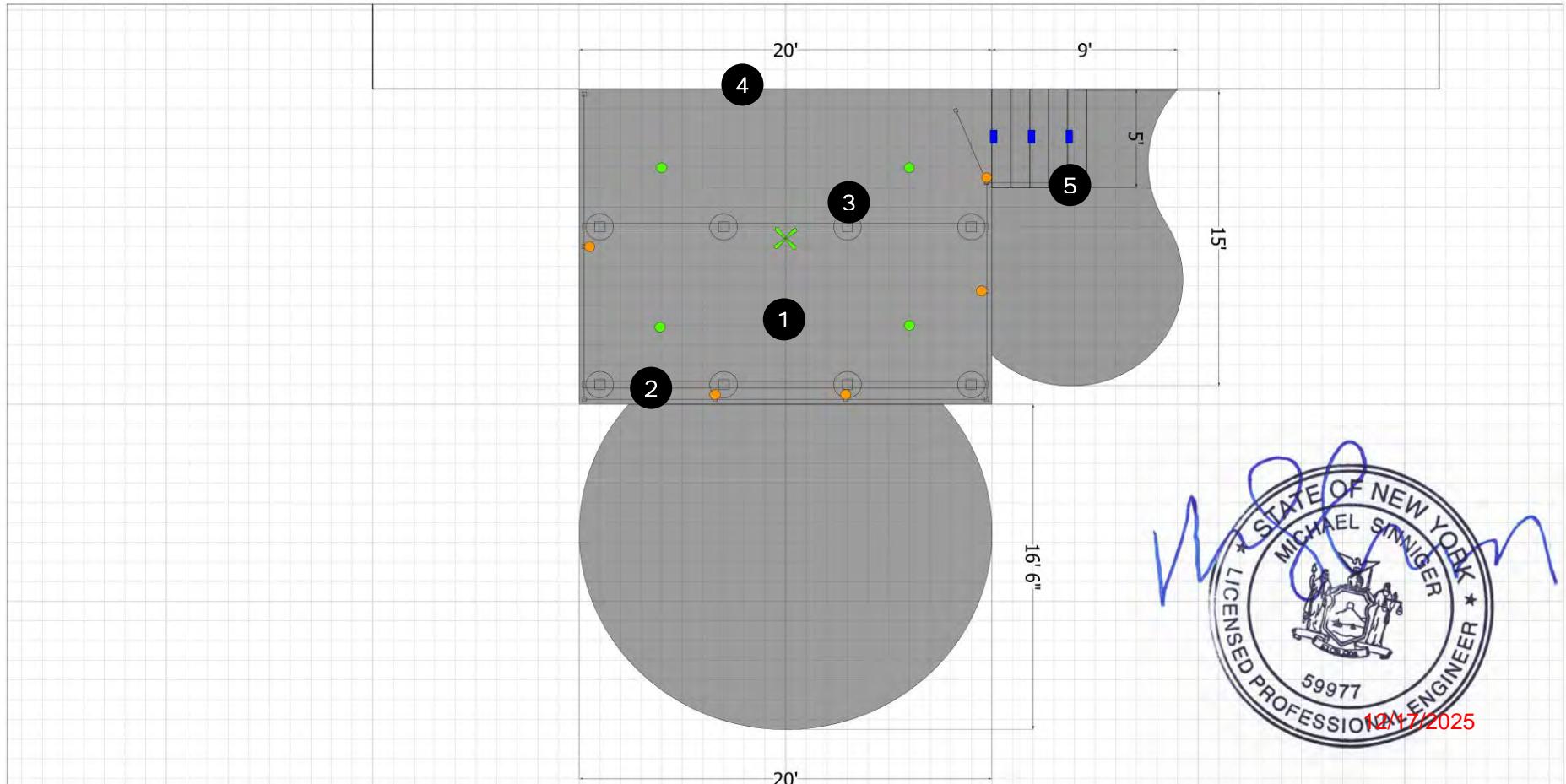
315-227-2288

Wennie Tao
6 Ryder Cup Circle
Pittsford, NY 14534
585-317-3672

FRAMING PLAN

1. 2x10 Floor Joists 16" OC
2. 2x10 Double Beam
3. 16"x48" Holes with Concrete Poured to Grade with ABA66Z Simpson Bracket and 6x6 Posts
4. Ledger Board with (4) DTT1Z 2015 Simpson Lateral Ties
5. Steps

*DECK HEIGHT IS 42" ABOVE GRADE



Customer Info	
Client Name:	Wennie Tao
Address:	6 Ryder Cup Circle
City:	Pittsford
State/Province:	NY
Zip/Postal Code:	14534
Designer Name:	Levina Kaufman

Post Cap Lights
Side Mount Lights
Strip Lights
Integral Lights
Column Lights
Ceiling Lights
Fan

● Porch Sq. Ft. = 407
● Patio Sq. Ft. = 398

Notes:

Scale: 7/32" = 1 ft

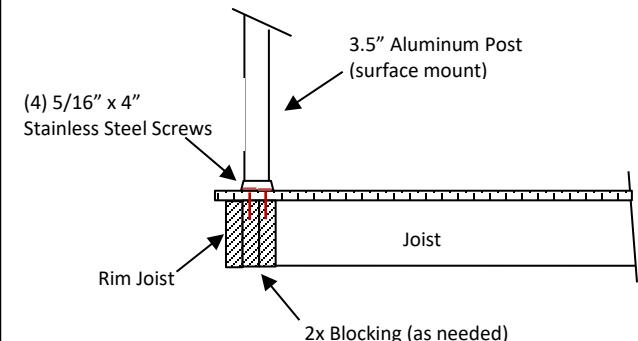




315-227-2288

Wennie Tao
6 Ryder Cup Circle
Pittsford, NY 14534
585-317-3672

RAILING CROSS SECTION



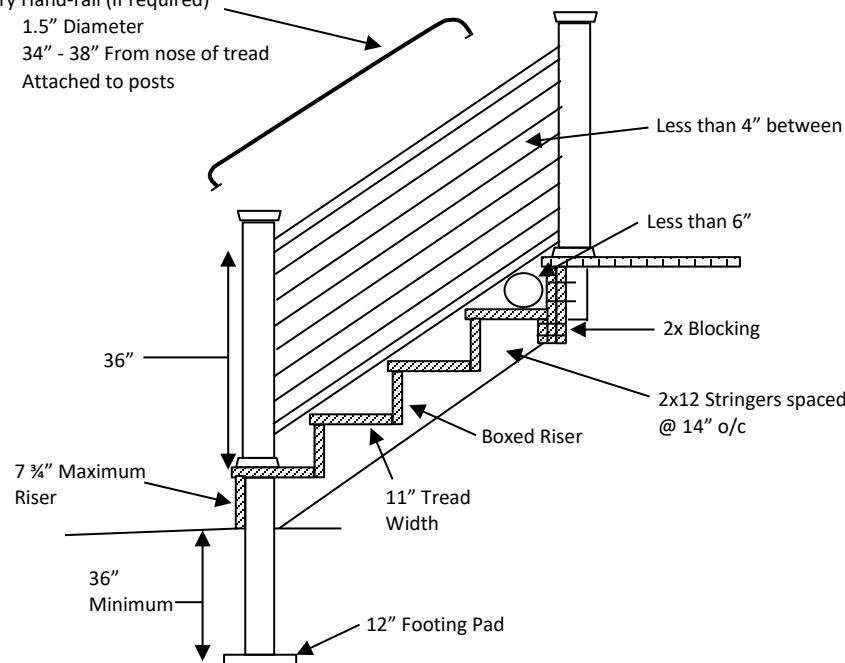
NOTES:

- All structural material to be Pressure Treated (CA .14, UC4A) SYP
- All fasteners to be Hot-dipped Galvanized or equivalent for outdoor use
- *NOTE:* Details not to scale

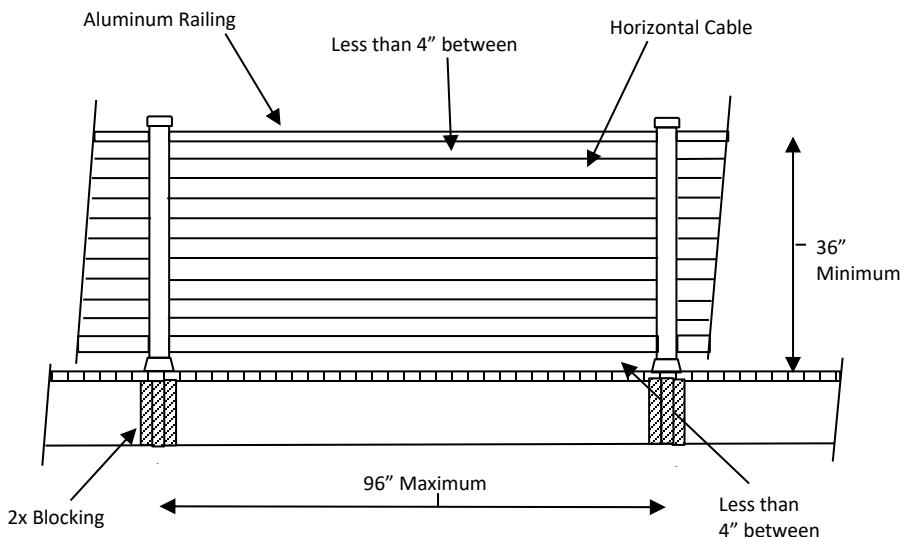
Railing Post Detail

Secondary Hand-rail (if required)

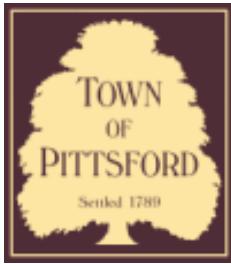
- 1.5" Diameter
- 34" - 38" From nose of tread
- Attached to posts



Stair Detail



Railing Detail



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
B26-000002

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 506 Marsh Road PITTSFORD, NY 14534

Tax ID Number: 164.16-1-1

Zoning District: RN Residential Neighborhood

Owner: Heath, Elizabeth K

Applicant: Heath, Elizabeth K

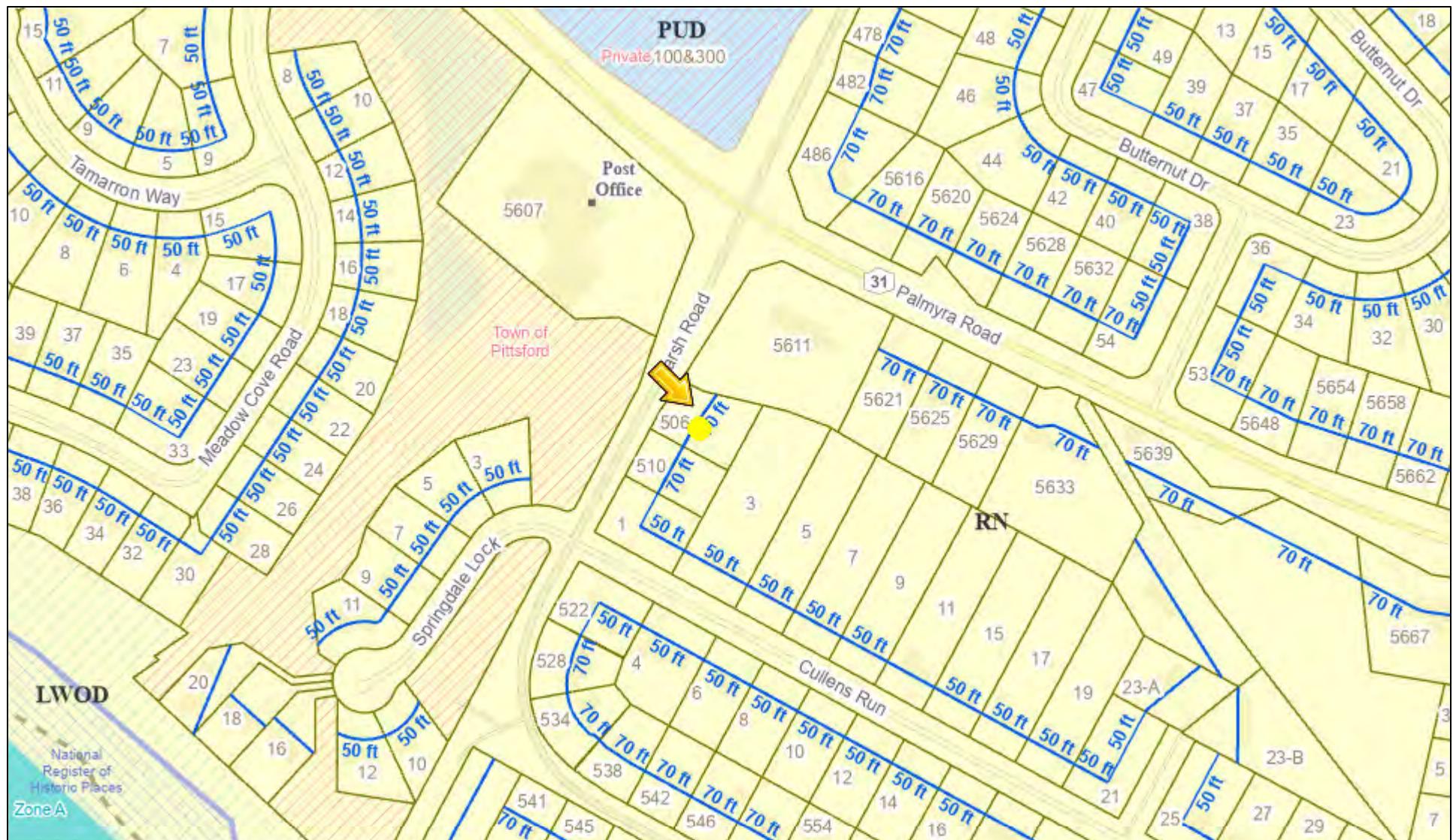
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review for the addition of a 420 square foot attached garage and rear covered porch to the existing home. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning



1/13/2026, 10:50:54 AM

1:4.444

A number line representing distance. The line starts at 0 and ends at 0.13 mi. There are tick marks every 0.025 mi. The labels 0.0325, 0.065, and 0.13 mi are positioned above the line, and 0, 0.05, 0.1, and 0.2 km are positioned below the line. The labels 0.0325, 0.065, and 0.13 mi are in blue, while 0, 0.05, 0.1, and 0.2 km are in black.

Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

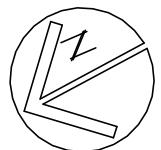
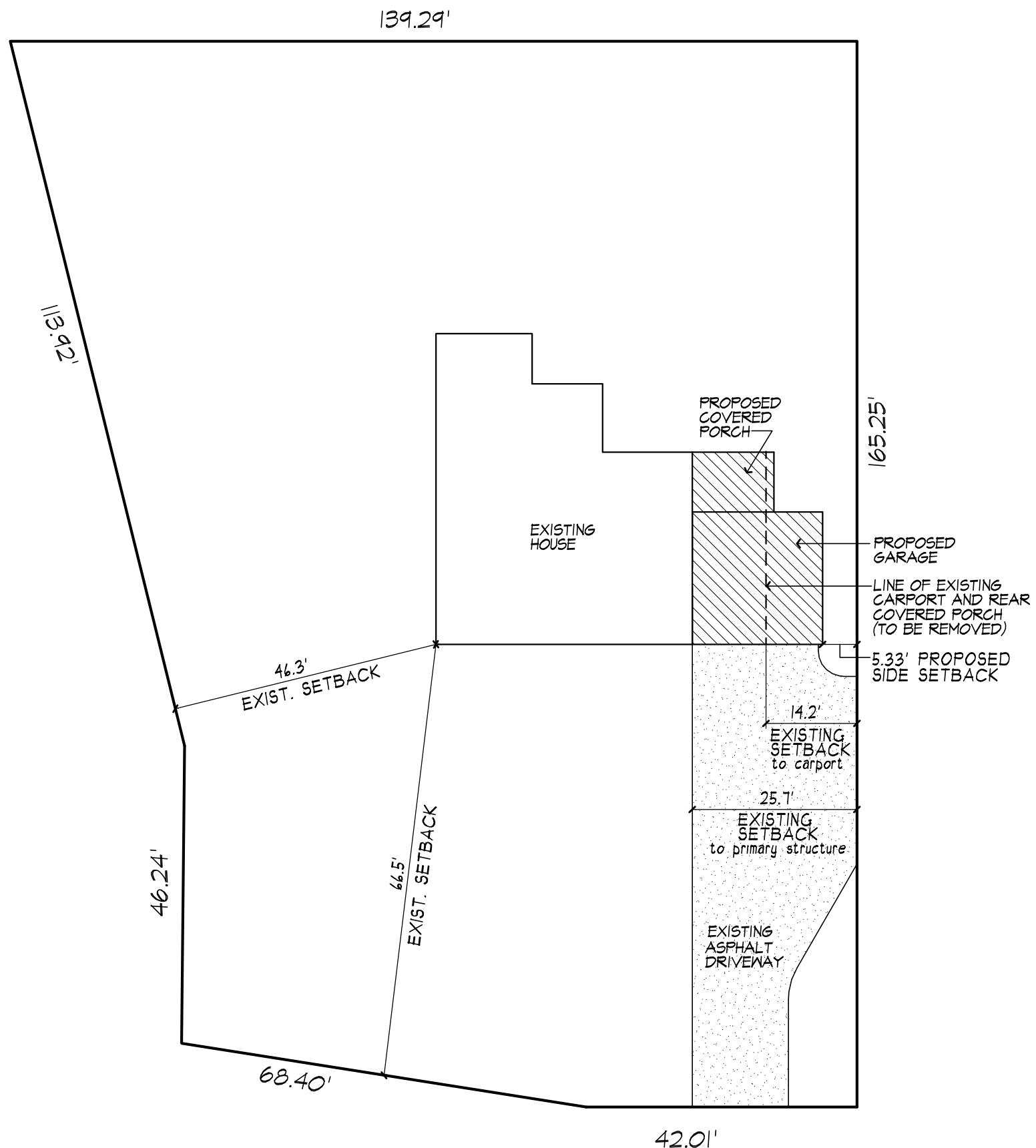


Thu Apr 25 2024

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap



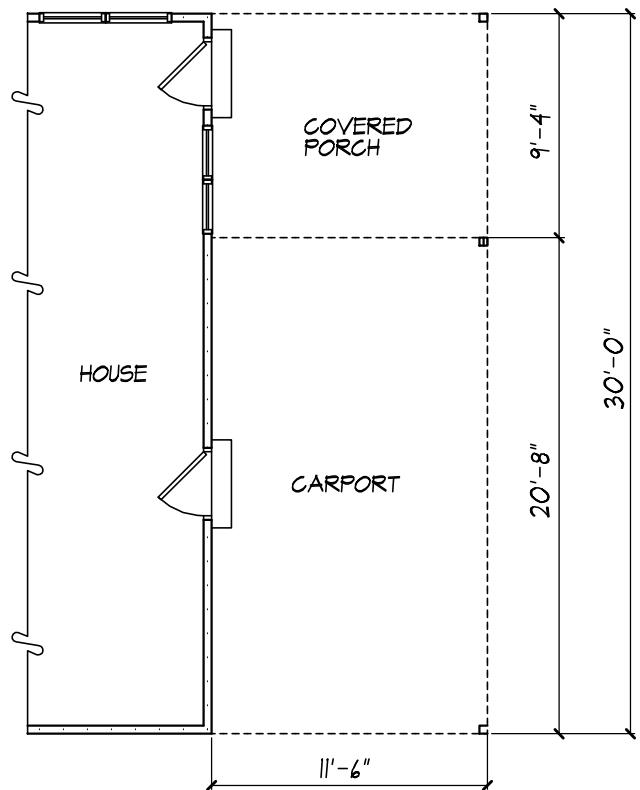
PLOT PLAN
SCALE: 1'-0" = 20'-0"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

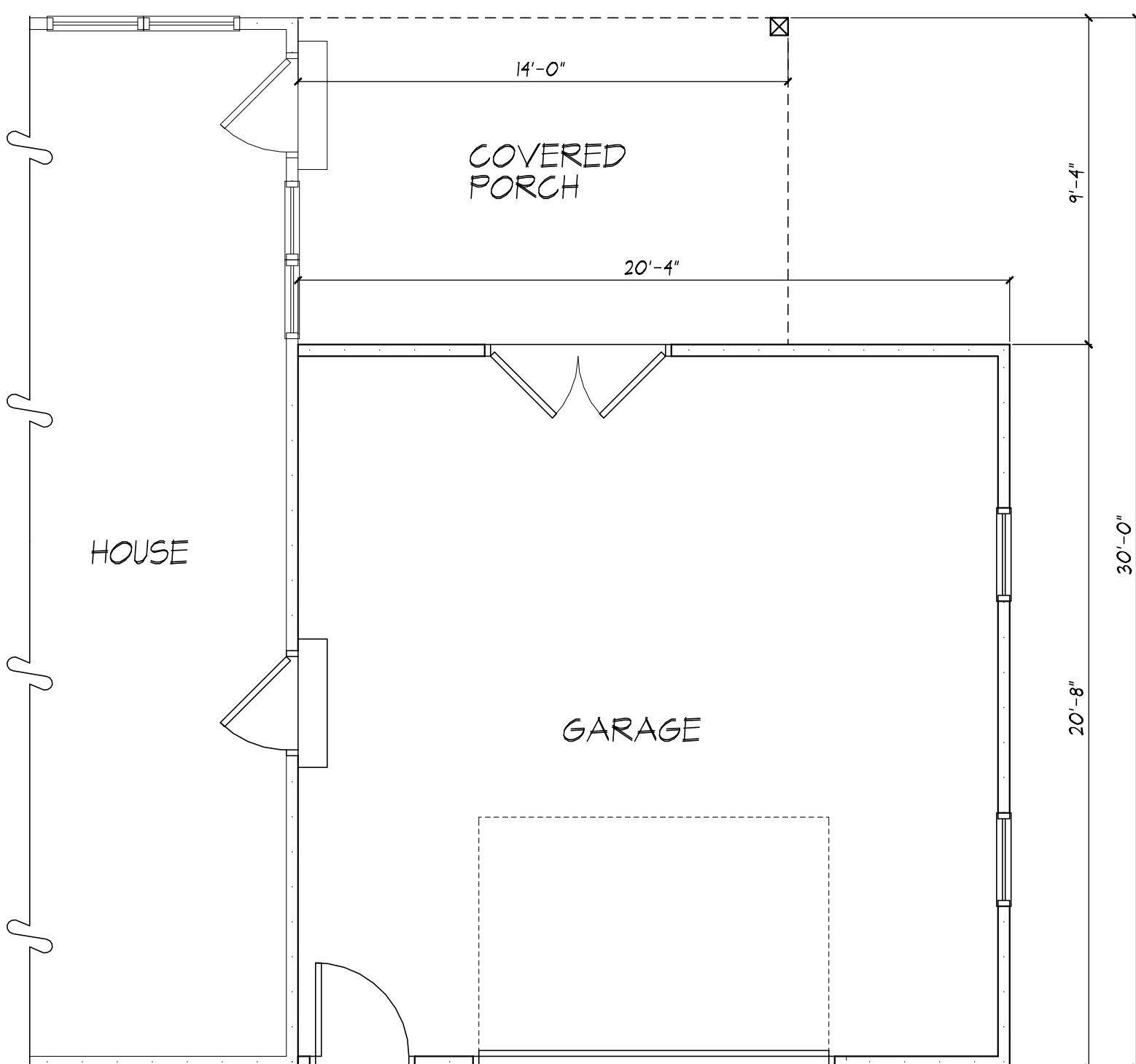
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



PLAN VIEW - EXISTING

PARTIAL
SCALE- 1"= 1/8"



PLAN VIEW - PROPOSED

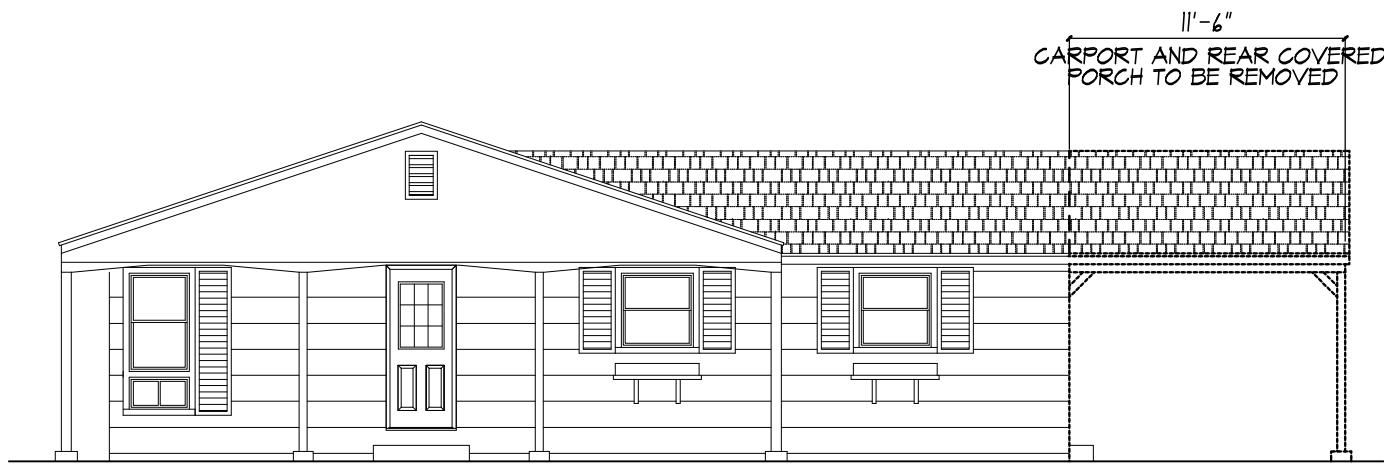
PARTIAL
SCALE- 1"= 1/4"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

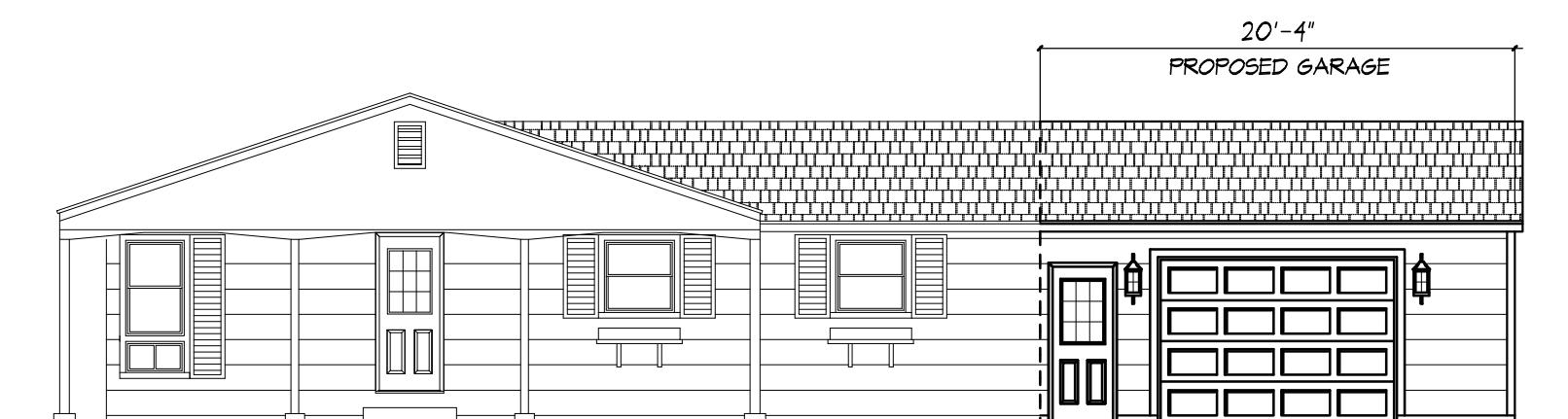
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



FRONT ELEVATION - EXISTING

SCALE- 1"= 1/8"



FRONT ELEVATION - PROPOSED

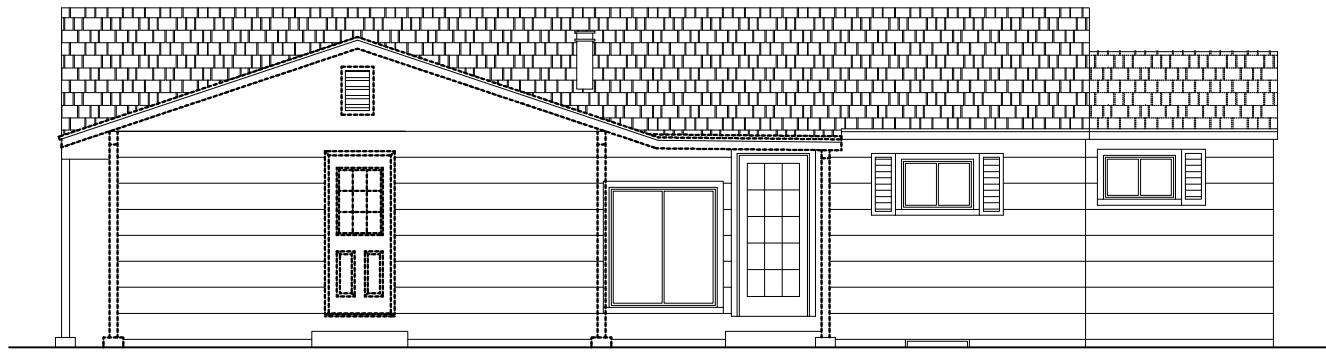
SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

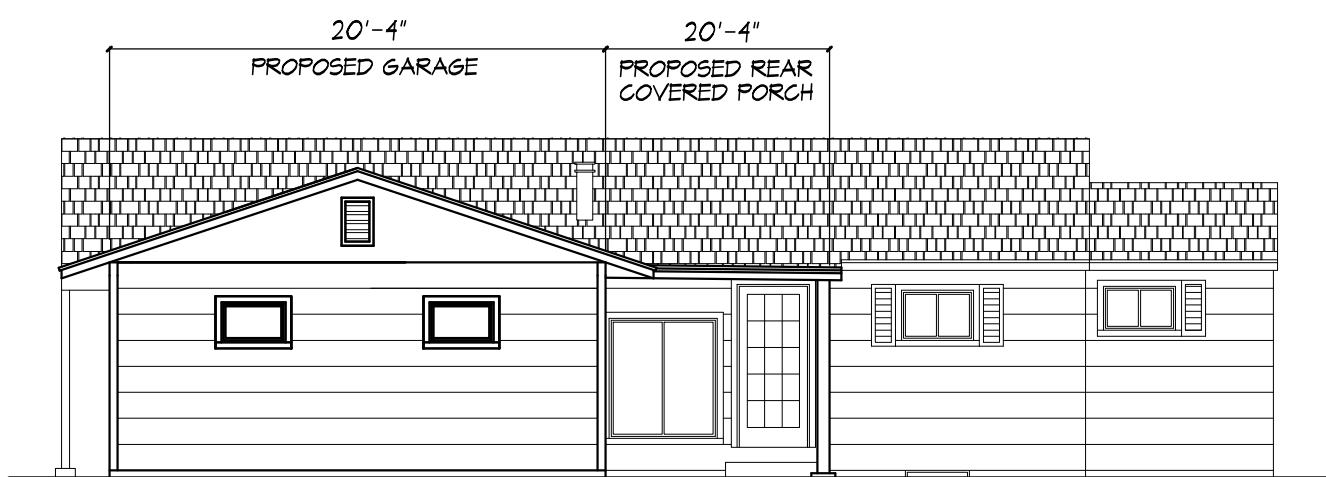
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



RIGHT SIDE ELEVATION - EXISTING

SCALE- 1"= 1/8"



RIGHT SIDE ELEVATION - PROPOSED

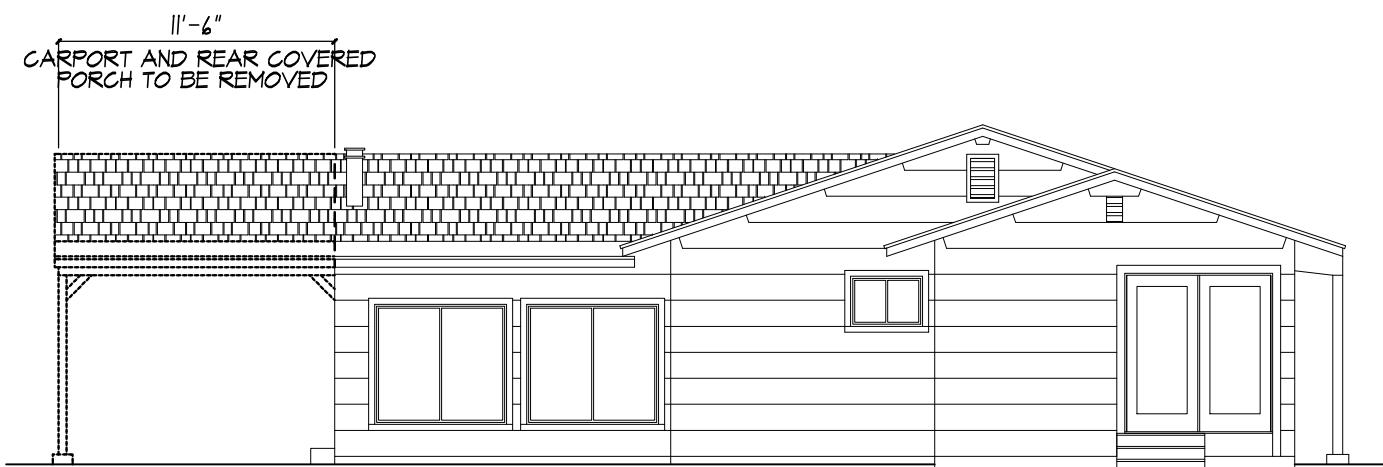
SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

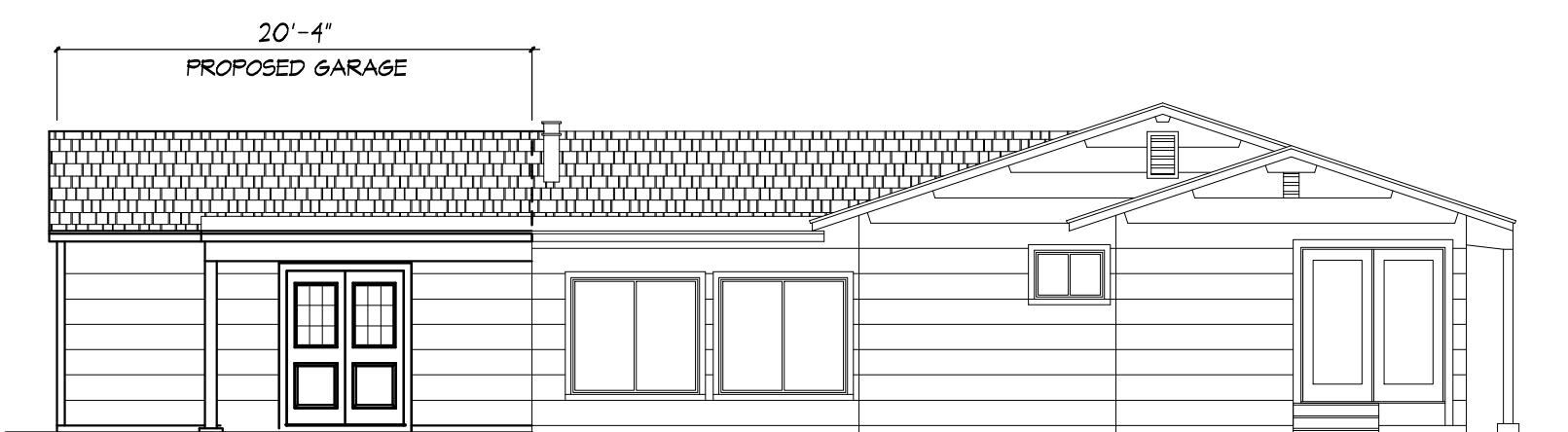
506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



REAR ELEVATION - EXISTING

SCALE- 1"= 1/8"



REAR ELEVATION - PROPOSED

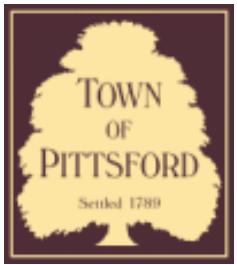
SCALE- 1"= 1/8"

PROPOSED GARAGE ADDITION

HEATH RESIDENCE

506 MARSH RD. PITTSFORD, NY 14534

**MORABITO
ARCHITECTS**



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
RA25-000094

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2969 Clover Street PITTSFORD, NY 14534

Tax ID Number: 163.04-1-26.3

Zoning District: RN Residential Neighborhood

Owner: Cardina, Adam M

Applicant: Cardina, Adam M

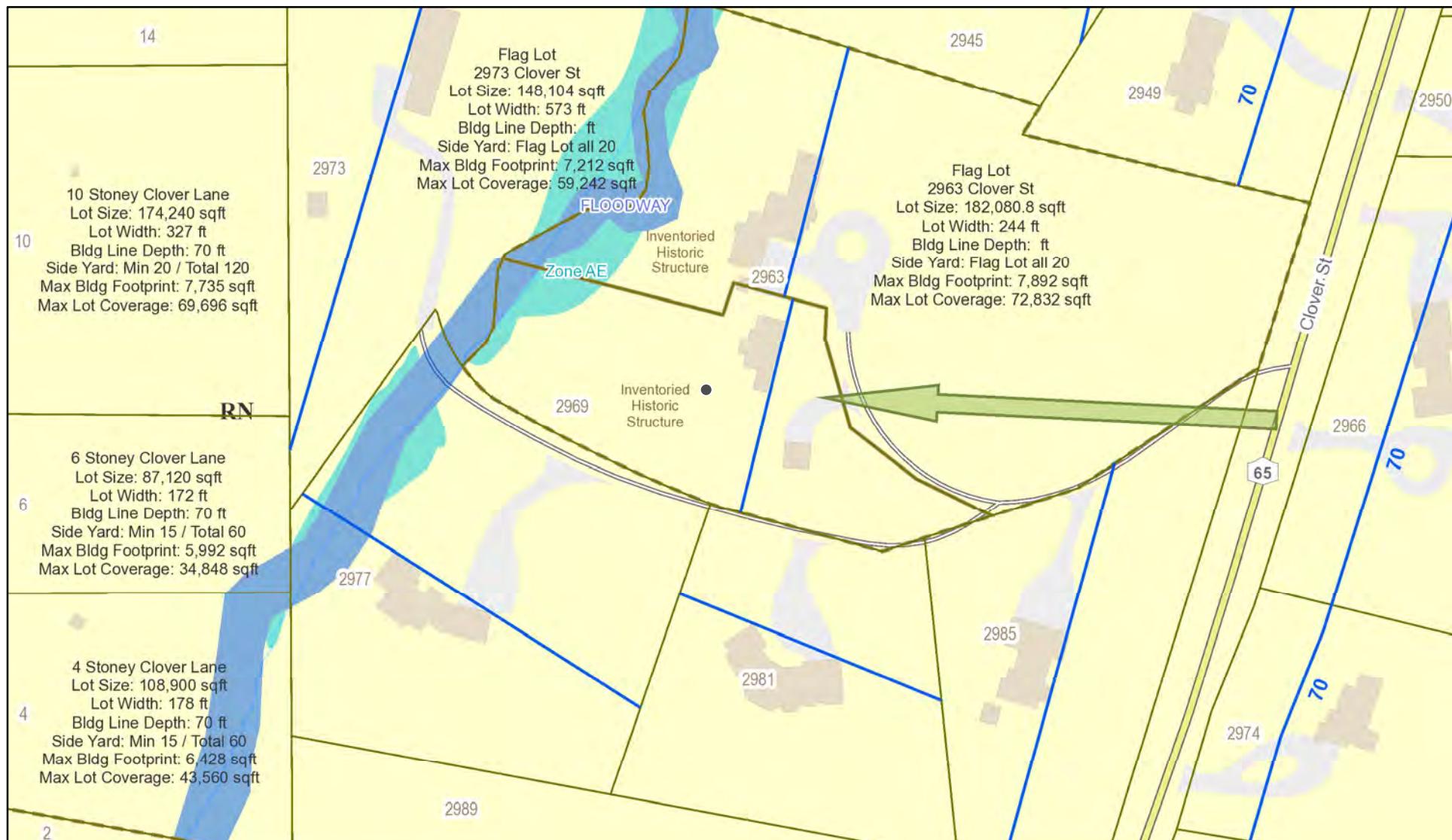
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review changes for 1230 square foot rebuild and expansion of existing detached garage in similar location. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

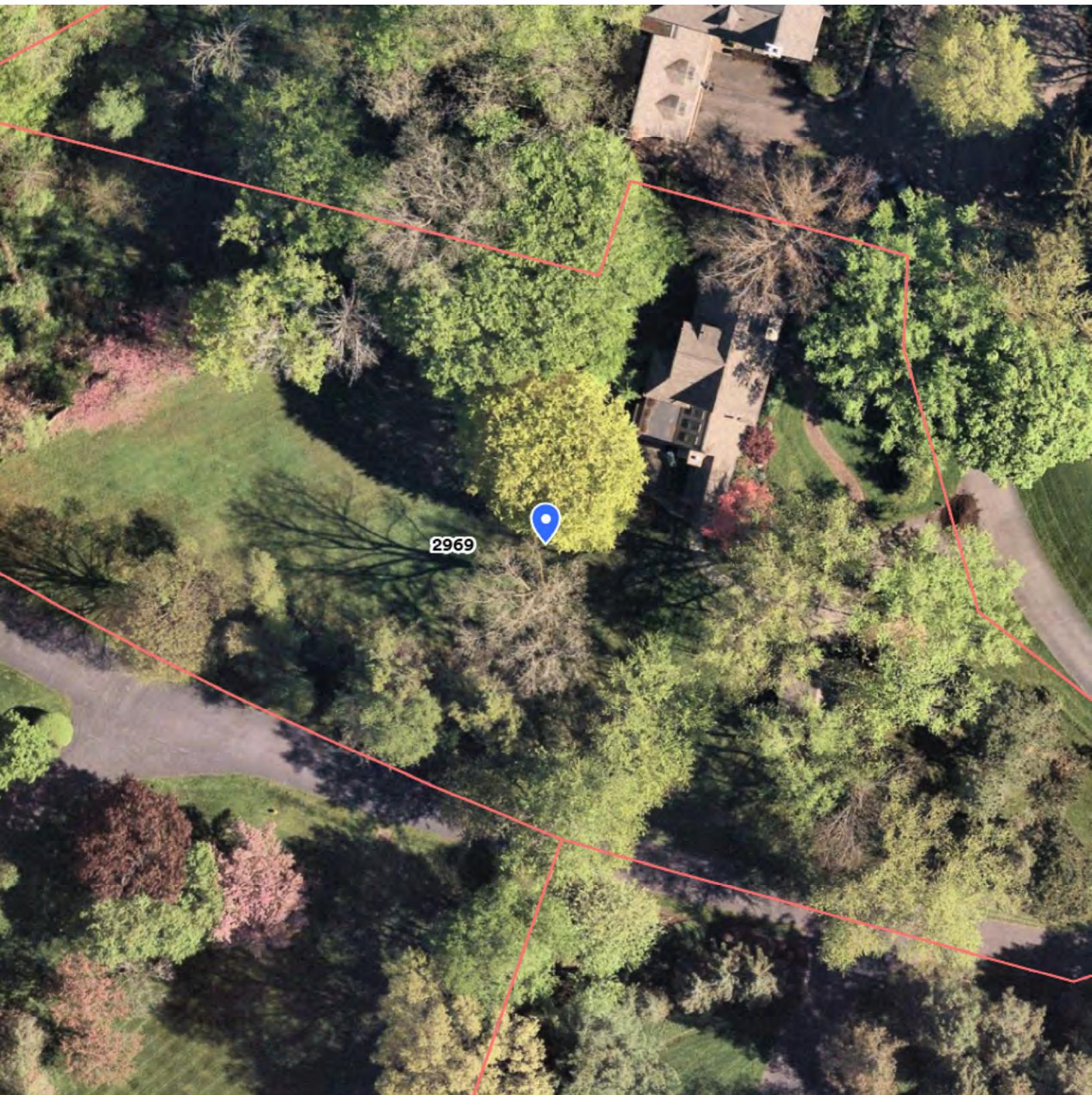
RN Residential Neighborhood Zoning

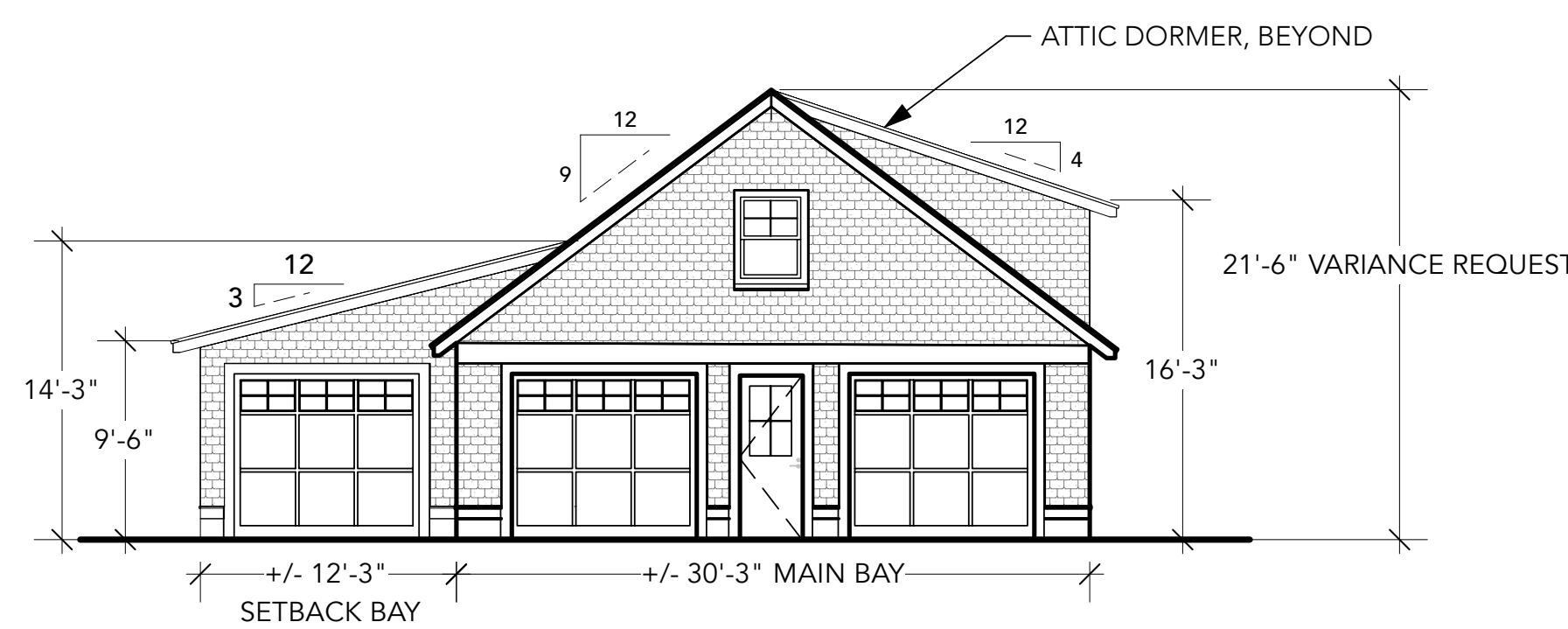


Printed June 18, 2025

Town of Pittsford GIS

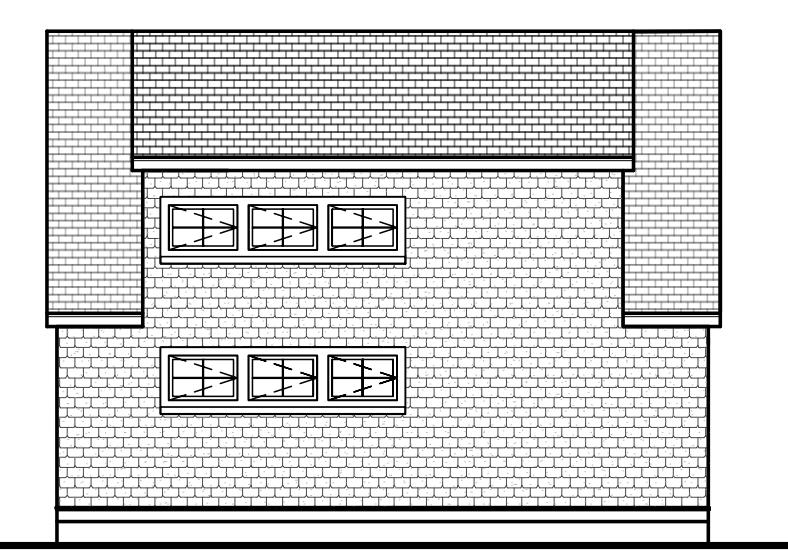
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2 NORTH ELEVATION

Scale: 3/32" = 1'-0"
NOTE: THIS MAIN GARAGE FAÇADE IS MOST VISIBLE FROM THE HOUSE, AND VISIBLE TO NEIGHBORING PROPERTY WHEN LEAVING



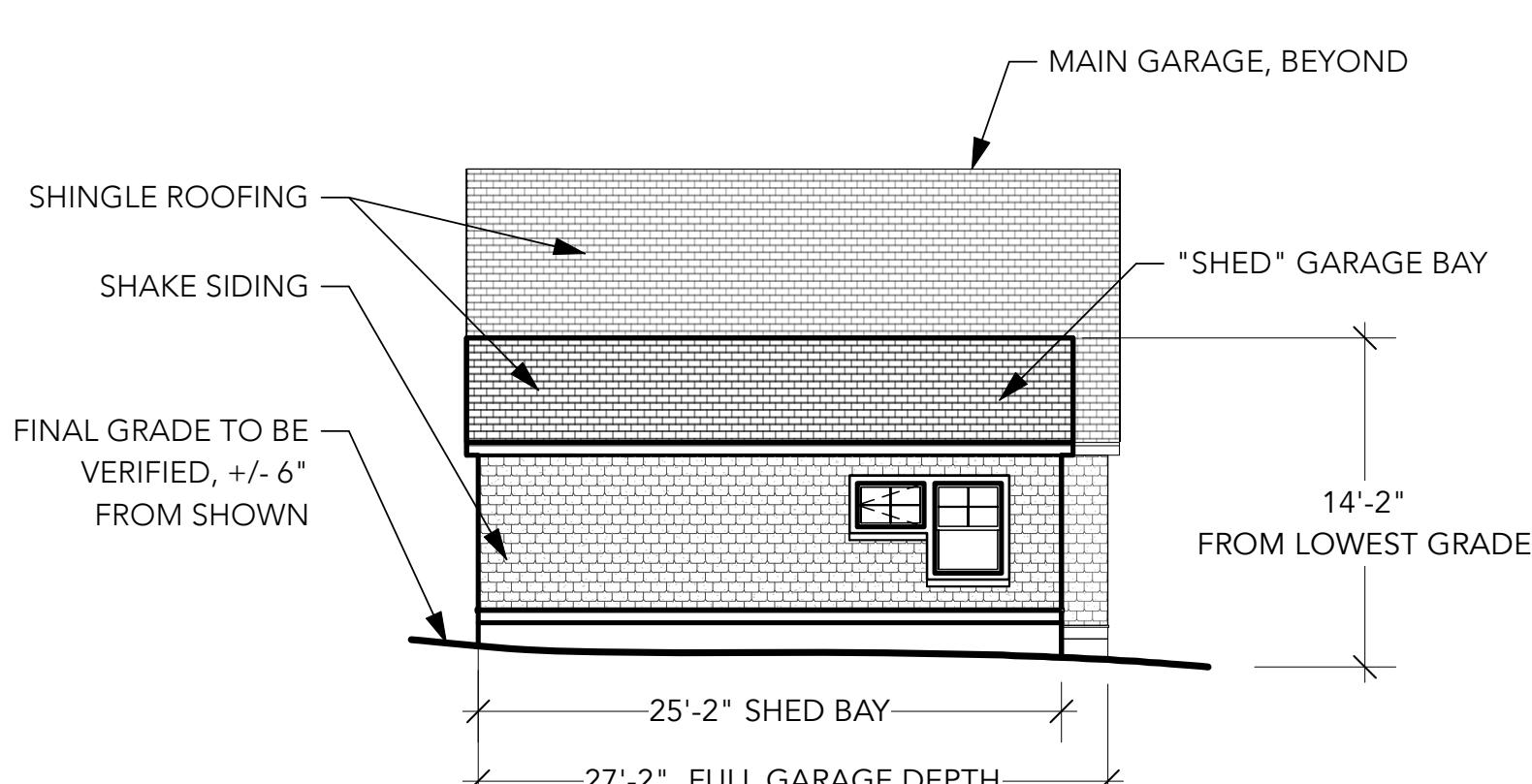
4 WEST ELEVATION

Scale: 3/32" = 1'-0"
NOTE: THIS FAÇADE PRESENTS ITSELF TO THE PROPERTIES ON CLOVER STREET EAST, WHEN LEAVING



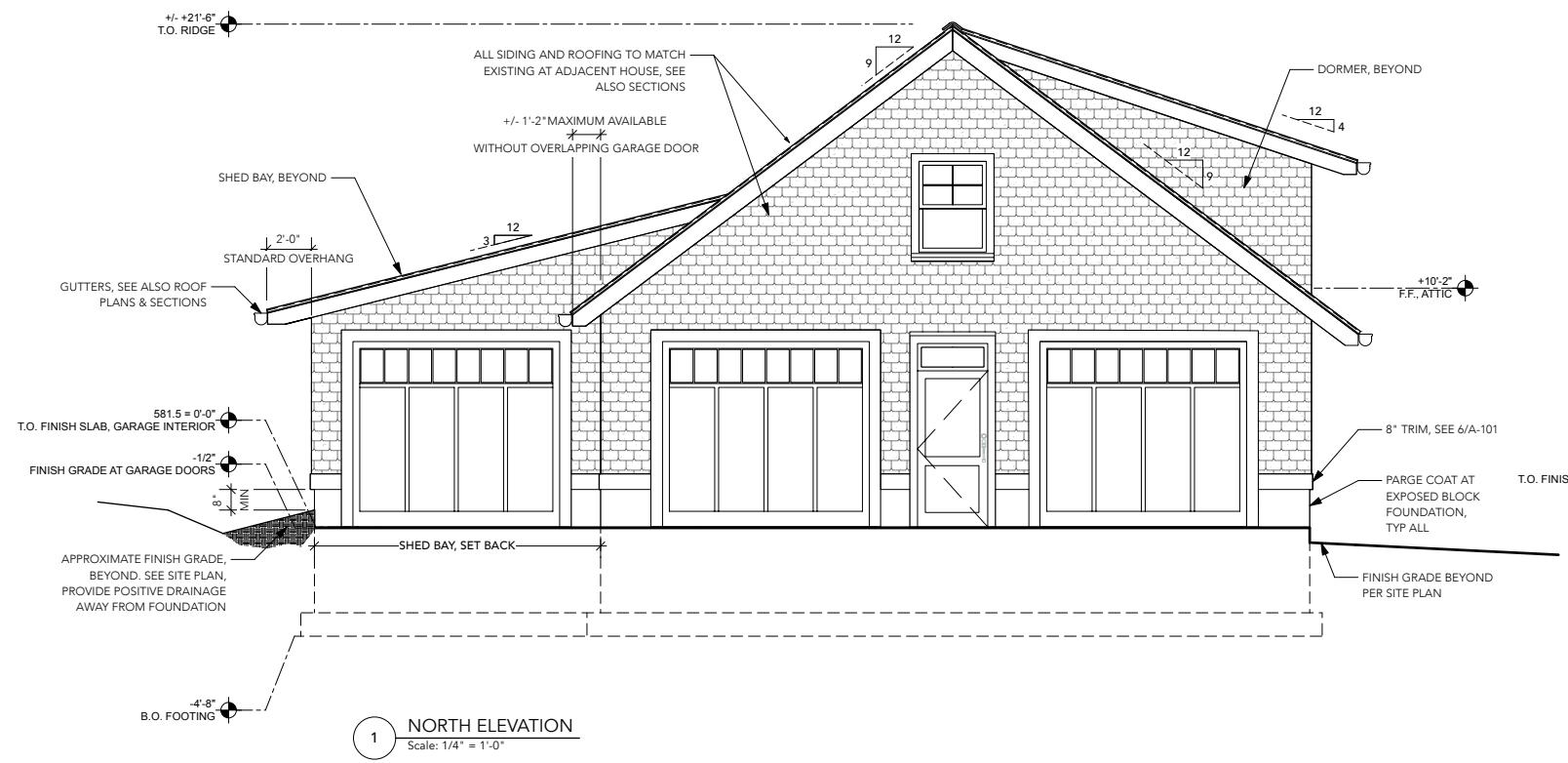
5 SOUTH ELEVATION

Scale: 3/32" = 1'-0"
NOTE: THIS SIDE VISIBLE THRU TREES TO BOTH ARRIVING AND DEPARTING PROPERTIES ON CLOVER STREET EAST

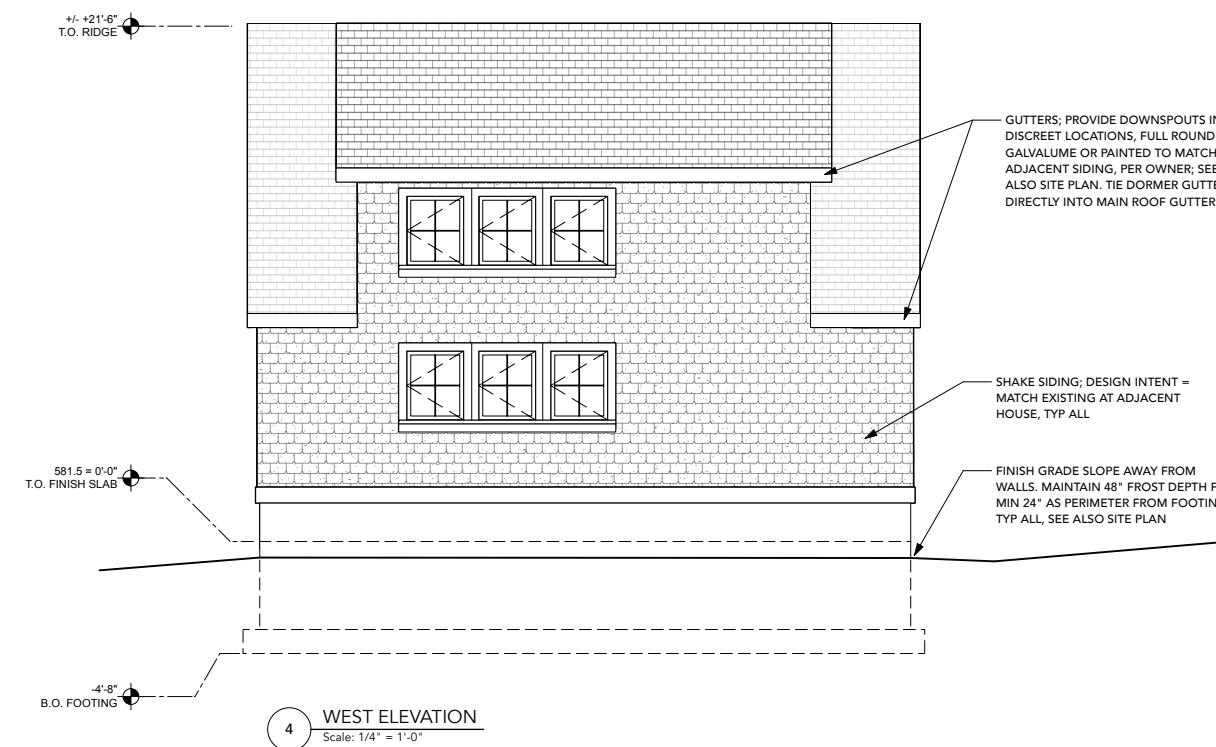


3 EAST ELEVATION

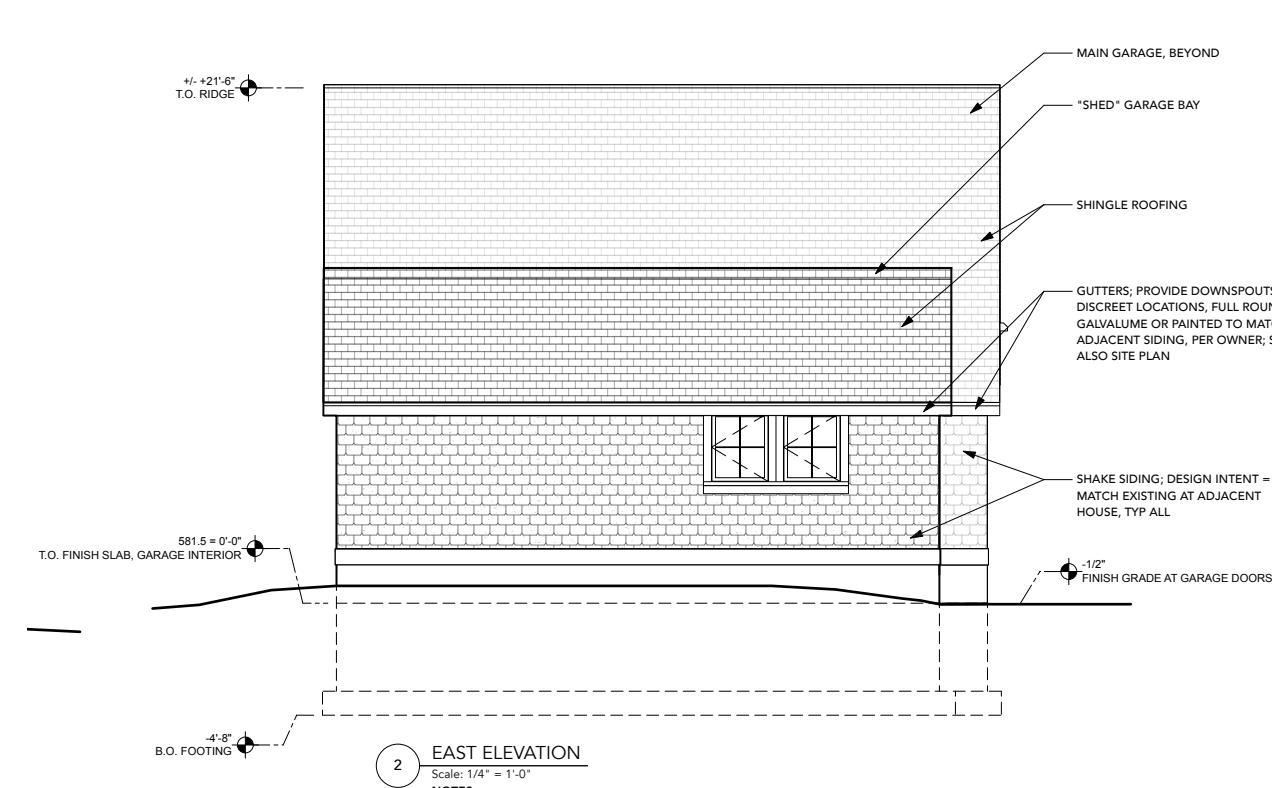
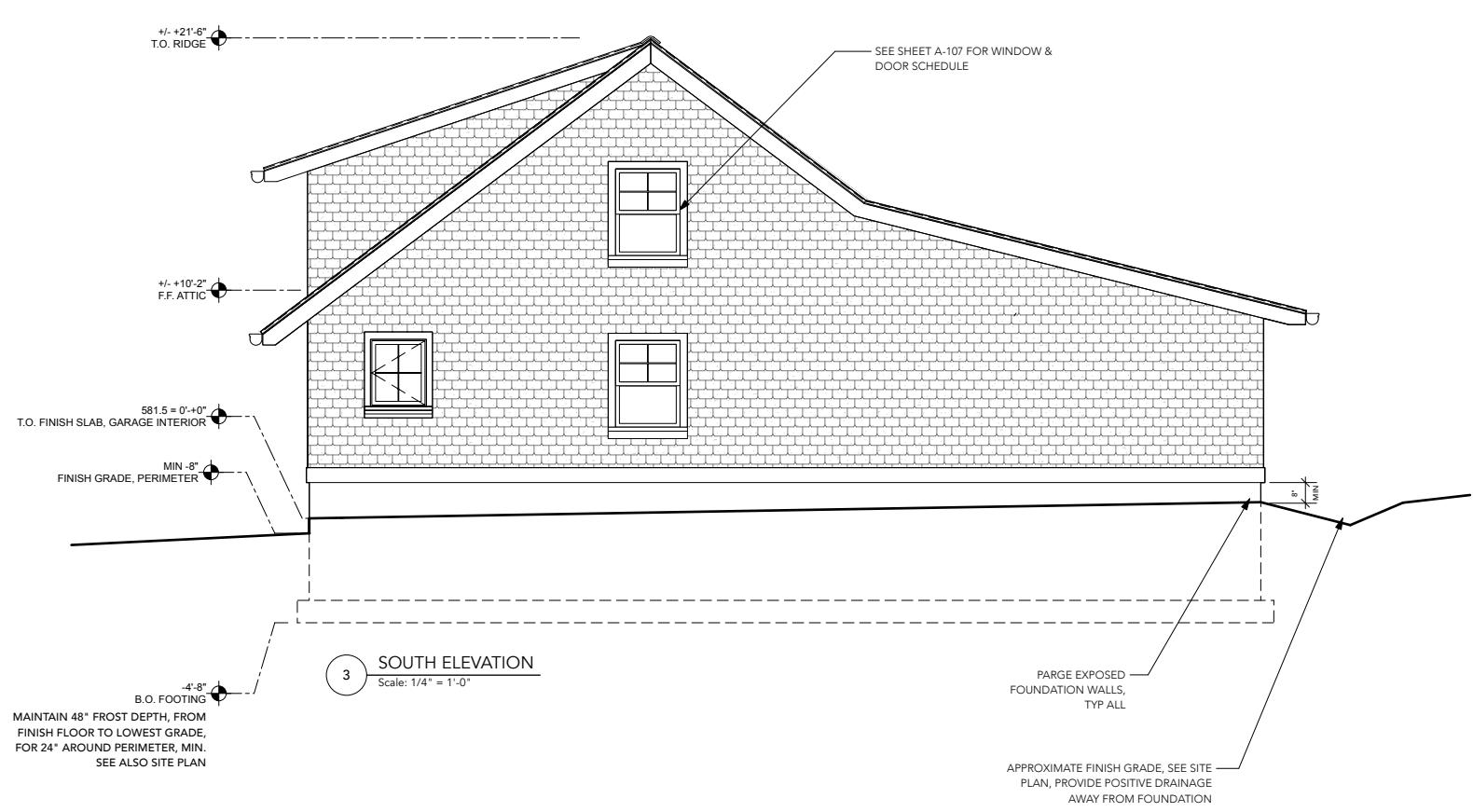
Scale: 3/32" = 1'-0"
NOTE: THIS LOWER "SHED" ELEVATION PRESENTS TO CLOVER STREET, AND IS THE CLOSEST FAÇADE VISIBLE TO IMMEDIATE NEIGHBOR



The change from a single full-height entry door to a standard height entry door with transom requires an updated review, so we also scrutinized all of the window specifications. Our revised design has only double-hung windows in the gable-ends, with casements in all other openings.



NM questions for Ali to confirm structure, drawings 7 & 8



REVISIONS

STAMP

PROJECT TITLE

CARDINA - FULMER RESIDENCE ADDITION + RENOVATIONS

2969 CLOVER STREET
PITTSFORD, NY

PROJECT NUMBER: 2202

ISSUE DATE: 2026-01-09

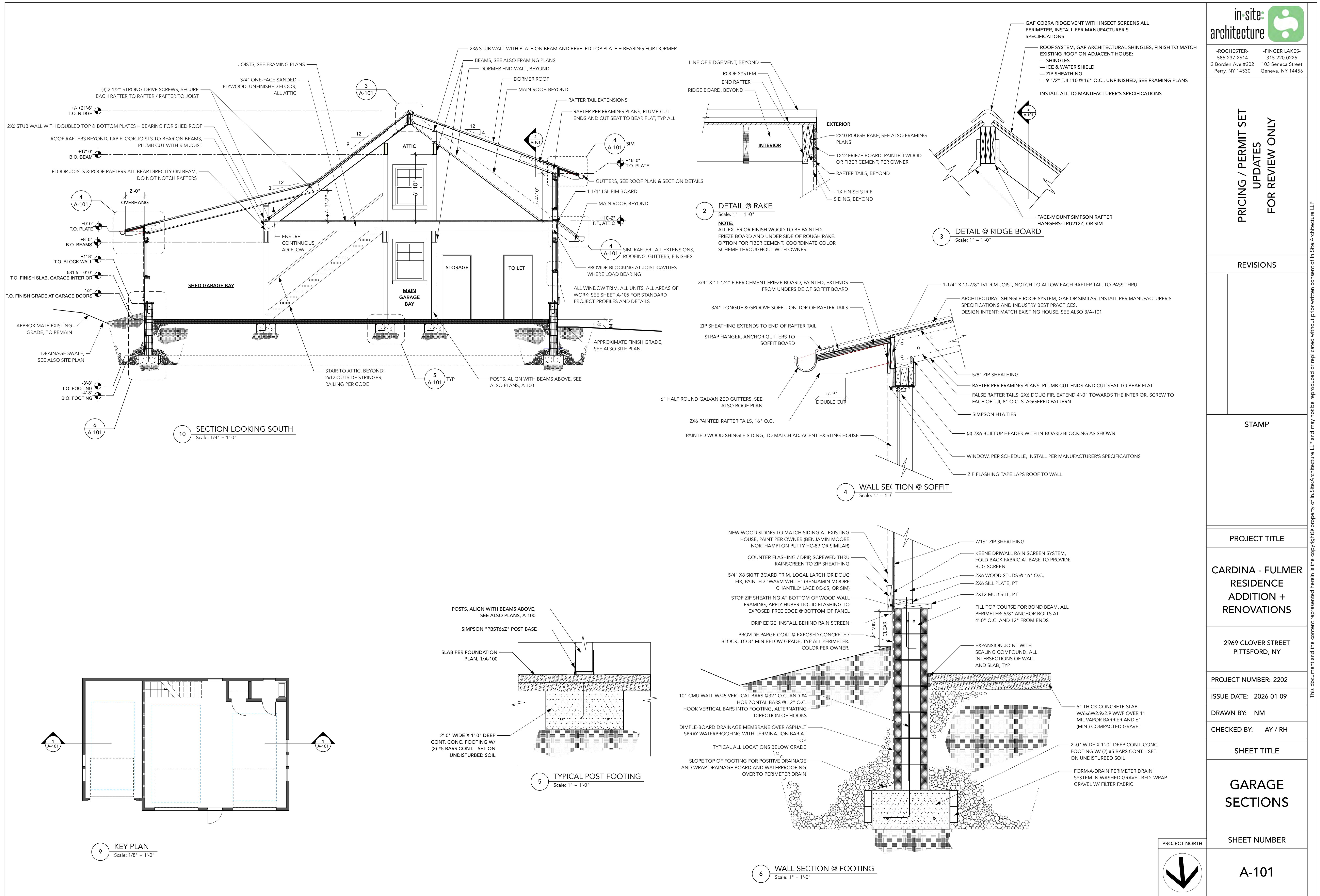
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SHEET TITLE

GARAGE SECTIONS

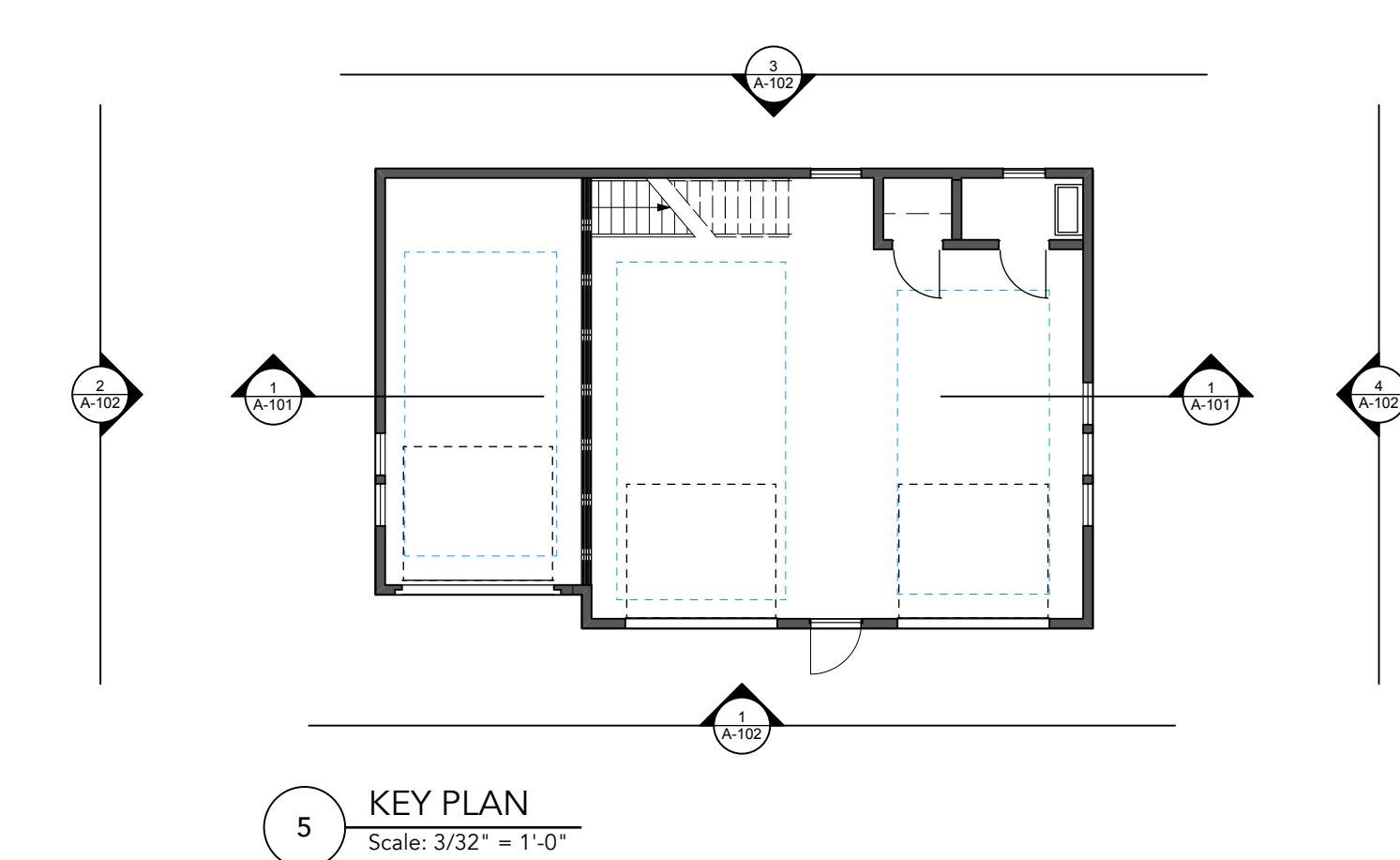
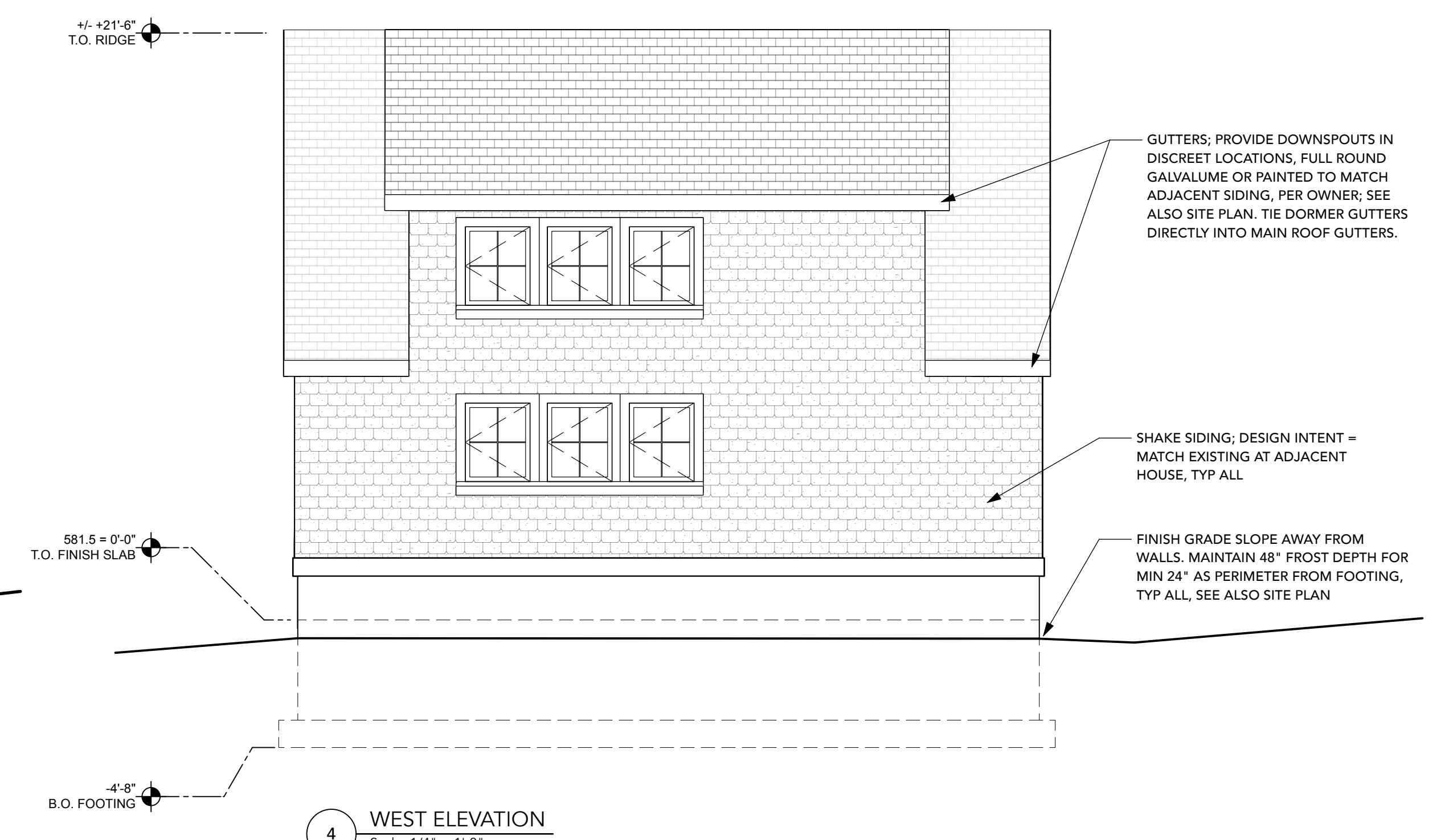
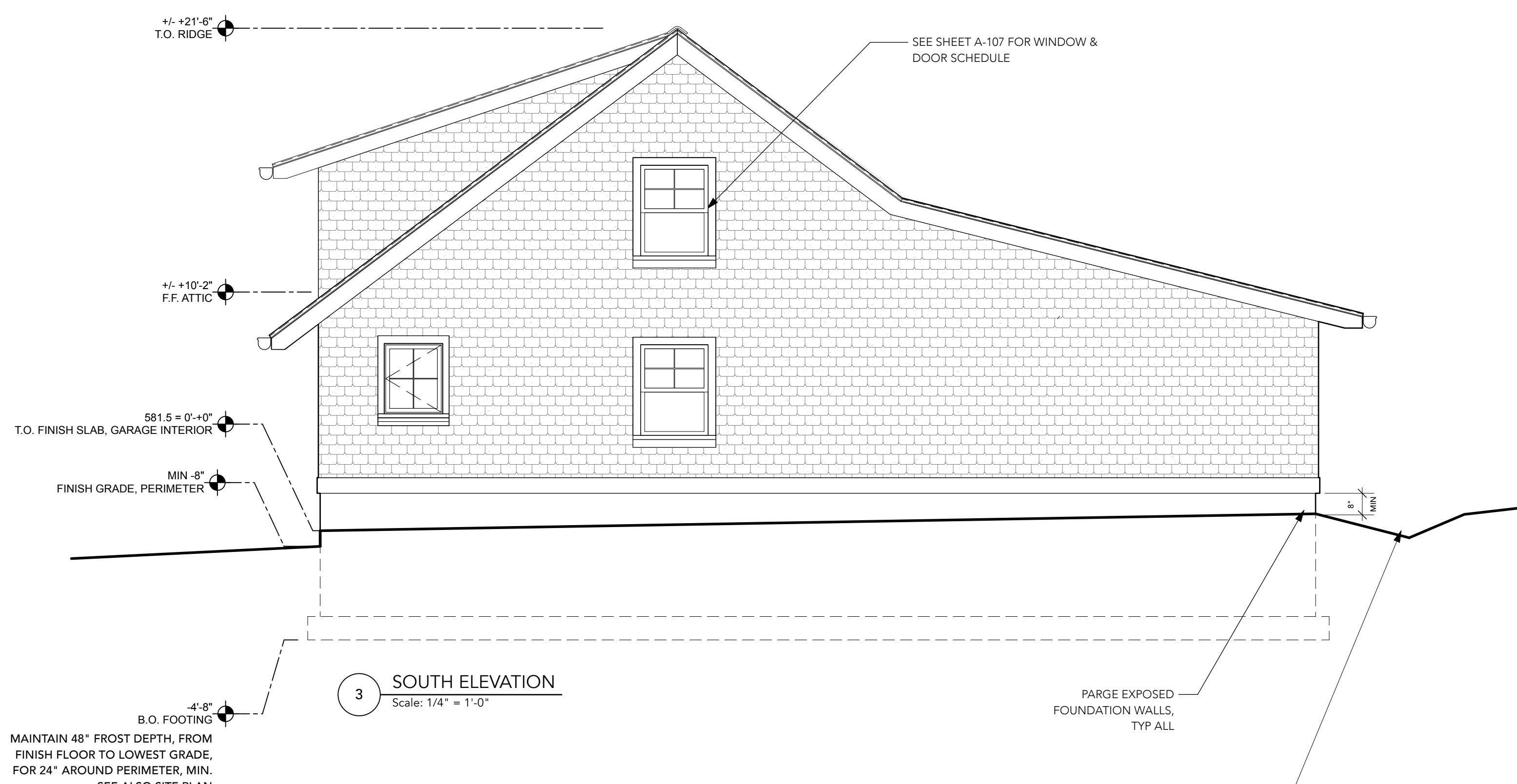
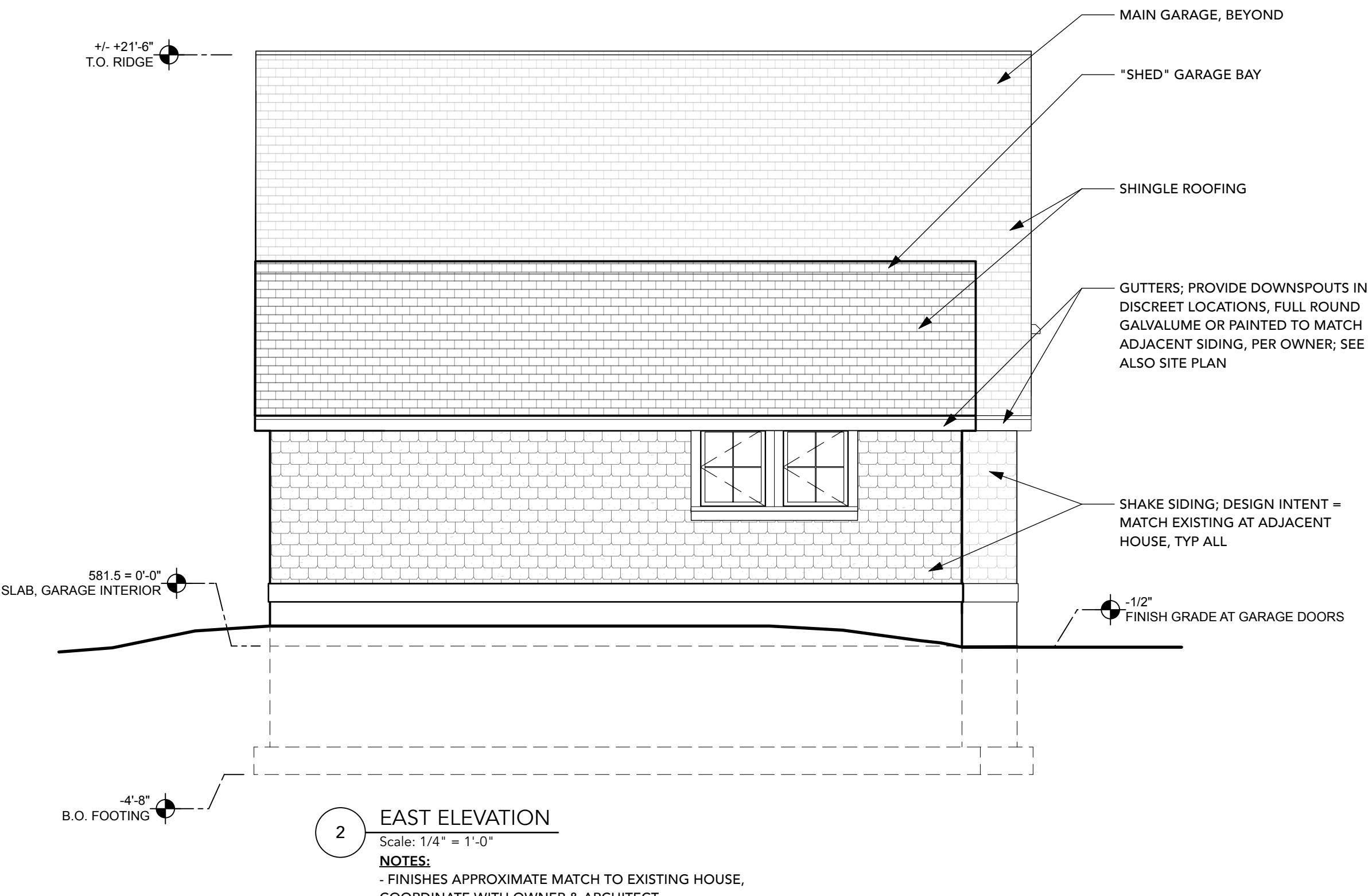
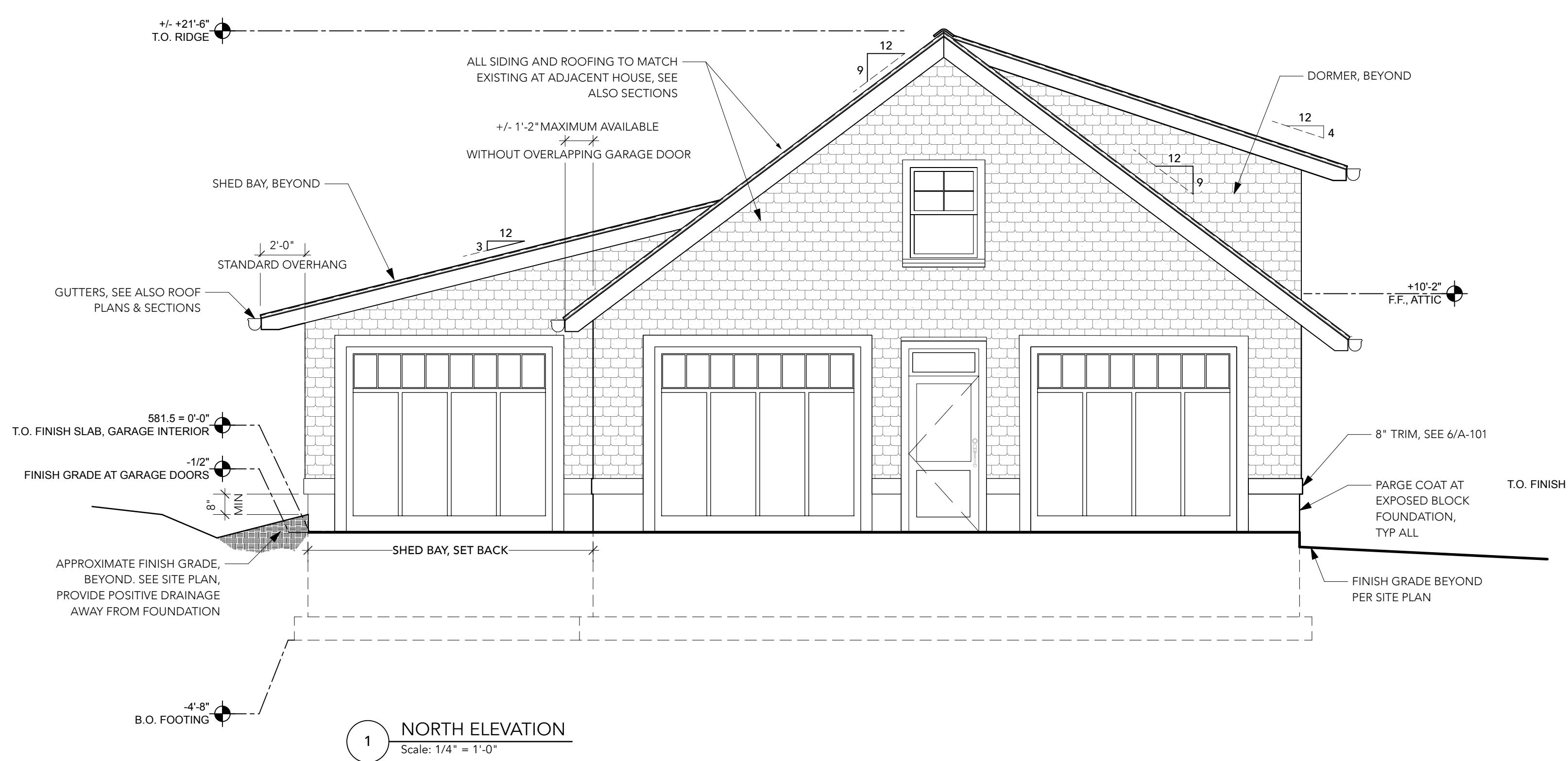
SHEET NUMBER

A-101



PRICING / PERMIT SET
UPDATES
FOR REVIEW ONLY

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REVISIONS

STAMP

PROJECT TITLE
CARDINA - FULMER
RESIDENCE
ADDITION +
RENOVATIONS

2969 CLOVER STREET
PITTSFORD, NY

PROJECT NUMBER: 2202

ISSUE DATE: 2026-01-09

DRAWN BY: NM

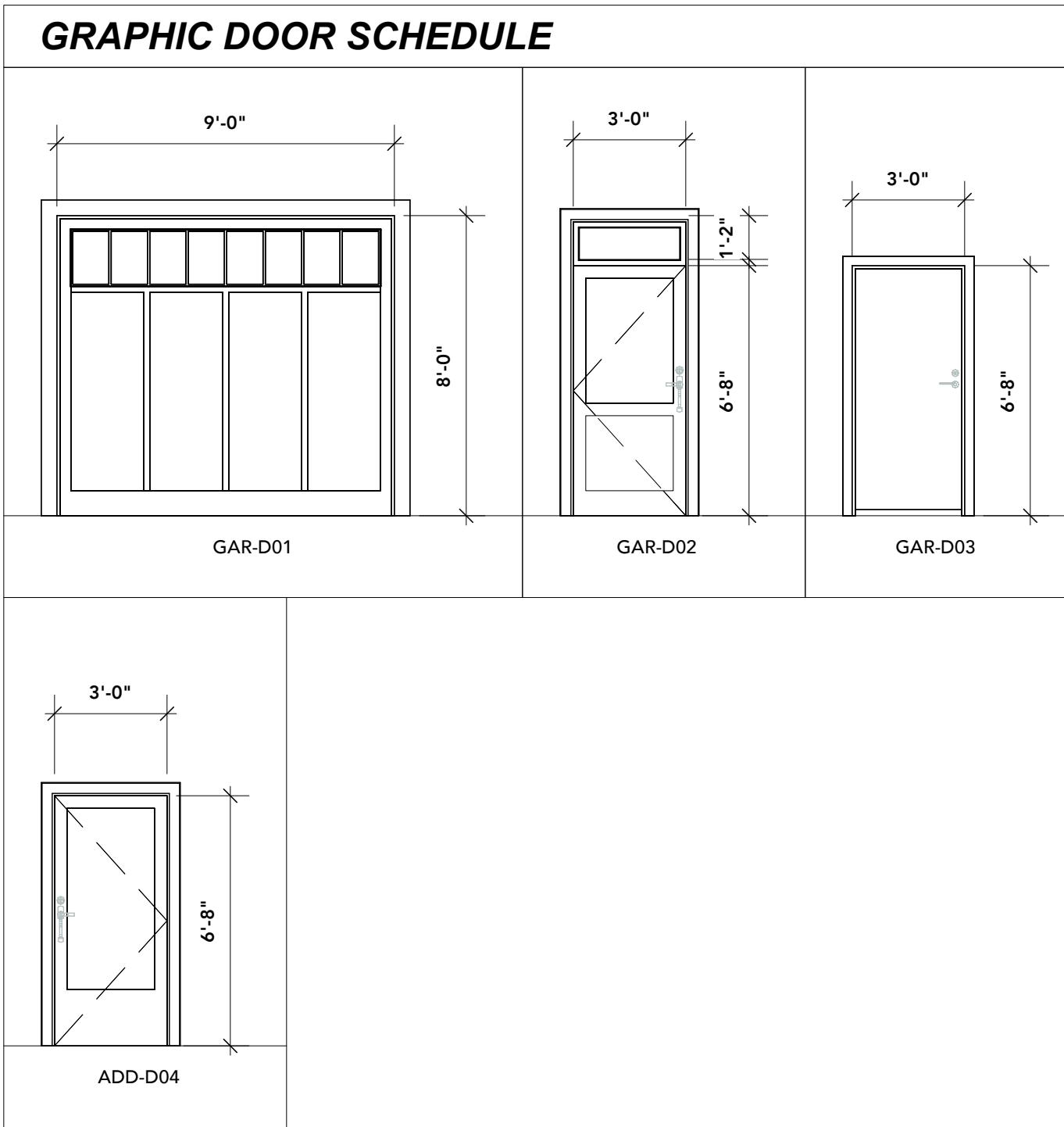
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SHEET TITLE

GARAGE
ELEVATIONS

SHEET NUMBER

A-102

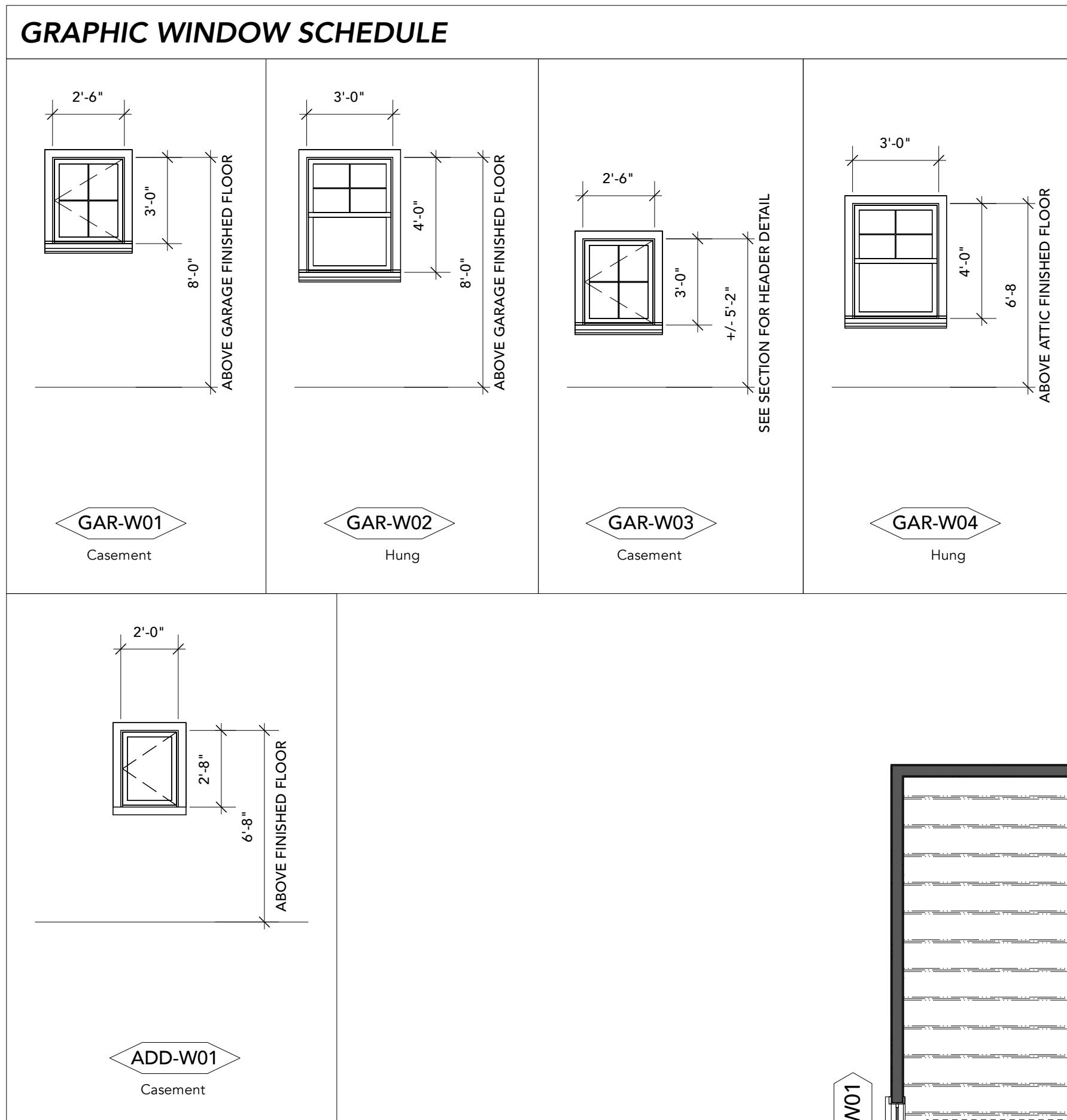


DOOR SCHEDULE NOTES

ID TAG	QUANTITY	NOMINAL SIZE			DOOR STYLE		COMMENTS
		WIDTH	HEIGHT	THICKNESS	OPERATION	TYPE	
D01	3	9'0"	8'0"	1 1/2"	Overhead	Panel	CHI OHD - OVERLAY CARRIAGE HOUSE - STEEL - WHITE - '30-SINGLE VERTICAL' DOOR WITH SINGLE ROW 'OBSCURED MADISON' LITES
D02	1	3'0"	6'8"	1 3/4"	Swing Simple	Glass	HERMA-TRU SMOOTH-STAR FIBERGLASS, WITH TRANSOM - 1/2 LITE, ONE PANEL SHAKER, TEXTURED 'CHINCHILLA' GLASS, CLEAR TRANSOM. FINAL HARDWARE SELECTIONS BY OWNER.
D03	2	3'0"	6'8"	1 1/2"	Swing Simple	Solid	MASONITE 'LINCOLN PARK' ONE-PANEL DOOR, COLOR BY OWNER. PROVIDE DOOR BRUSH @ 1/2 TO 3/4" UNDER CUT
D04	1	3'0"	6'8"	1 3/4"	Swing Simple	Glass	ANDERSEN E-SERIES ALUMINUM-CLAD WOOD DOOR - COLOR BY OWNER - OPTION FOR OBSCURED GLASS

DOOR SCHEDULE NOTES:

1. ALL DOOR GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLAZING.
2. WINDOW AND HARDWARE FINISHES TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.



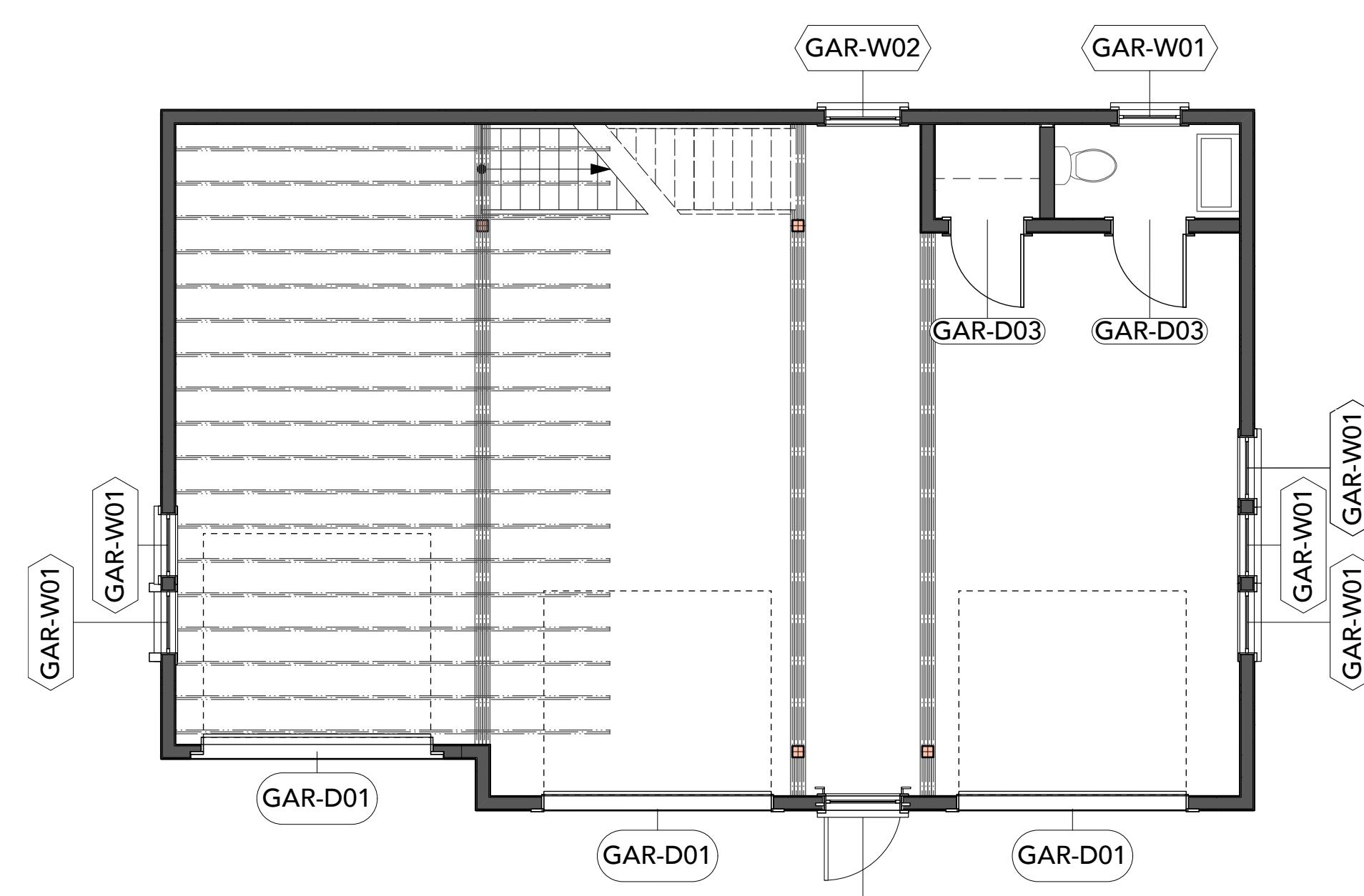
Mark	Quantity	Nominal Size		Window Style
		O.A. Width	O.A. Height	
ADD-W01	1	2'0"	2'8"	Casement
GAR-W01	6	2'6"	3'0"	Casement
GAR-W02	1	3'0"	4'0"	Double Hung
GAR-W03	3	2'6"	3'0"	Casement
GAR-W04	2	3'0"	4'0"	Double Hung

NOTE:

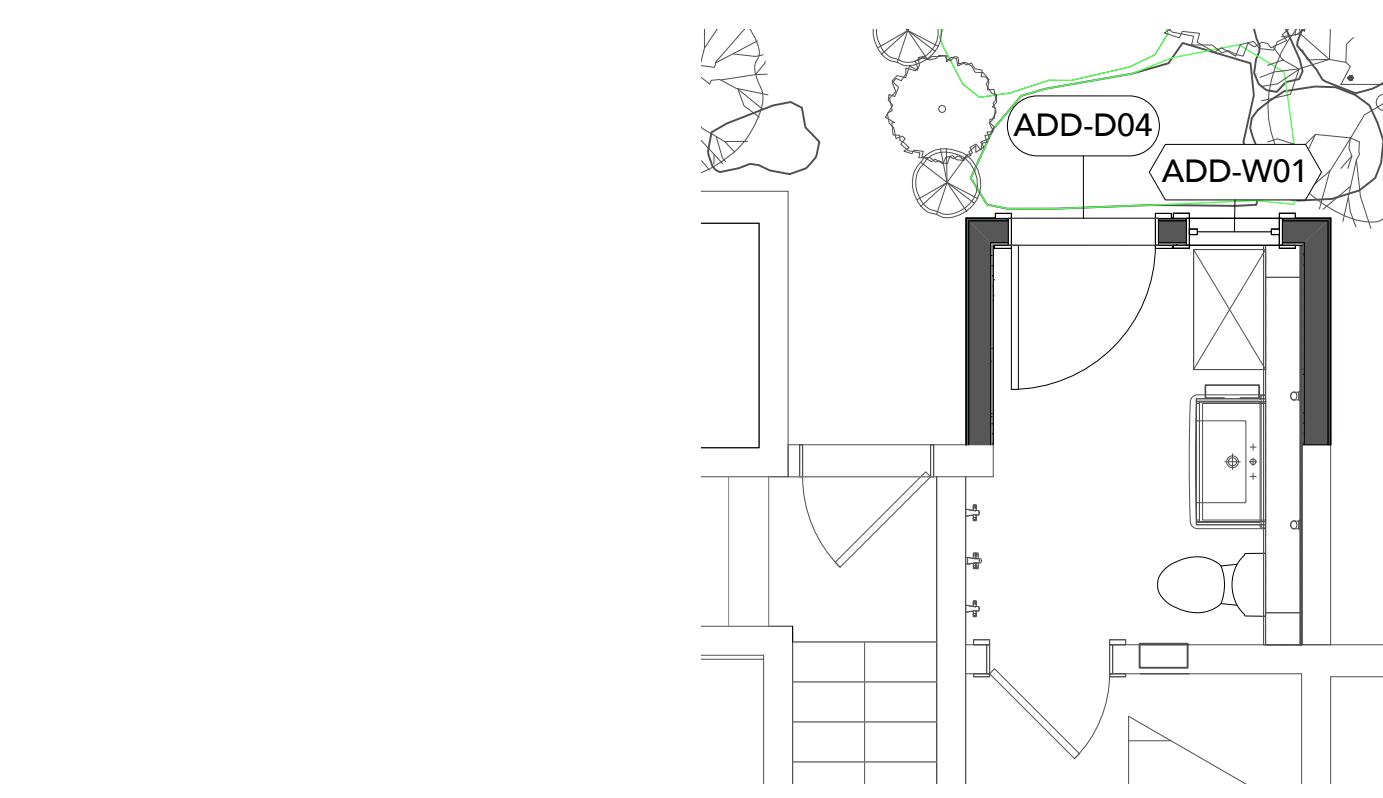
ALL UNITS TO BE ANDERSEN E-SERIES, ALUMINUM CLAD WOOD, FINAL COLOR & PROFILE SELECTION BY OWNER. TRIM SELECTION BY OWNER, CURRENTLY RECOMMEND 5.5" FLAT CASING WITH SILL NOSE

WINDOW SCHEDULE NOTES:

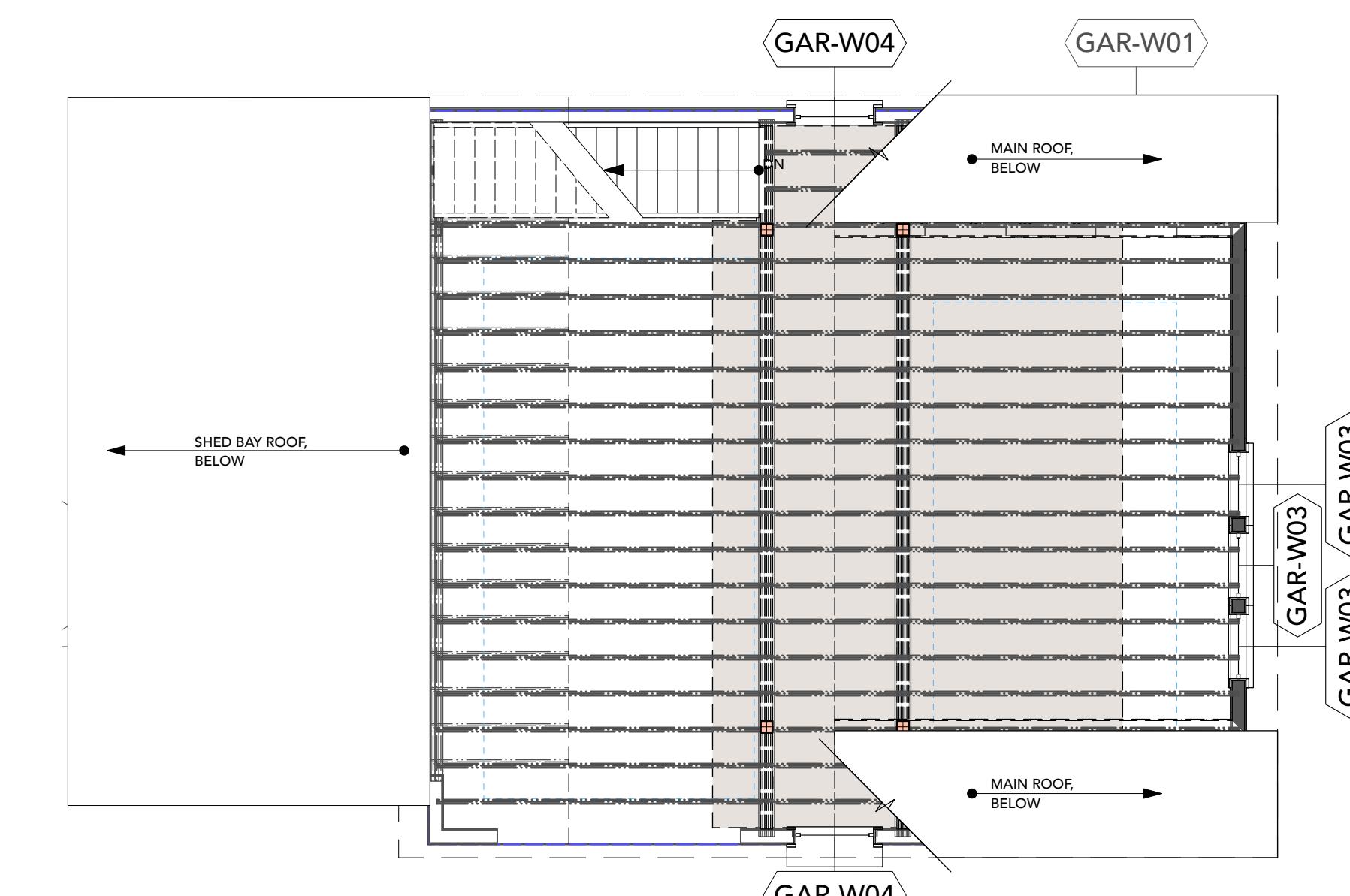
1. ALL WINDOW GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLAZING.
2. WINDOW AND HARDWARE FINISHES TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.



2 GROUND FLOOR GARAGE W&D KEY PLAN
Scale: 3/16" = 1'-0"



1 ADDITION W&D KEY PLAN
Scale: 1/4" = 1'-0"



3 GARAGE ATTIC W&D KEY PLAN
Scale: 3/16" = 1'-0"

CARDINA - FULMER
RESIDENCE
ADDITION +
RENOVATIONS

2969 CLOVER STREET
PITTSFORD, NY

PROJECT NUMBER: 2202

ISSUE DATE: 2026-01-09

DRAWN BY: NM

CHECKED BY: AY / RH

SHEET TITLE

WINDOW &
DOOR
SCHEDULE

SHEET NUMBER

A-107

REVISIONS

STAMP

PROJECT TITLE

ISSUE DATE: 2026-01-09

DRAWN BY: NM

CHECKED BY: AY / RH

SHEET TITLE

WINDOW &
DOOR
SCHEDULE

SHEET NUMBER

A-107

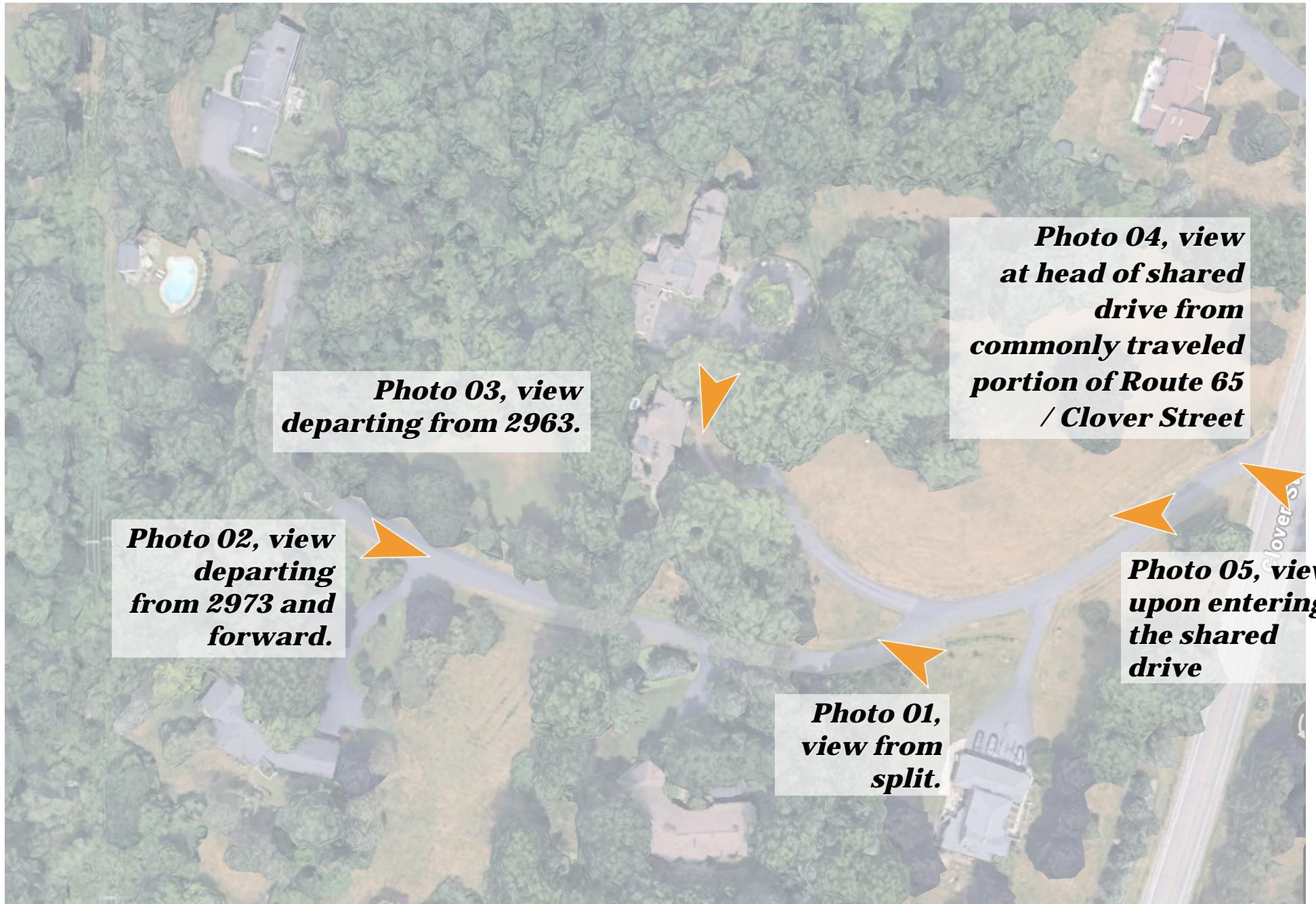
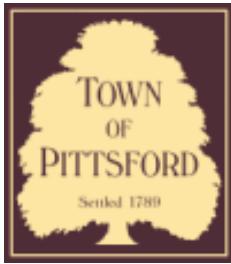




Photo 03, view departing from 2963.



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
B24-000174

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 148 Jefferson Road PITTSFORD, NY 14534

Tax ID Number: 164.01-1-8.1

Zoning District: RN Residential Neighborhood

Owner: Squires, Matthew L

Applicant: Squires, Matthew L

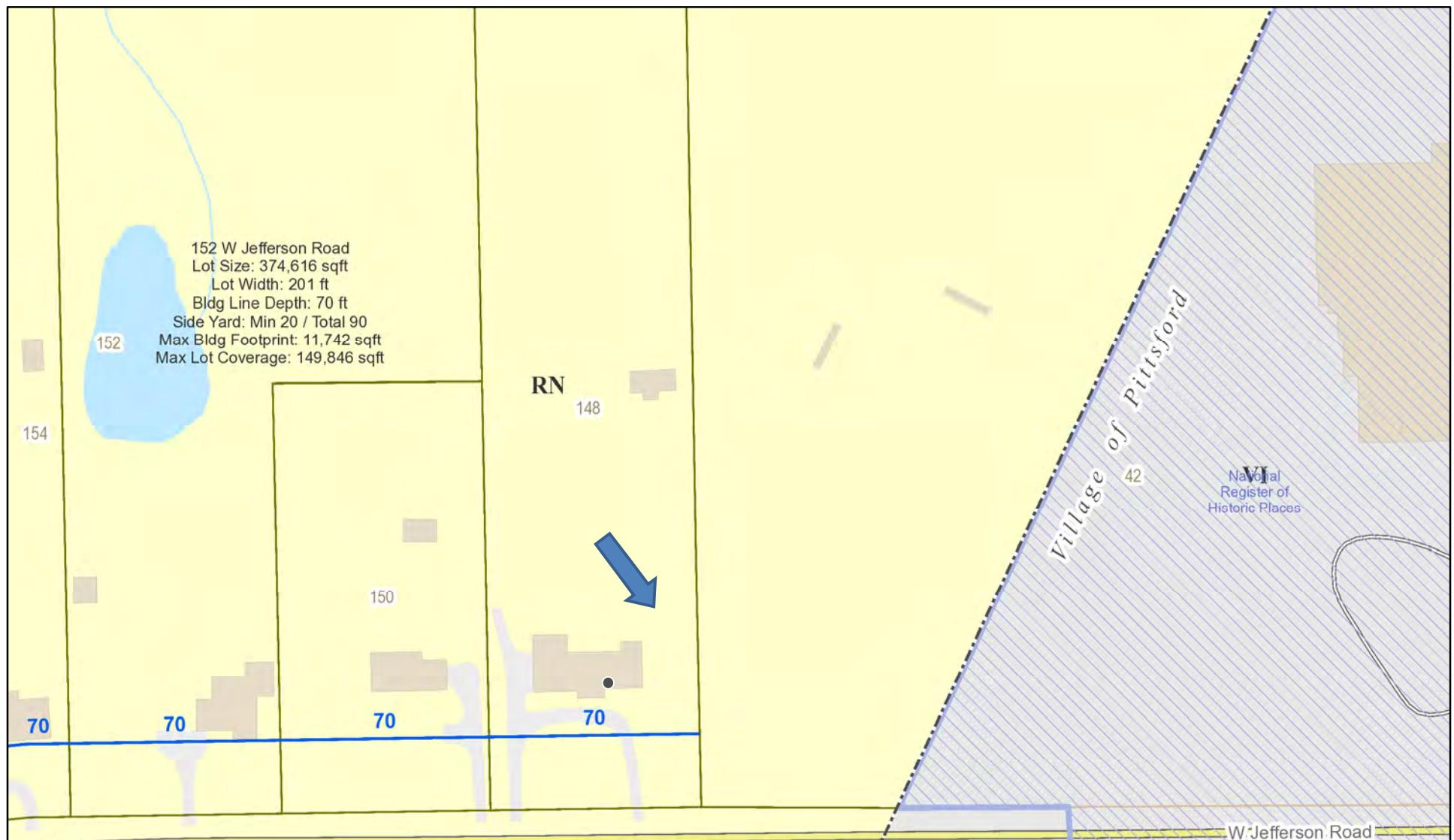
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review for the addition of an approximately 13,080 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

148 W Jefferson Road



Printed December 31, 2024

Town of Pittsford GIS

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Jefferson Rd

Thu Sep 5 2024

Imagery © 2024 Nearmap, HERE

50 頁

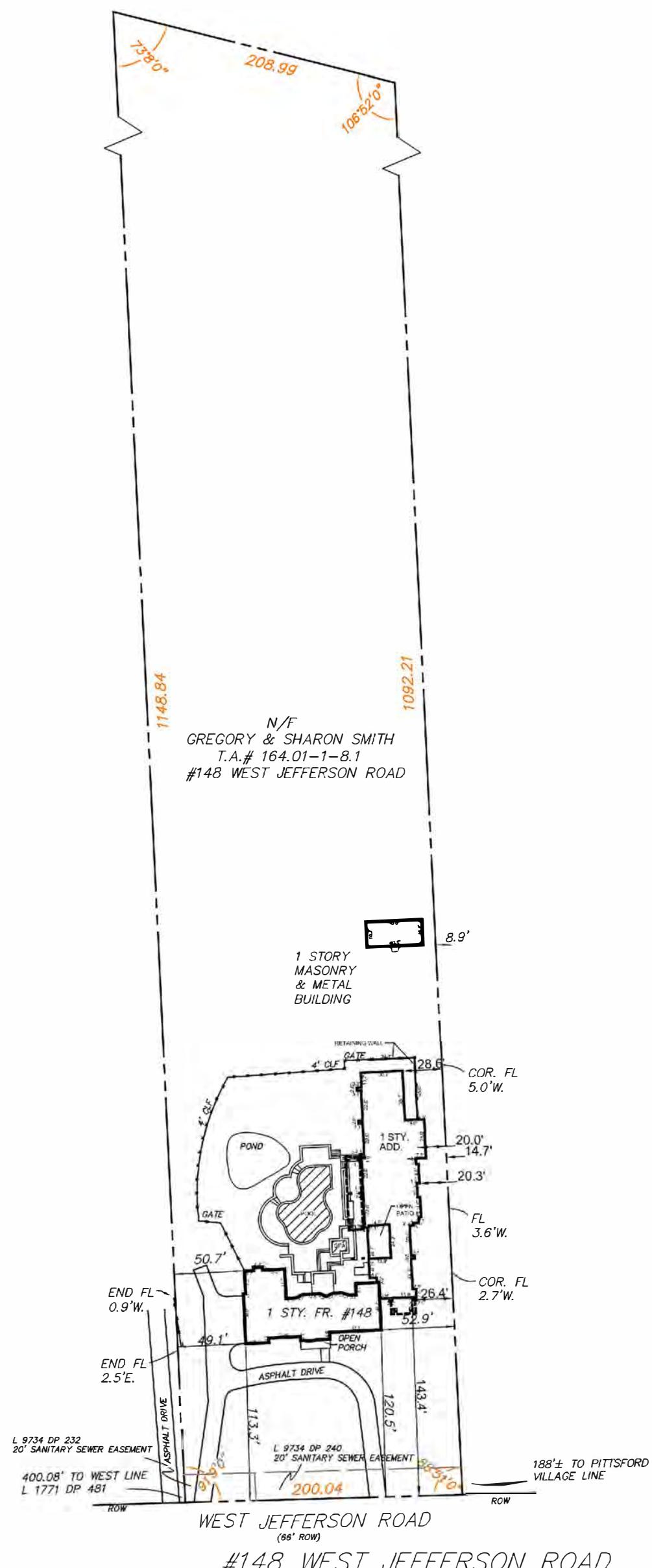
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Nearmap



REFERENCES

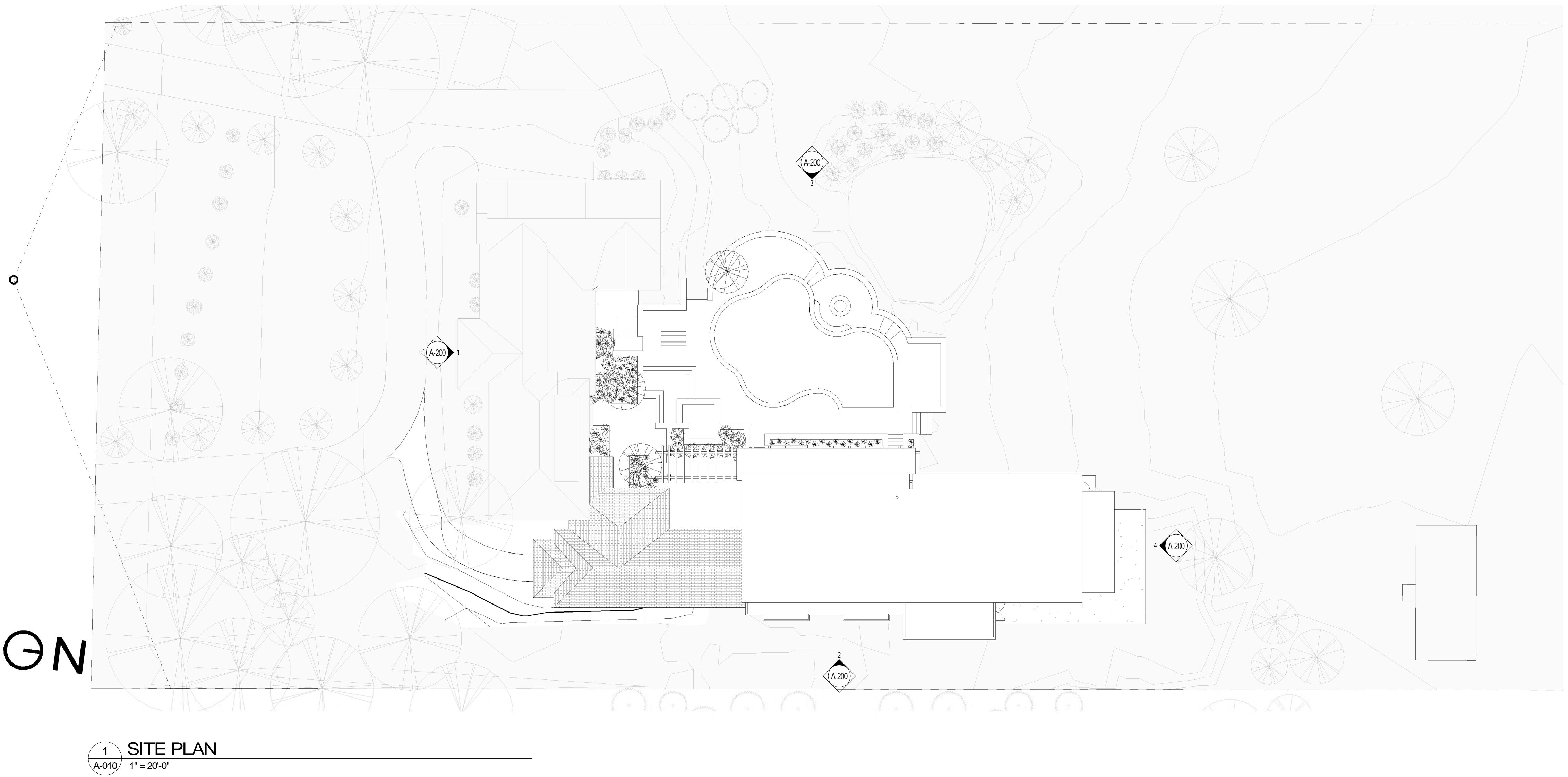
1) INSTRUMENT LOCATION SURVEY MAP
"148JEFF" DATED SEPT. 07, 2022.



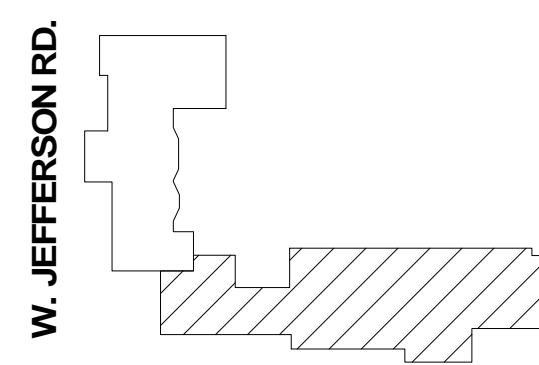
1
ASK-01

SKETCH SITE PLAN

SCALE: 1" = 90'-0"



VIEW FROM WEST JEFFERSON ROAD



148 W JEFFERSON, LLC.
W. JEFFERSON RD.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE
--------	-------------	------

JOB NO.	2526
SCALE	1" = 20'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE
SET OF CONSTRUCTION DOCUMENTS
(INCLUDING DRAWINGS AND SPECIFICATIONS).
INTERPRETATION OF THE INFORMATION
AS WELL AS THE USE OF THIS SHEET DEPENDS ON
THE ENTIRE SET OF DOCUMENTS.

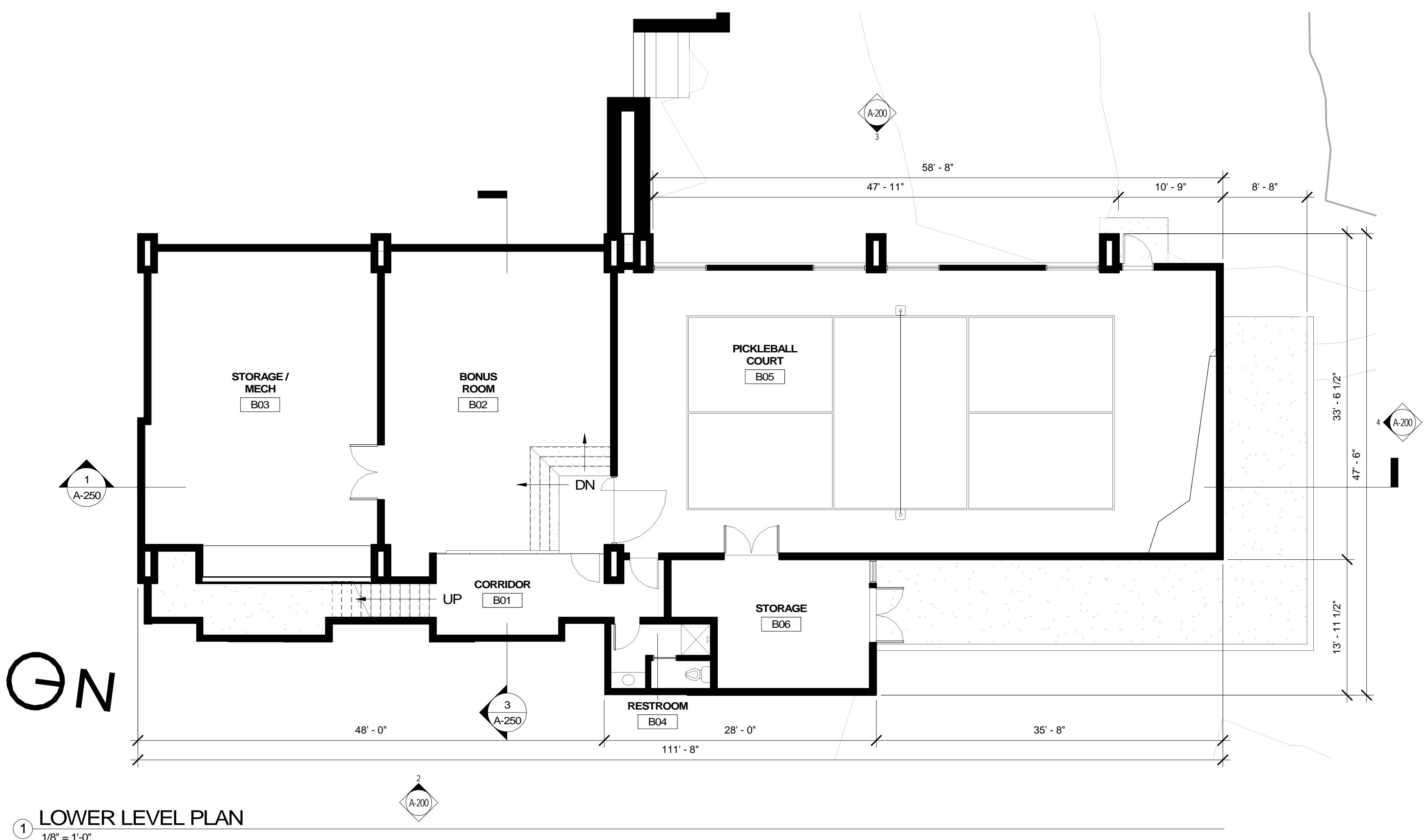
DRAWING TITLE

SITE PLAN

A-010

ISSUED FOR REVIEW

PROGRESS SET NOT FOR CONSTRUCTION



148 W JEFFERSON

48 W JEFFERSON RD.
ROCHESTER, NY

THIS IS A SINGLE SHEET OF A COHESIVE
SET OF CONSTRUCTION DOCUMENTS
(INCLUDING DRAWINGS AND SPECIFICATIONS).
INTERPRETATION OF THE INFORMATION
AS PRESENTED SHOULD BE BASED ON
THE ENTIRE SET OF DOCUMENTS.

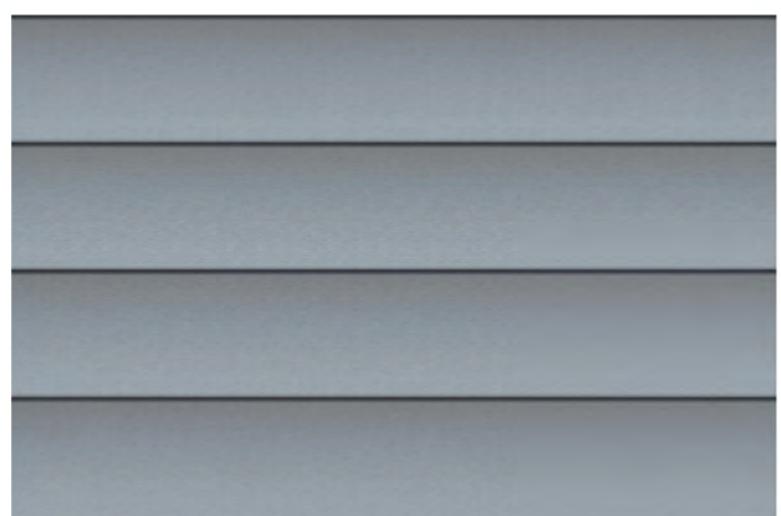
LOWER LEVEL

A-100

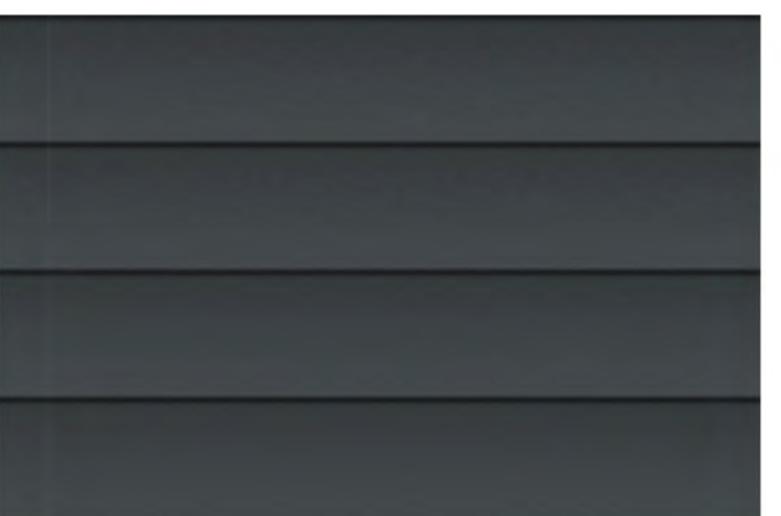
1 TEXTURED FACE BRICK



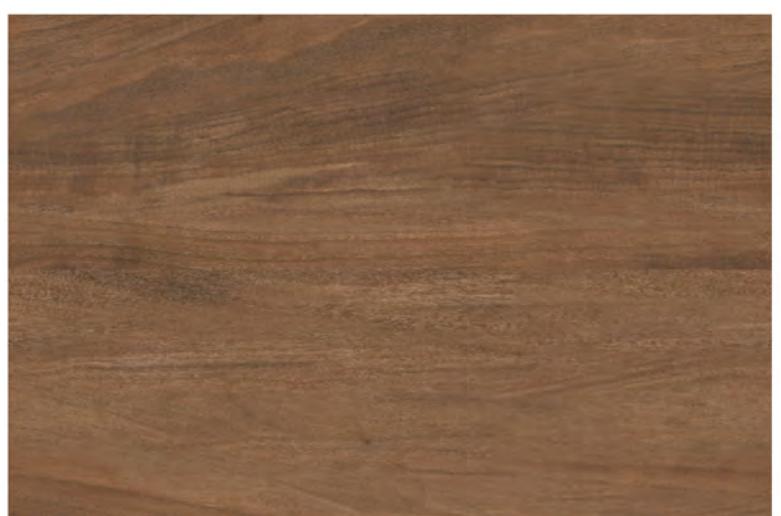
2 NATURALLY AGING
METAL SIDING



3 PREFINISHED
CEMENTITIOUS SIDING



4 FINISHED TIMBER

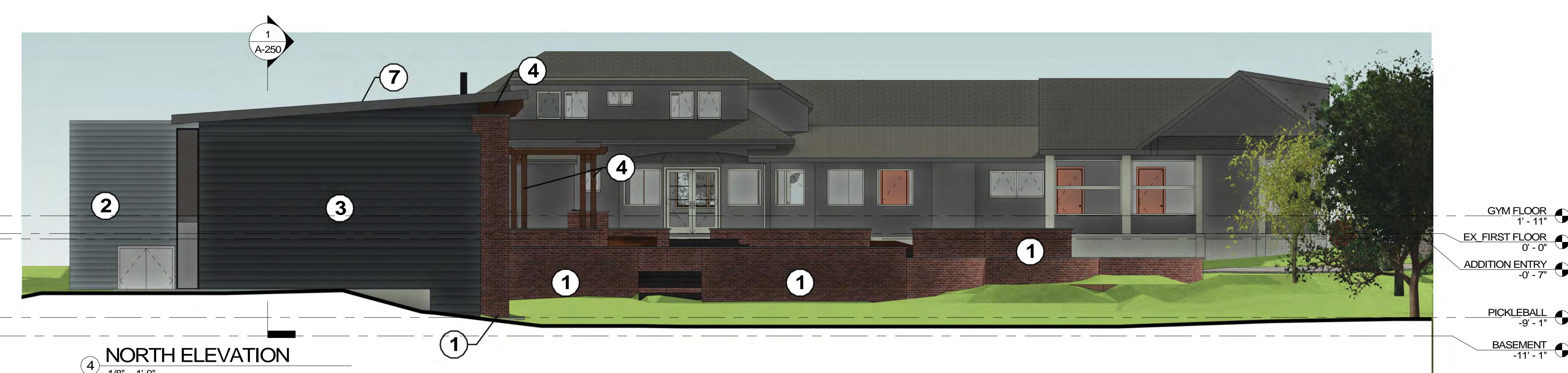
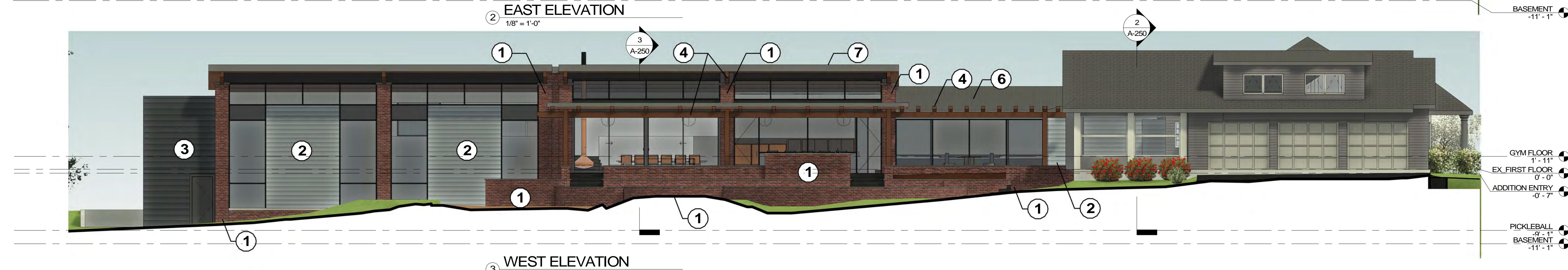
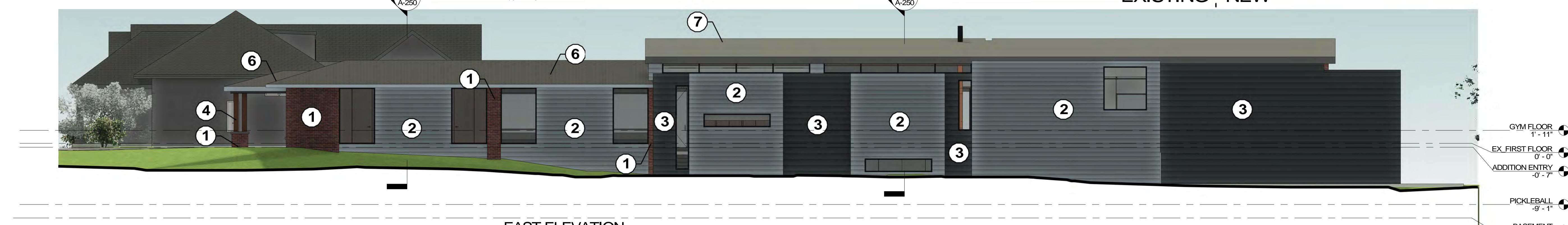


5 TONGUE & GROOVE
SOFFIT

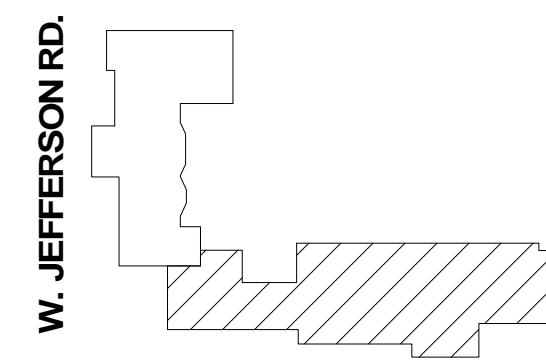


6 ASPHALT SHINGLE,
TO MATCH EXISTING
BUILDING ROOF.

7 SHEET MEMBRANE
ROOFING MATERIAL



PROGRESS SET
NOT FOR CONSTRUCTION



148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. # DESCRIPTION DATE

JOB NO. 2526

SCALE 1/8" = 1'-0"

ISSUE DATE 12/17/2025

DRAWN BY BAC

CHECKED BY DS

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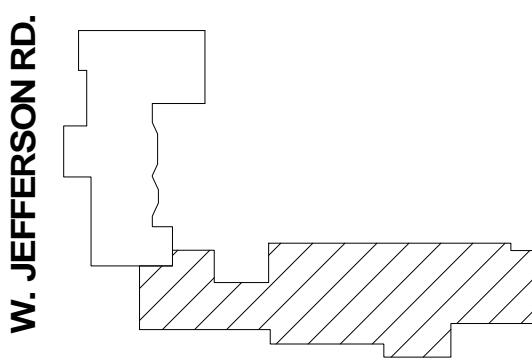
DRAWING TITLE

ELEVATIONS

A-200

ISSUED FOR REVIEW

**PROGRESS SET
NOT FOR CONSTRUCTION**



W. JEFFERSON RD.
KEY PLAN
148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. # DESCRIPTION DATE

JOB NO. 2526
SCALE 1/8" = 1'-0"
ISSUE DATE 12/17/2025
DRAWN BY BAC
CHECKED BY DS

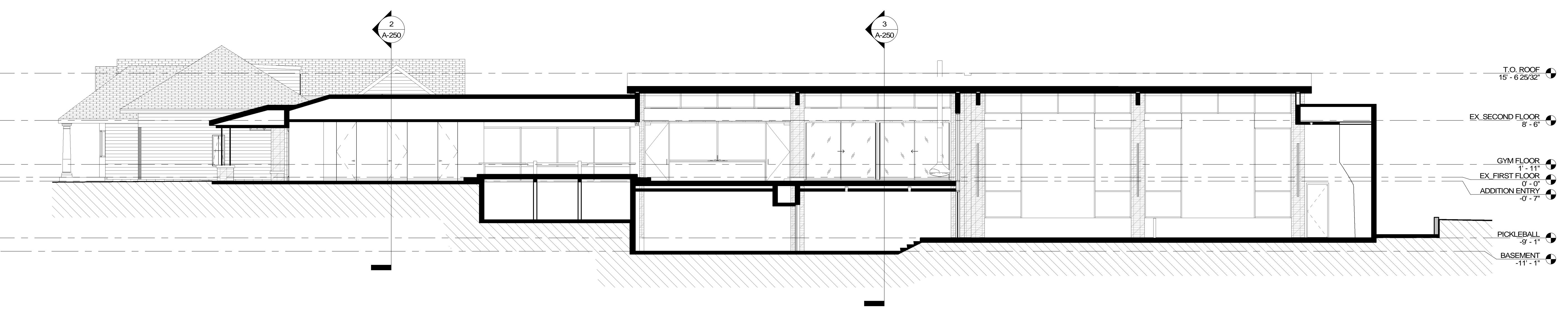
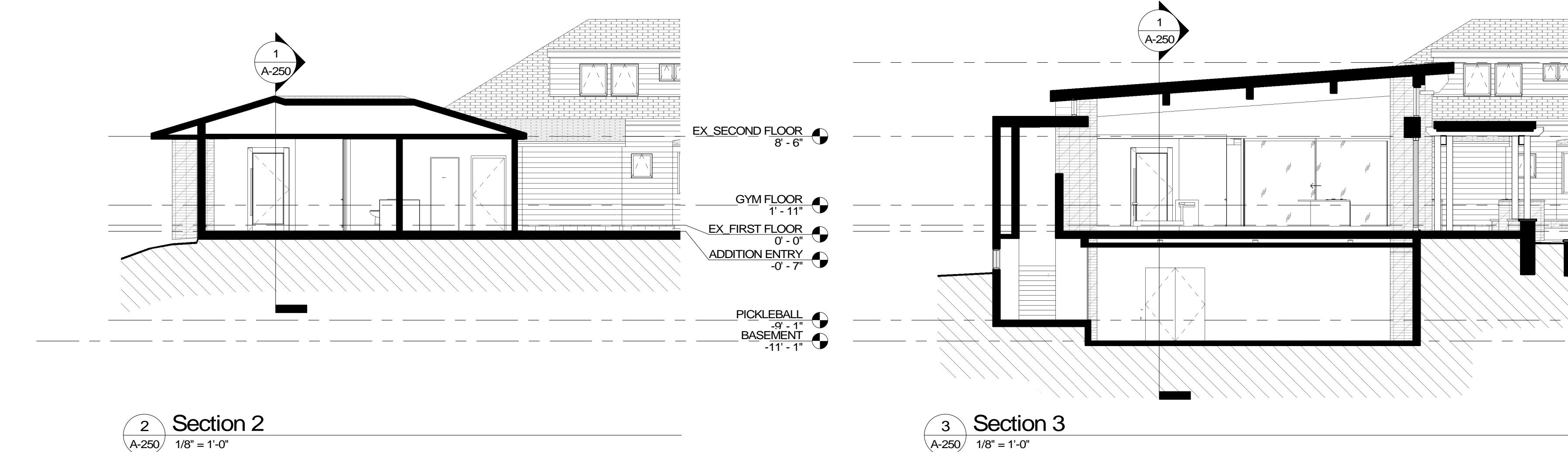
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**BUILDING
SECTIONS**

A-250

ISSUED FOR REVIEW

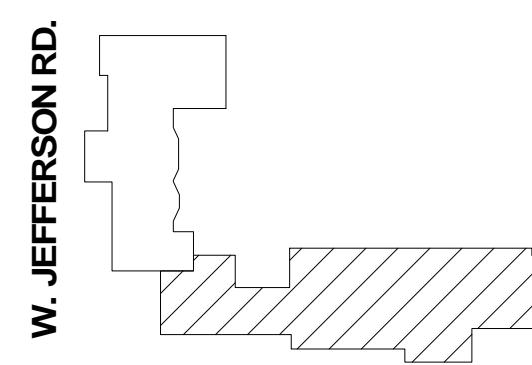


Section 1
A-250 1/8" = 1'-0"



VIEW FROM DRIVEWAY ENTRANCE

**PROGRESS SET
NOT FOR CONSTRUCTION**



KEY PLAN
148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

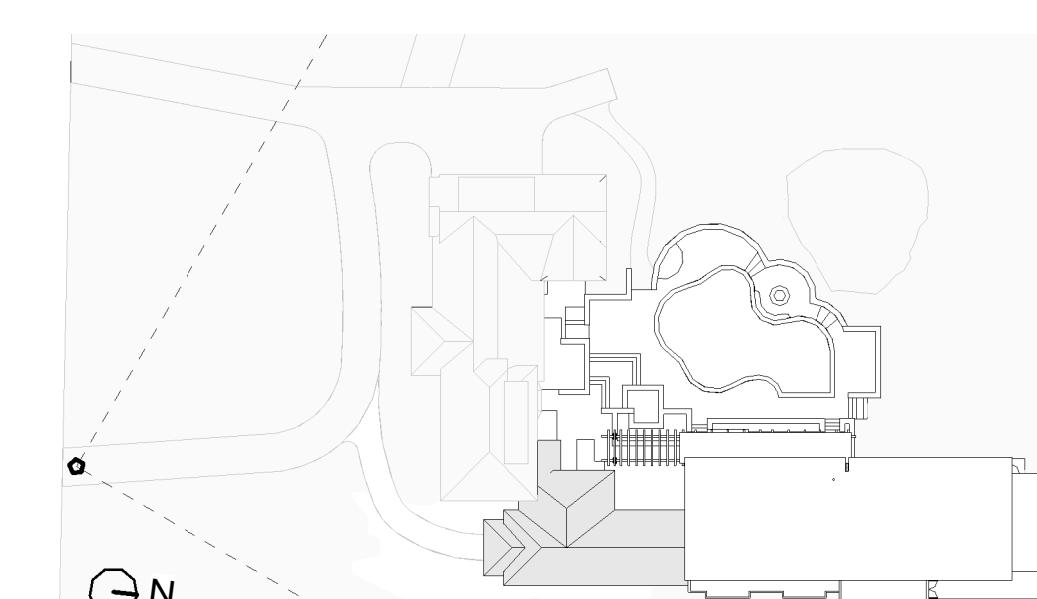
REV. # DESCRIPTION DATE

JOB NO. 2526
SCALE 1" = 60'-0"
ISSUE DATE 12/17/2025
DRAWN BY BAC
CHECKED BY DS

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DRAWING TITLE

**RNDERED
VIEWS**



1 SITE KEYPLAN
A-900 1" = 60'-0"

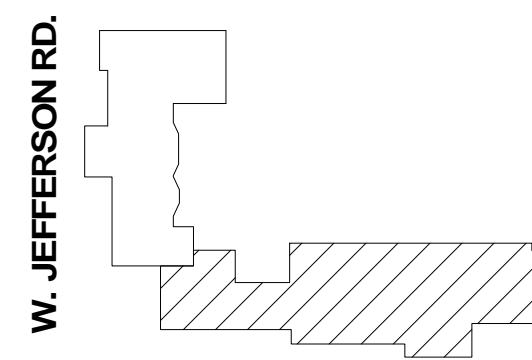
A-900

ISSUED FOR REVIEW



SOUTH EAST VIEW OF PROPOSED ADDITION

**PROGRESS SET
NOT FOR CONSTRUCTION**



KEY PLAN
148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE
--------	-------------	------

JOB NO. 2526
SCALE 1" = 60'-0"
ISSUE DATE 12/17/2025
DRAWN BY BAC
CHECKED BY DS

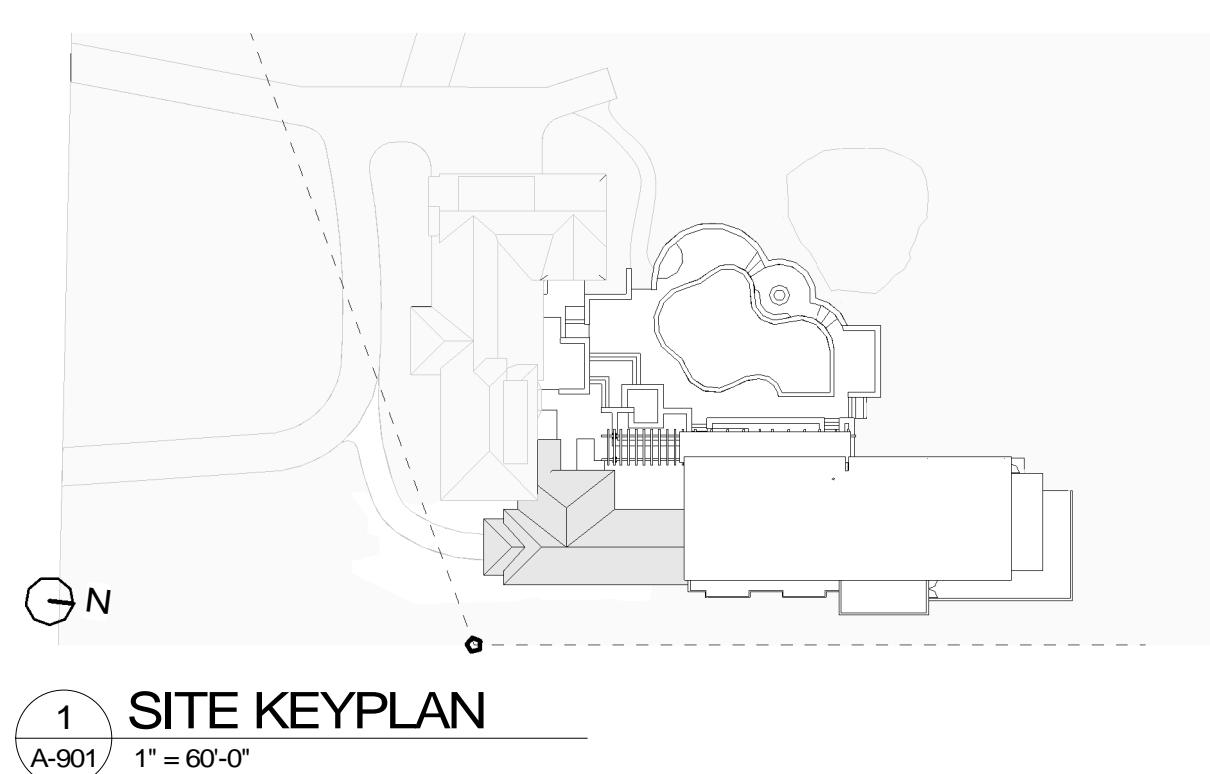
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DRAWING TITLE

**RENDERED
VIEWS**

A-901

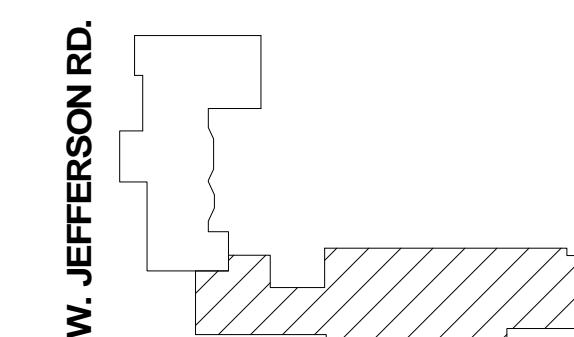
ISSUED FOR REVIEW





VIEW OF PROPOSED ADDITION FROM REAR SIDE YARD

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN
148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE
--------	-------------	------

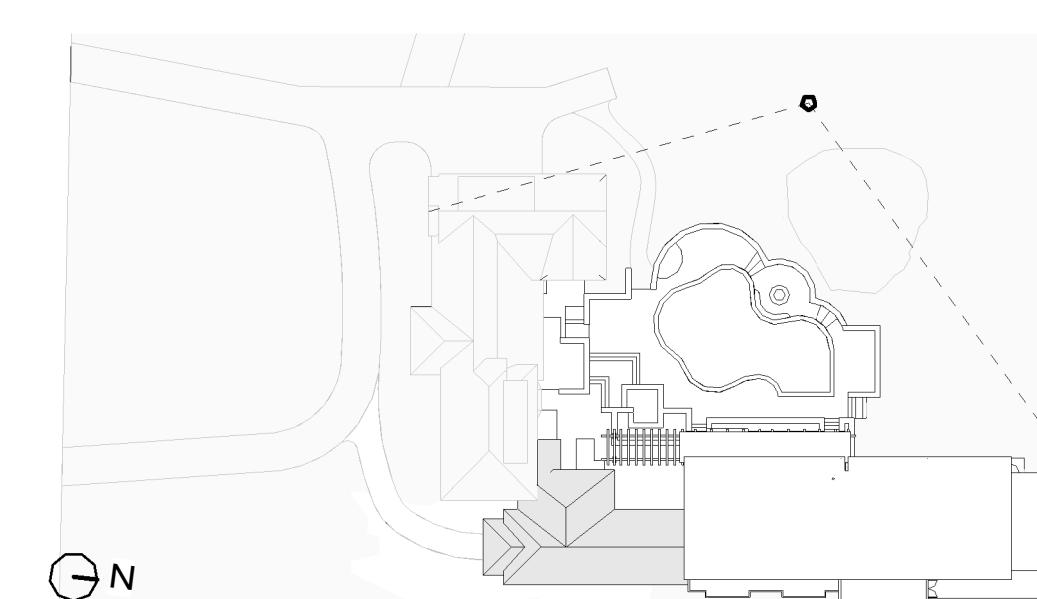
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SCALE 1" = 60'-0"
ISSUE DATE 12/17/2025
DRAWN BY BAC
CHECKED BY DS

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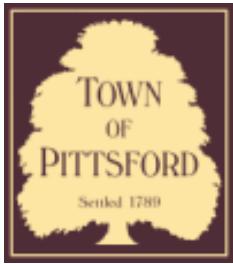
DRAWING TITLE

RENDERED
VIEWS

A-902



1 SITE KEYPLAN
A-902 1" = 60'-0"



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
B25-000155

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 60 Knollwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.13-1-15

Zoning District: RN Residential Neighborhood

Owner: Bartlett, Julie C

Applicant: Bartlett, Julie C

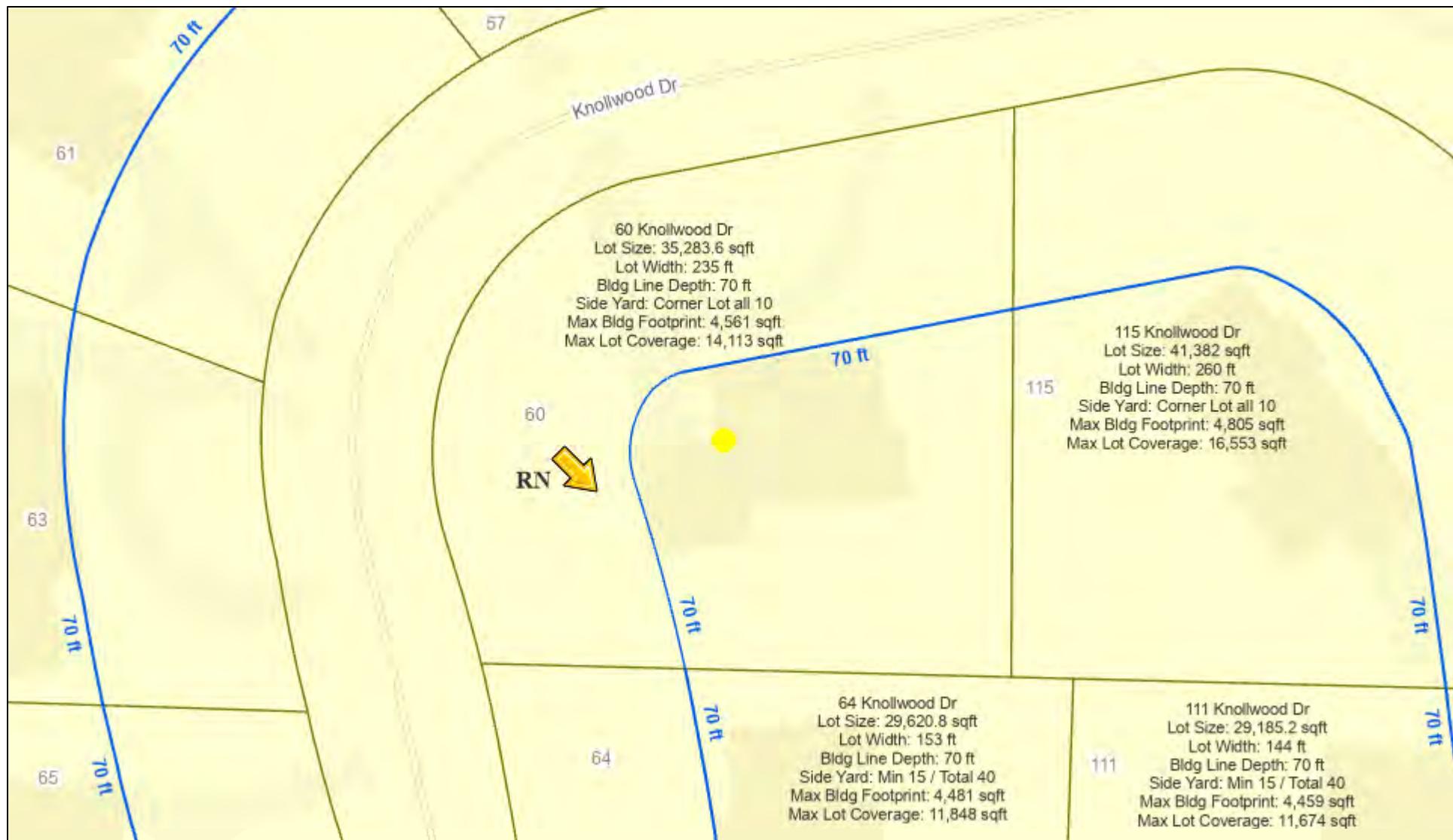
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: 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).

Meeting Date: January 22, 2026

60 Knollwood Drive



11/18/2025, 2:26:47 PM

1:842

0 0.005 0.01 0.02 0.03 0.04
0 0.01 0.02 0.03 0.04
mi km

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

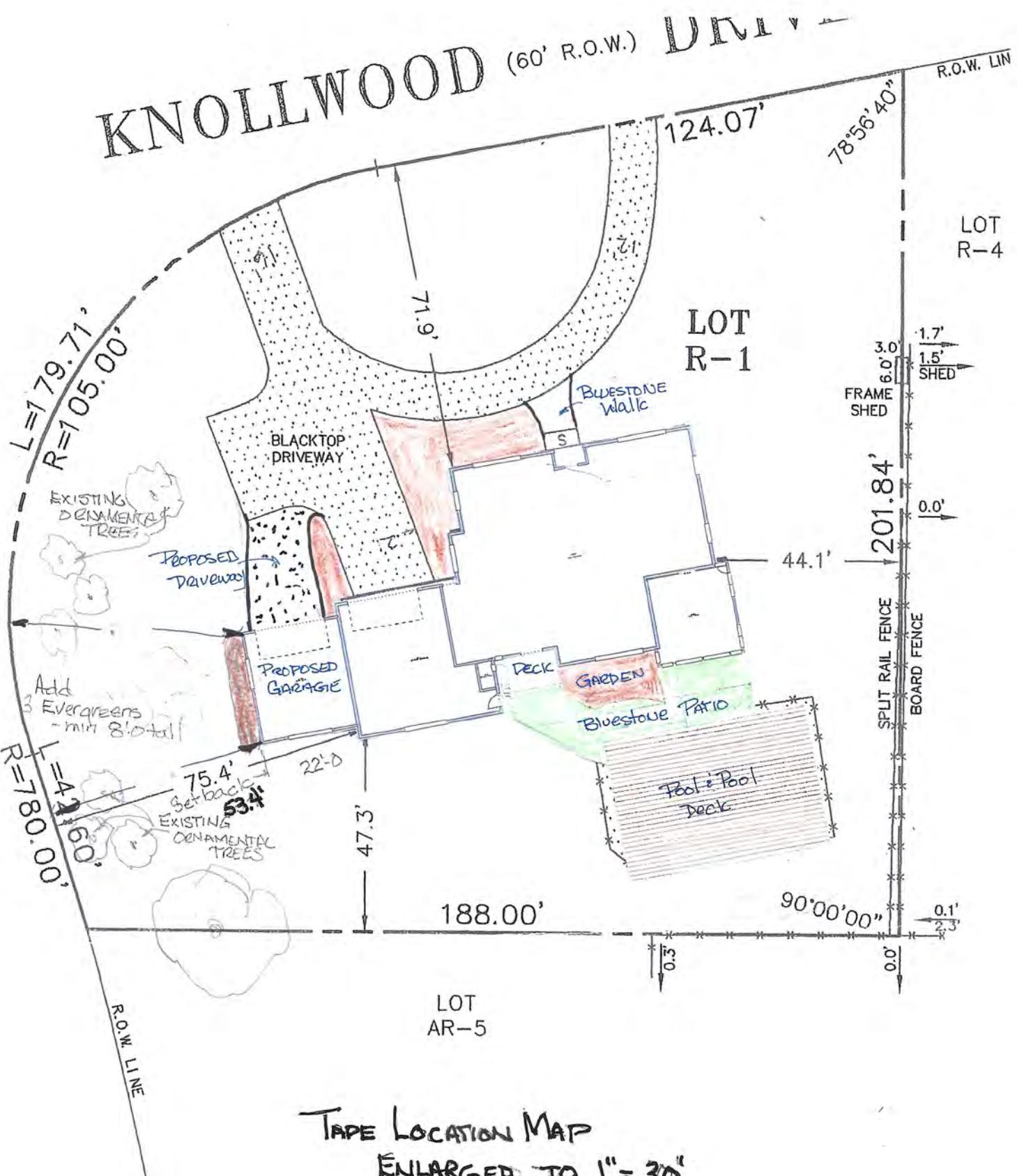


Mon Sep 12 2025

Imagery © 2025 Nearmap, HERE

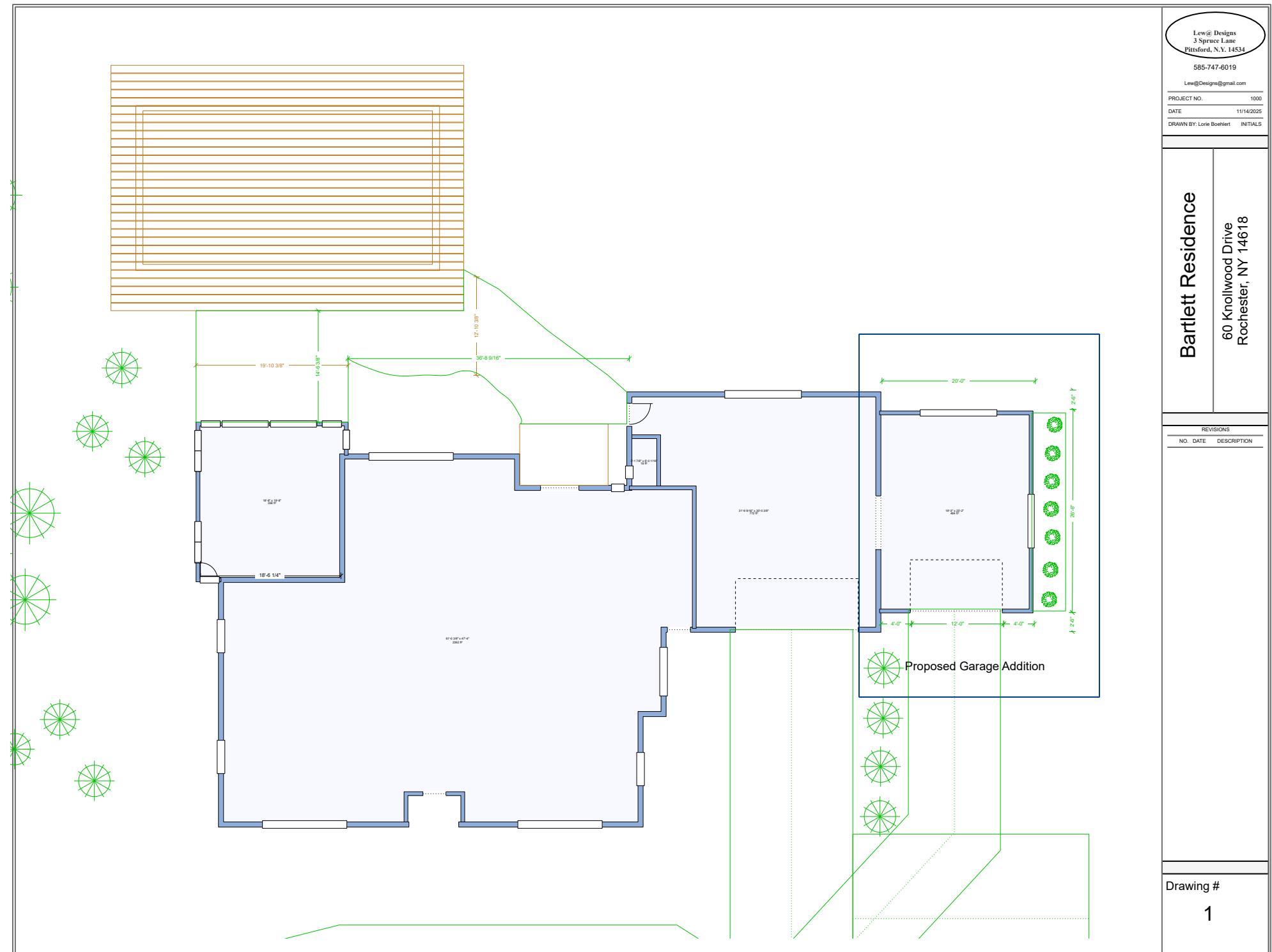
20 ft

Nearmap



60 Knollwood Drive

RENCES:





Front Elevation



Back Elevation



Garage Side Elevation

Lew's Designs
3 Spruce Lane
Pittsford, N.Y. 14534

585-747-8019

Lew@Designs@gmail.com

PROJECT NO. 1000

DATE 11/14/2025

DRAWN BY: Lorie Boehlert INITIALS

Bartlett Residence

60 Knollwood Drive
Rochester, NY 14618

REVISIONS

NO. DATE DESCRIPTION

Drawing #



Roof shown in a different color for clarification only.
Roof shingles to match existing roof

Lew@Designs 3 Spruce Lane Pittsford, N.Y. 14534		
585-747-6019	Lev@Designs@gmail.com	
<hr/>		
PROJECT NO.	1000	
DATE	11/14/2025	
DRAWN BY:	Lorie Boehlert INITIALS	
<hr/>		
Bartlett Residence		
60 Knollwood Drive Rochester, NY 14618		
<hr/>		
REVISIONS		
NO.	DATE	DESCRIPTION
<hr/>		
Drawing #		
<hr/>		



Bartlett Residence

60 Knollwood Drive
Rochester, NY 14618

Lew&Designs
3 Spruce Lane
Pittsford, N.Y. 14534

585-747-6019

Lew&Designs@gmail.com

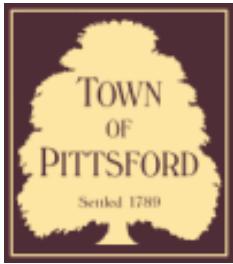
PROJECT NO. 1000

DATE 11/14/2025

DRAWN BY: Lorie Boehlert INITIALS

REVISIONS
NO. DATE DESCRIPTION

Drawing #



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
B25-000129

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 19 Wandering Trail PITTSFORD, NY 14534

Tax ID Number: 192.16-1-11

Zoning District: RN Residential Neighborhood

Owner: Lang, R. Peter III

Applicant: Rabetoy Construction

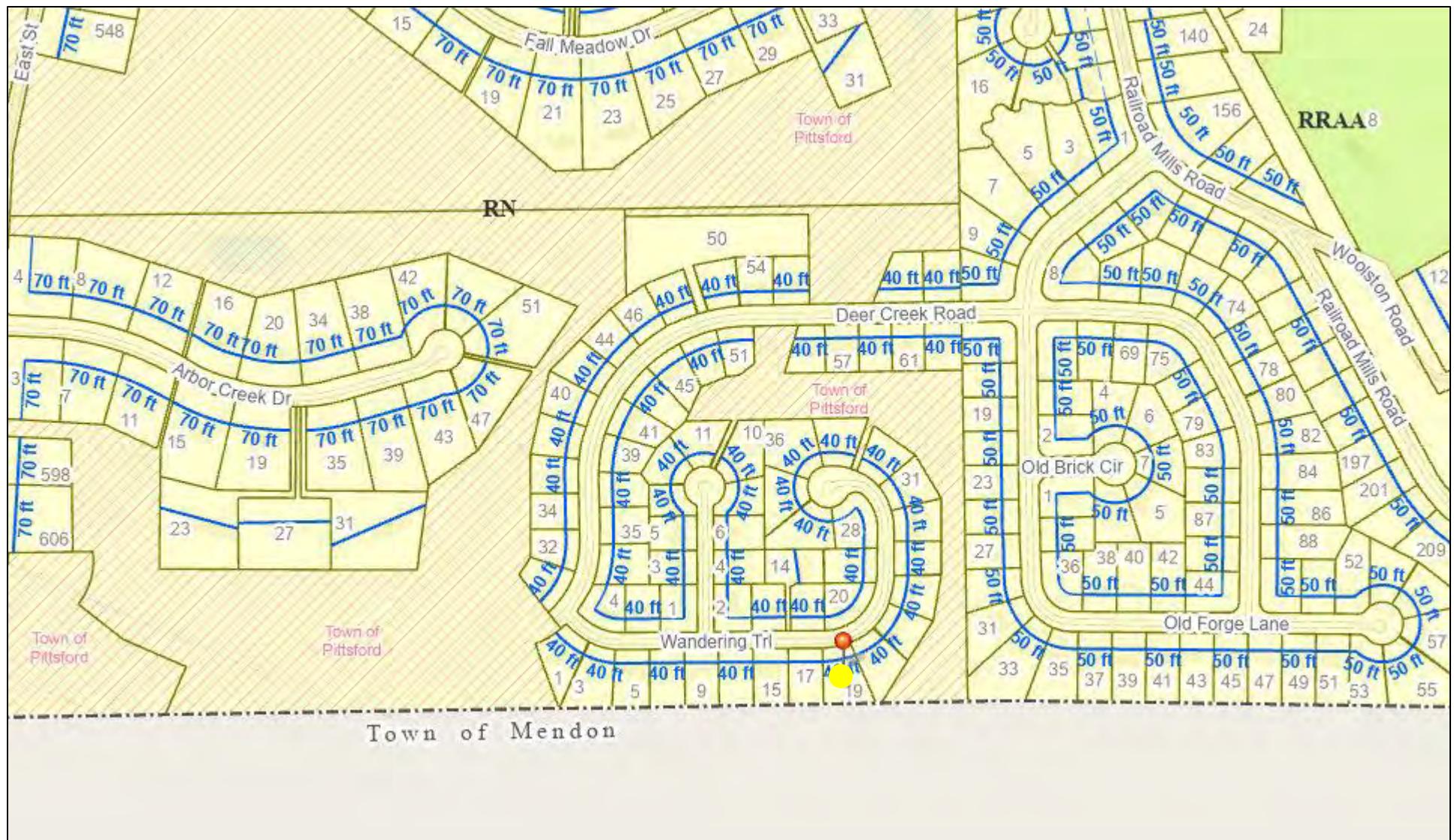
Application Type:

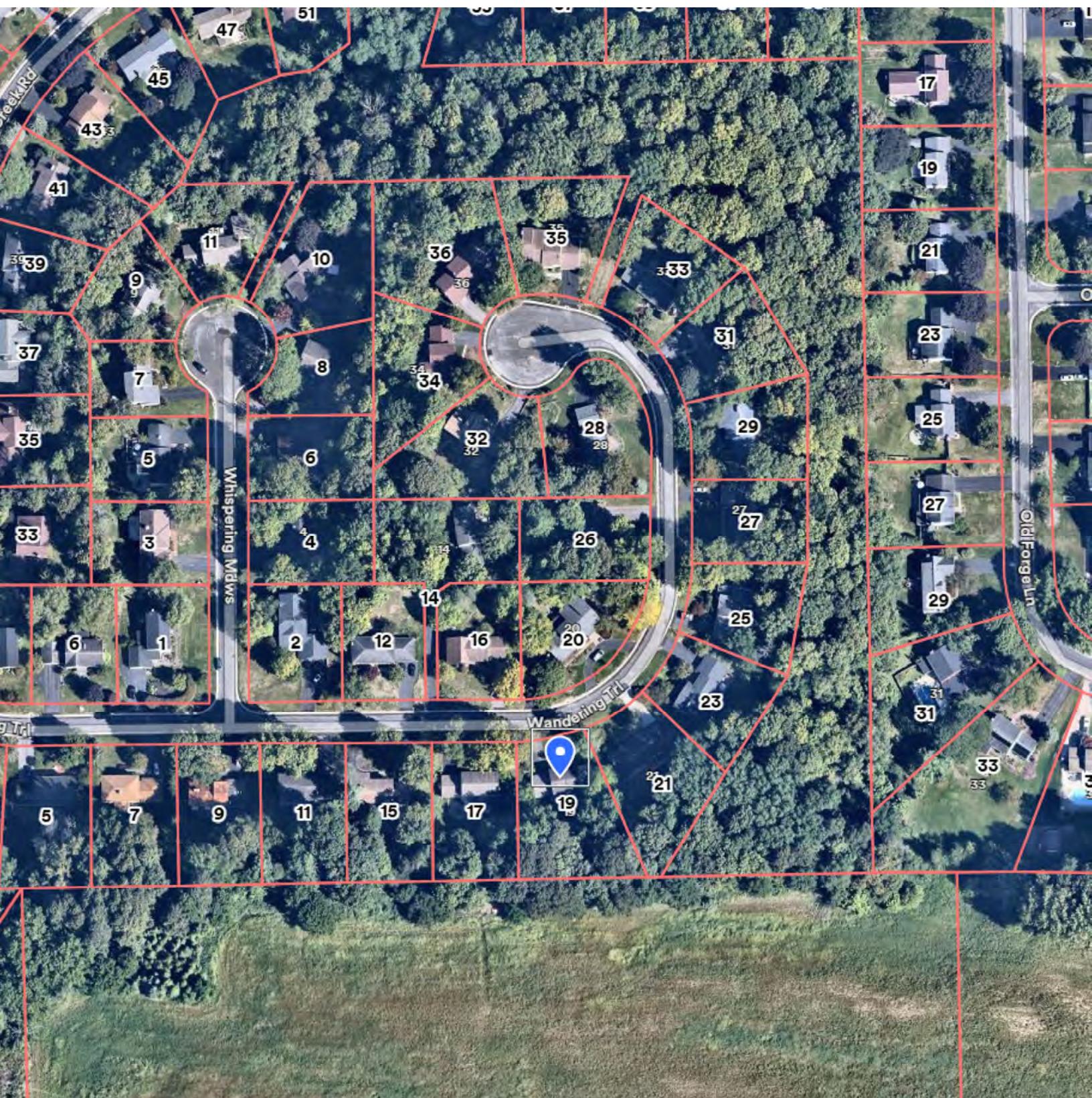
- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

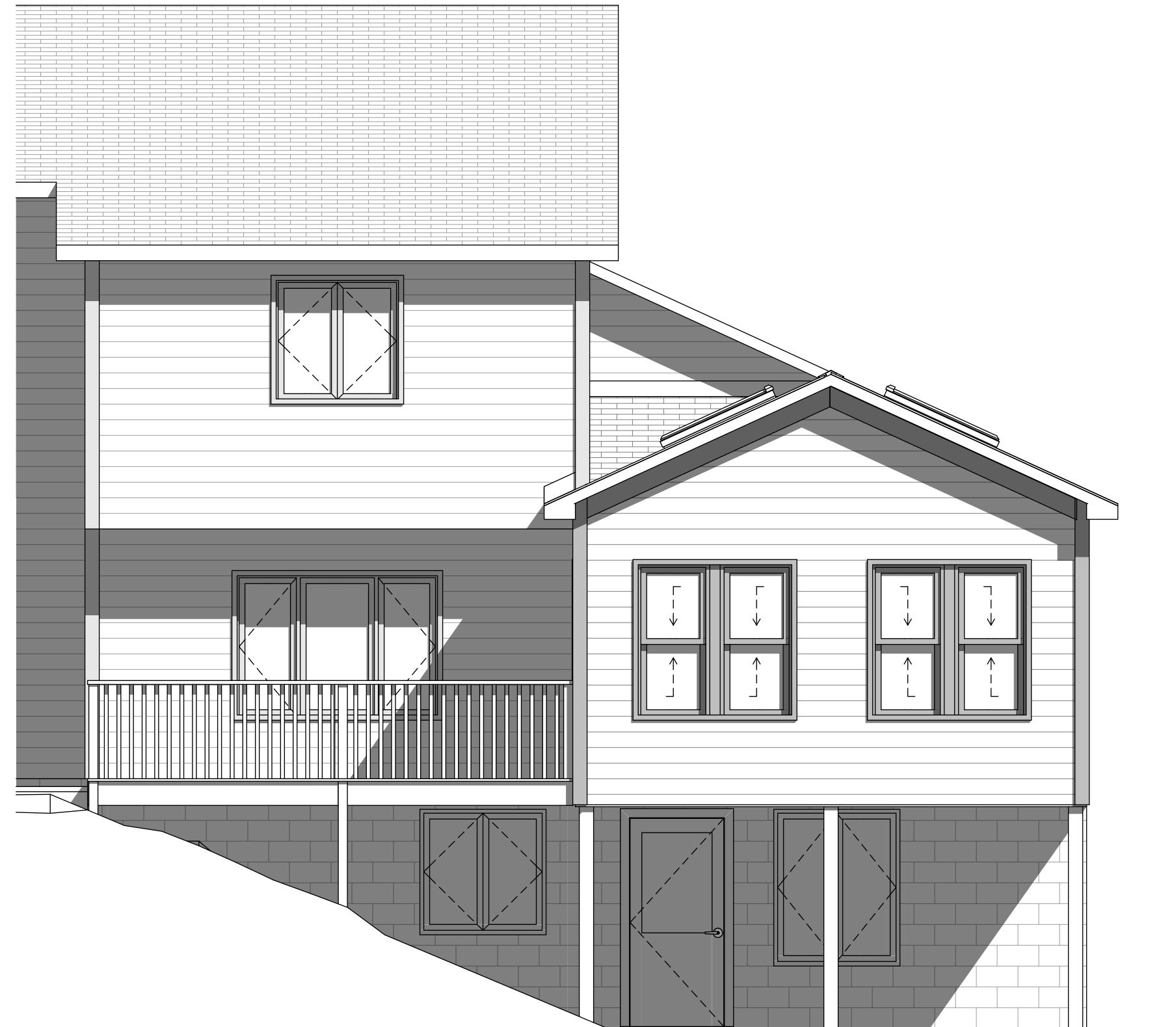
Project Description: Applicant is returning to request design review of a 320 square foot addition to the rear of existing home. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning







South Elevation

1
A107

SCALE: 1/4" = 1'-0"



REVISIONS:

SCALE: As Noted

A107

DATE: 1/13/26

South Elevation

PROJECT:
Project Name

PROJ. NO.:
Project Number

BLAKE H. HELD, A.I.A.
ARCHITECT
13 MARLBWOOD AVE.
HONEOYE FALLS, NY
14472

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p: 585-766-5248

**PRELIMINARY:
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Construction**

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1
A108
West Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2
A108
East Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

REVISIONS:
SCALE:
DATE:
A108
1/13/26

PROJ. NO.:
Project
Number

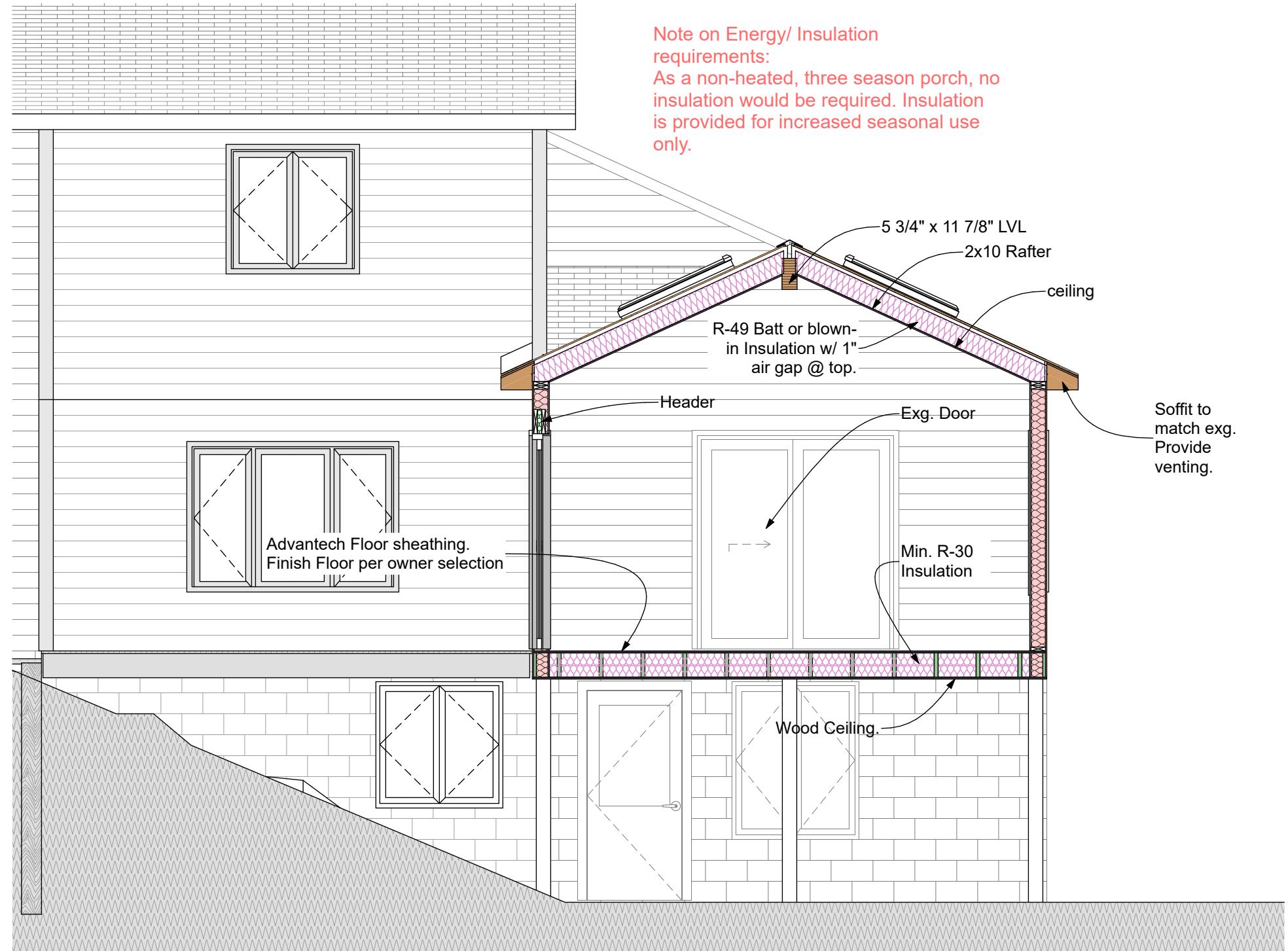
BLAKE H. HELD, A.I.A.
A R C H I T E C T
13 MARLBOROUGH AVE.
HONEOYE FALLS, NY
14472
p: 585-766-5248

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Construction

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1
A109

Building Section

SCALE: 1/4" = 1'-0"

PRELIMINARY:
Not For Construction

REVISIONS:
SCALE:
DATE:

A109

1/13/26

Section
PROJECT:
Project Name
PROJ. NO.:
Project Number

BLAKE H. HELD, A.I.A.
ARCHITECT
13 MARLBOROUGH AVE.
HONEOYE FALLS, NY
14472
p: 585-766-5248

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PRELIMINARY:
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Construction

Views
PROJECT:
Project Name

PROJ. NO.:
Project
Number

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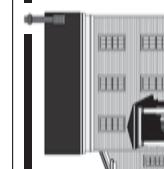
© BHHA 2023

REVISIONS:
SCALE: As Noted

A110

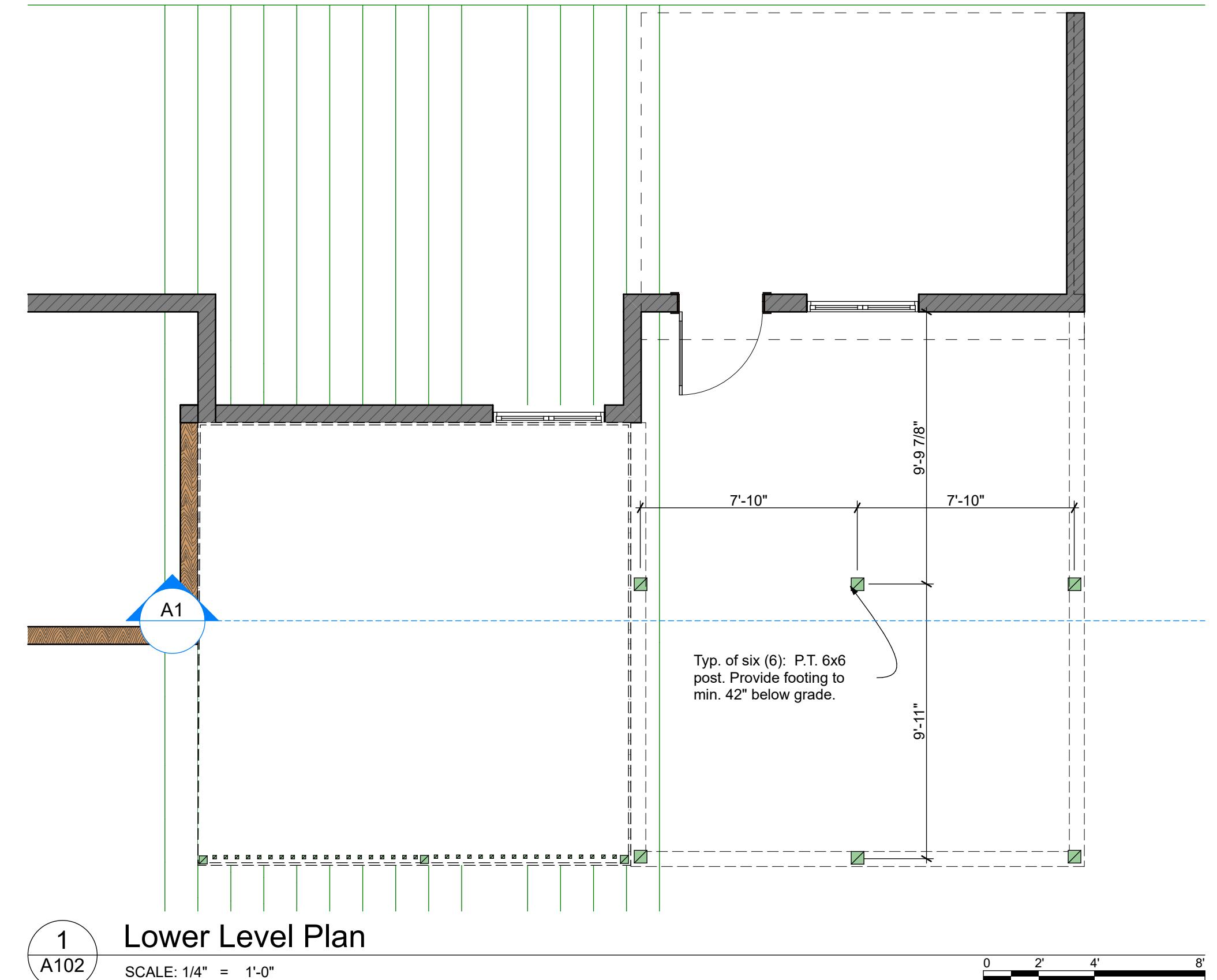
DATE: 1/13/26

BLAKE H. HELD, A.I.A.
ARCHITECT
13 MARLBOROUGH AVE.
HONEOYE FALLS, NY
14472









PRELIMINARY: Not For Construction

REVISNS: _____

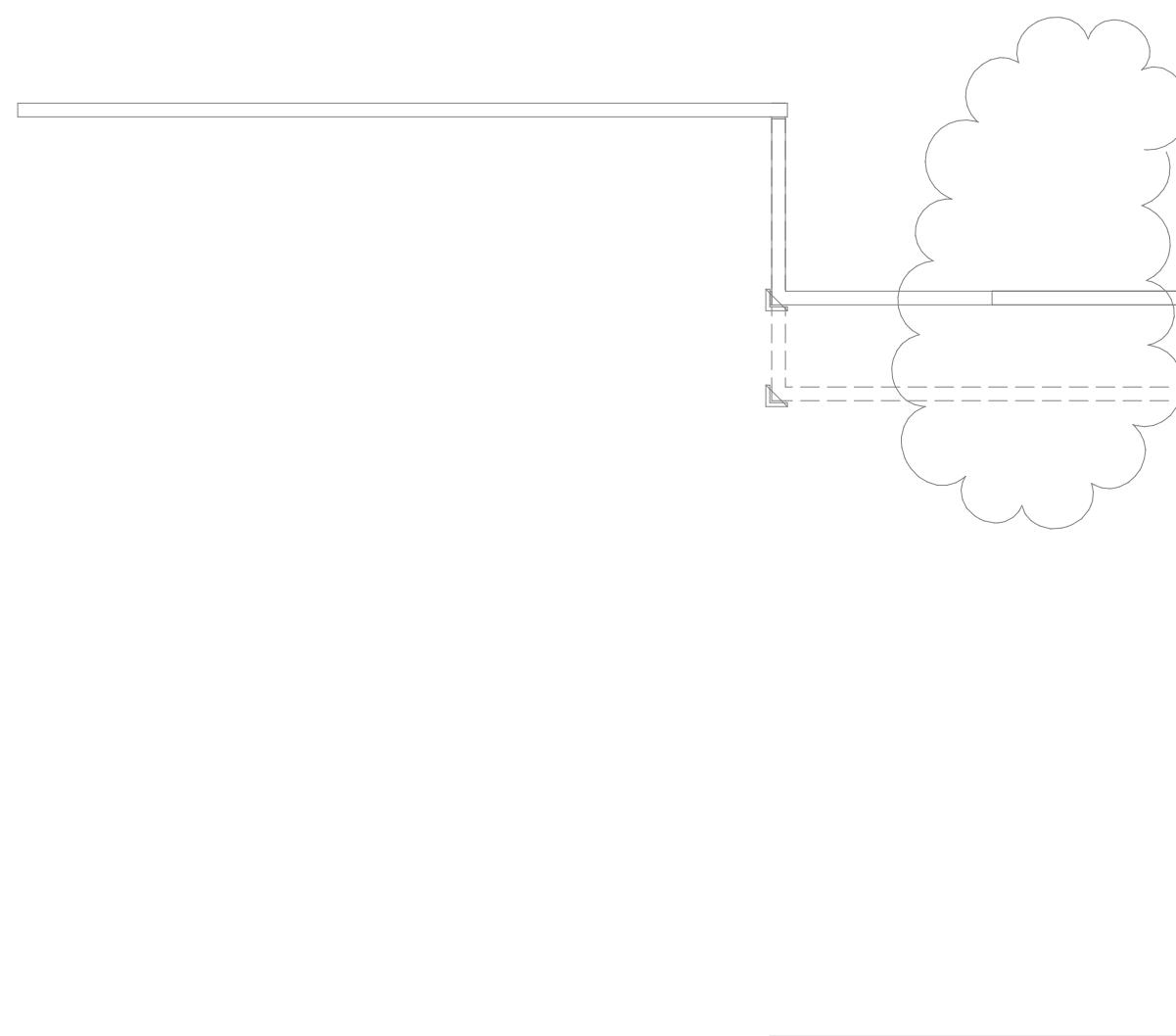
A102

DATE: 1/13/26

Lower Level Plan

RE: Alteration of New York State Education Law — TITLE VI, PART 69.5(B) — for any person, unless acting under direction of a licensed architect, to alter this drawing. If altered, such architect shall apply his/her seal, signature, date and the notation, "Altered by" as well as a description of alterations.

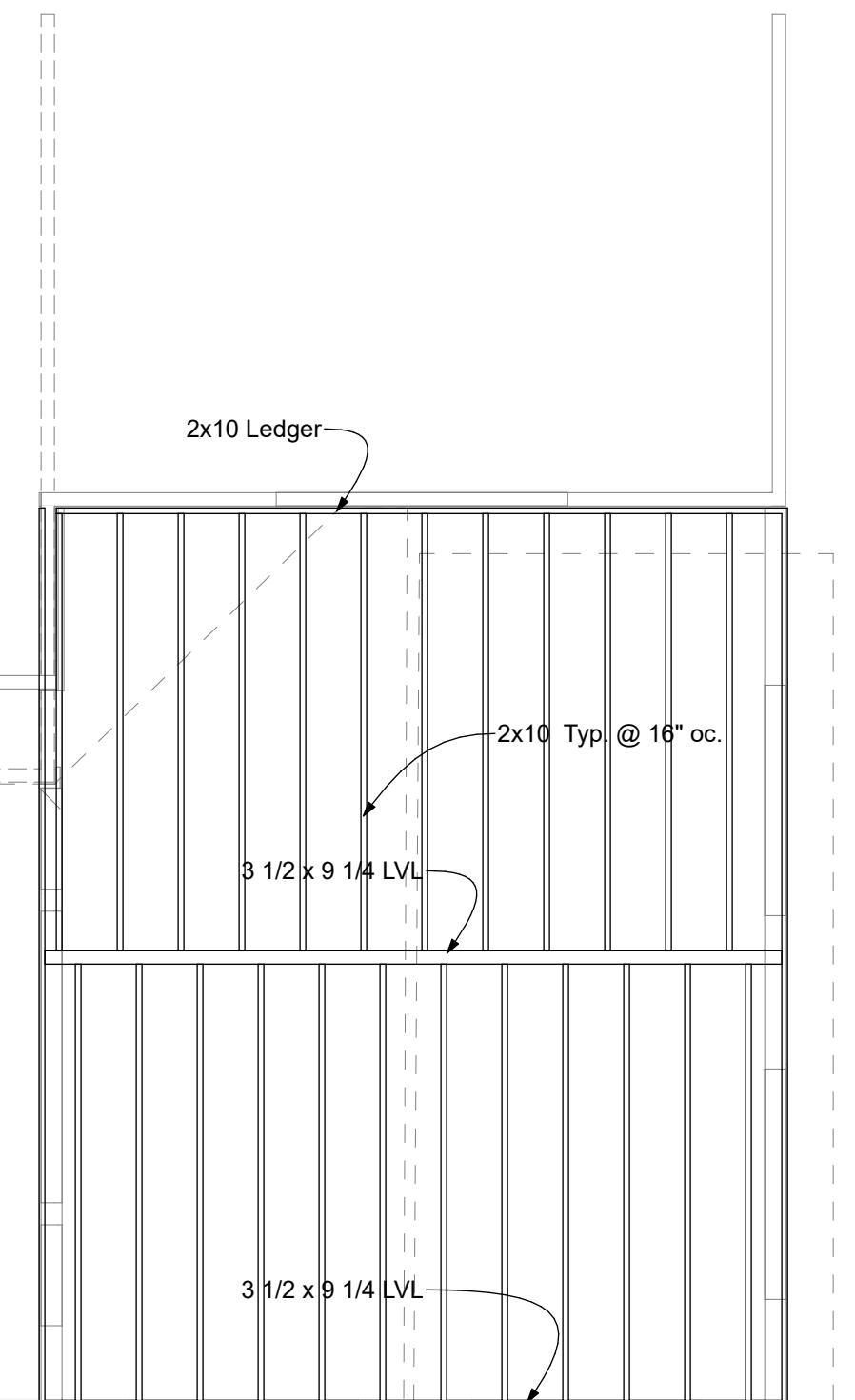
REVIS'NS:



First Floor

SCALE: 1/4" = 1'-0"

1
A103



REVISIONS:
SCALE:
DATE:

A103

1/13/26

Structural Floor Plan
PROJECT:
Project Name

BLAKE H. HEID, A.I.A.
ARCHITECT

13 MARLBOROUGH AVE.
HONEOYE FALLS, NY
14472
p: 585-766-5248

PROJ. NO.:
Project Number

PRELIMINARY:
Not For
Construction

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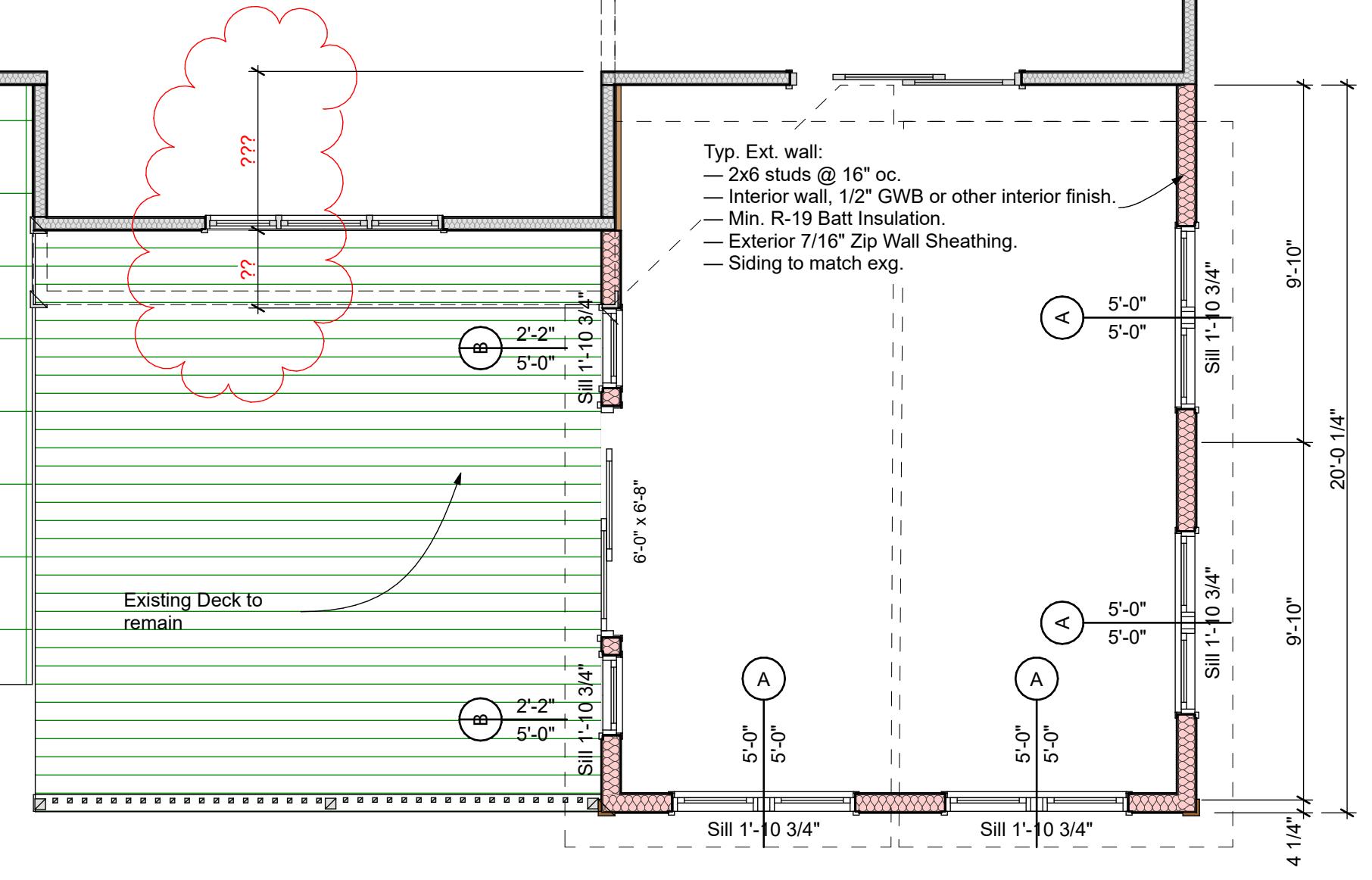
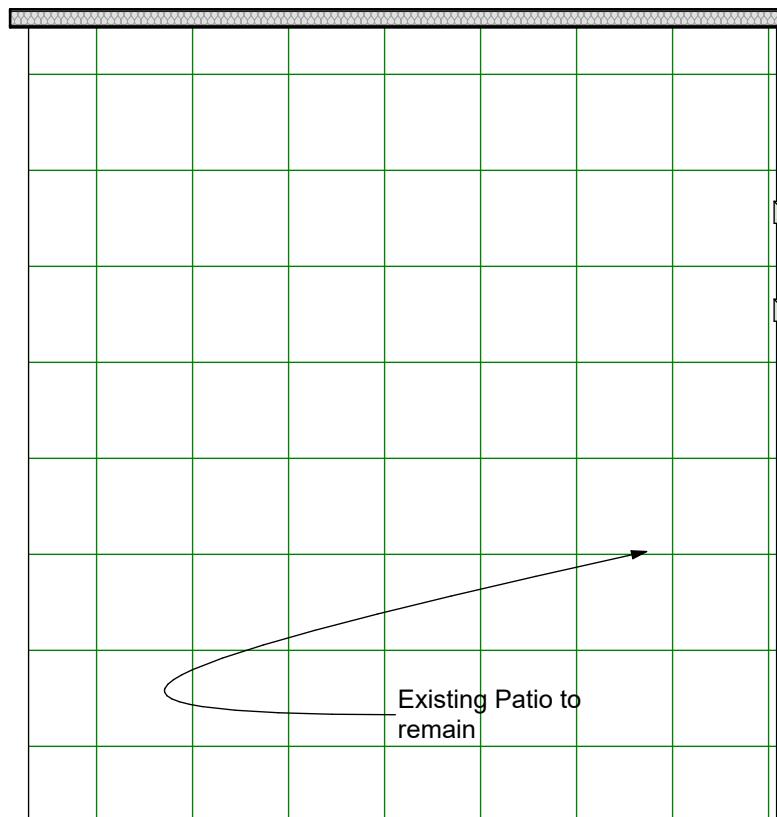
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1
A104

Main Level Plan

SCALE: 1/4" = 1'-0"



REVISIONS:
SCALE:
DATE:

A104

1/13/26

Floor Plan
PROJECT:
Project Name

BLAKE H. HELD, A.I.A.
A R C H I T E C T
13 MARLBOROUGH AVE.
HONEOYEA FALLS, NY
14472
p: 585-766-5248

PRELIMINARY:
Not For
Construction

PROJ. NO.:
Project
Number

BLAKE H. HELD, A.I.A.
A R C H I T E C T
13 MARLBOROUGH AVE.
HONEOYEA FALLS, NY
14472
p: 585-766-5248

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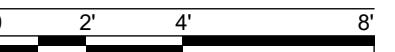
It is a violation of New York State Education Law — TITLE VII, PART 69.5(B) — for any person, unless acting under direction of a licensed architect, to alter this drawing. If altered, such architect shall apply his/her seal, signature, date and the notation, "Altered by" as well as a description of alterations.

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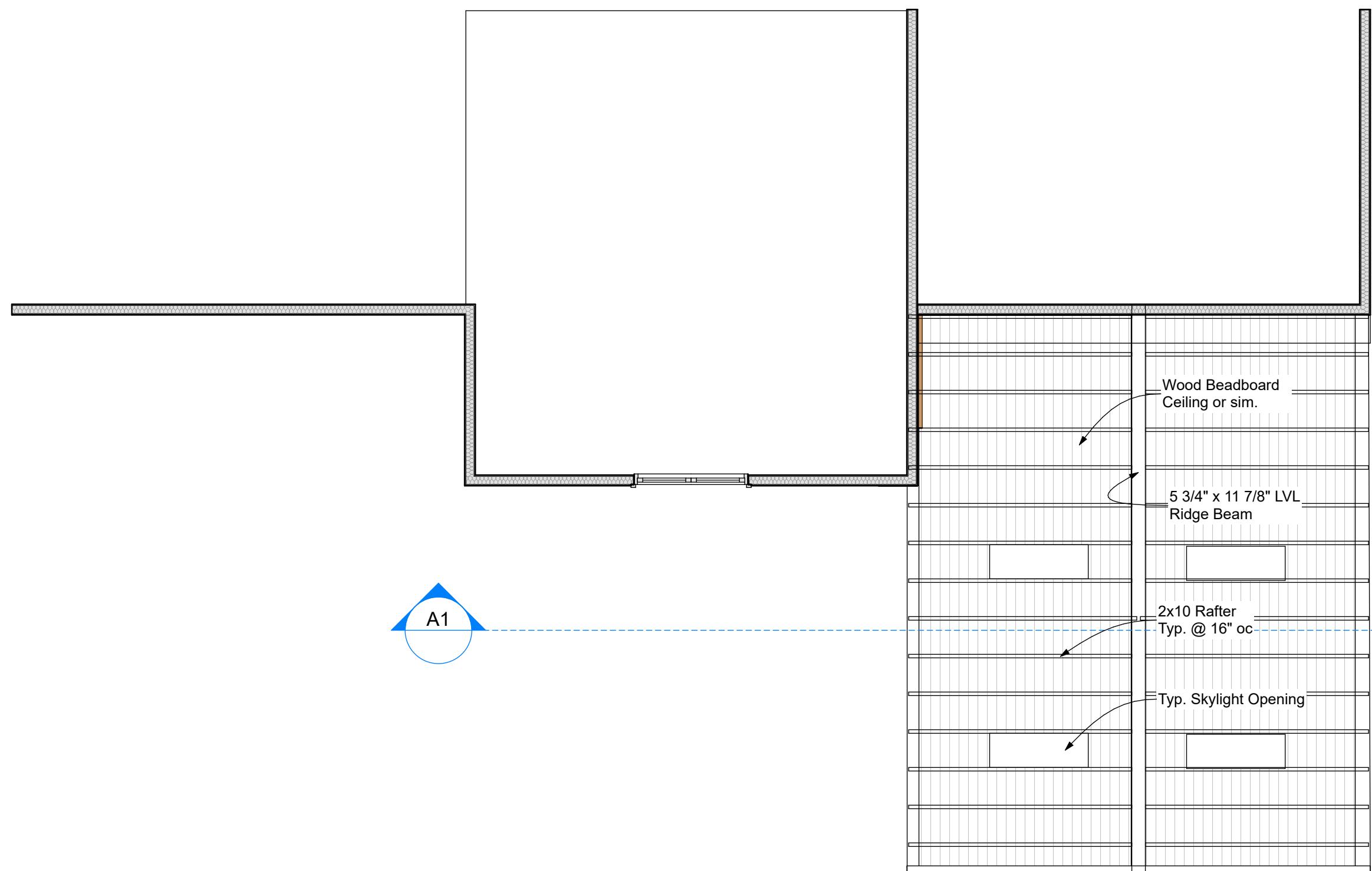
1
A105

Ceiling Plan w/ Roof Structure shown

SCALE: 1/4" = 1'-0"



A1



REVISIONS:

SCALE: As Noted

A105

DATE: 1/13/26

Ceiling Plan

PROJECT:

Project Name

PROJ. NO.:
Project Number

BLAKE H. HELD, A.I.A.
ARCHITECT
13 MARLBOROUGH AVE.
HONEOYEFALLS, NY
14472
p: 585-766-5248



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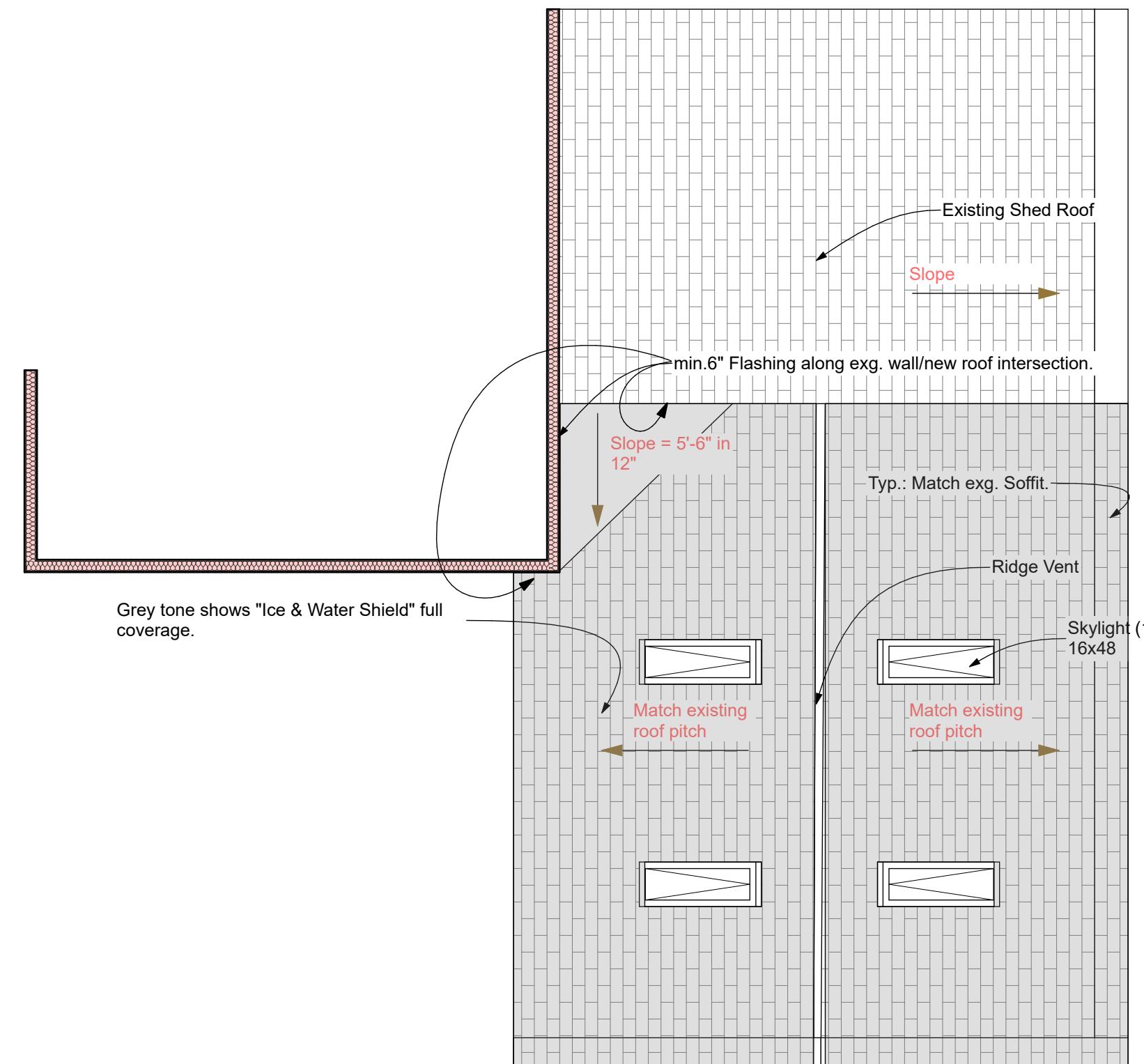
It is a violation of New York State Education Law — TITLE VII, PART 69.5(B) — for any person, unless acting under direction of a licensed architect, to alter this drawing. If altered, such architect shall apply his/her seal, signature, date and the notation, "Altered by" as well as a description of alterations.

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1
A106

Roof

SCALE: 1/4" = 1'-0"



0 2' 4' 8'

REVISIONS:

SCALE: As Noted

A106

DATE: 1/13/26

Roof Plan
PROJECT:
Project Name

BLAKE H. HEID, A.I.A.
ARCHITECT
13 MARLBOROUGH AVE.
HONEOYE FALLS, NY
14472
p: 585-766-5248

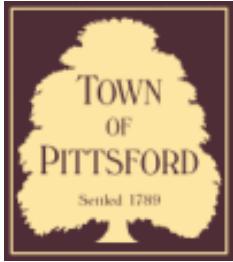
PRELIMINARY:
Not For
Construction

PROJ. NO.:
Project
Number

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Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
C25-000061

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3349 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-18

Zoning District: C Commercial / MATZ Monroe Avenue Transitional Zone

Owner: Pittsford Plaza SPE, LLC

Applicant: Wilmorite Construction LLC

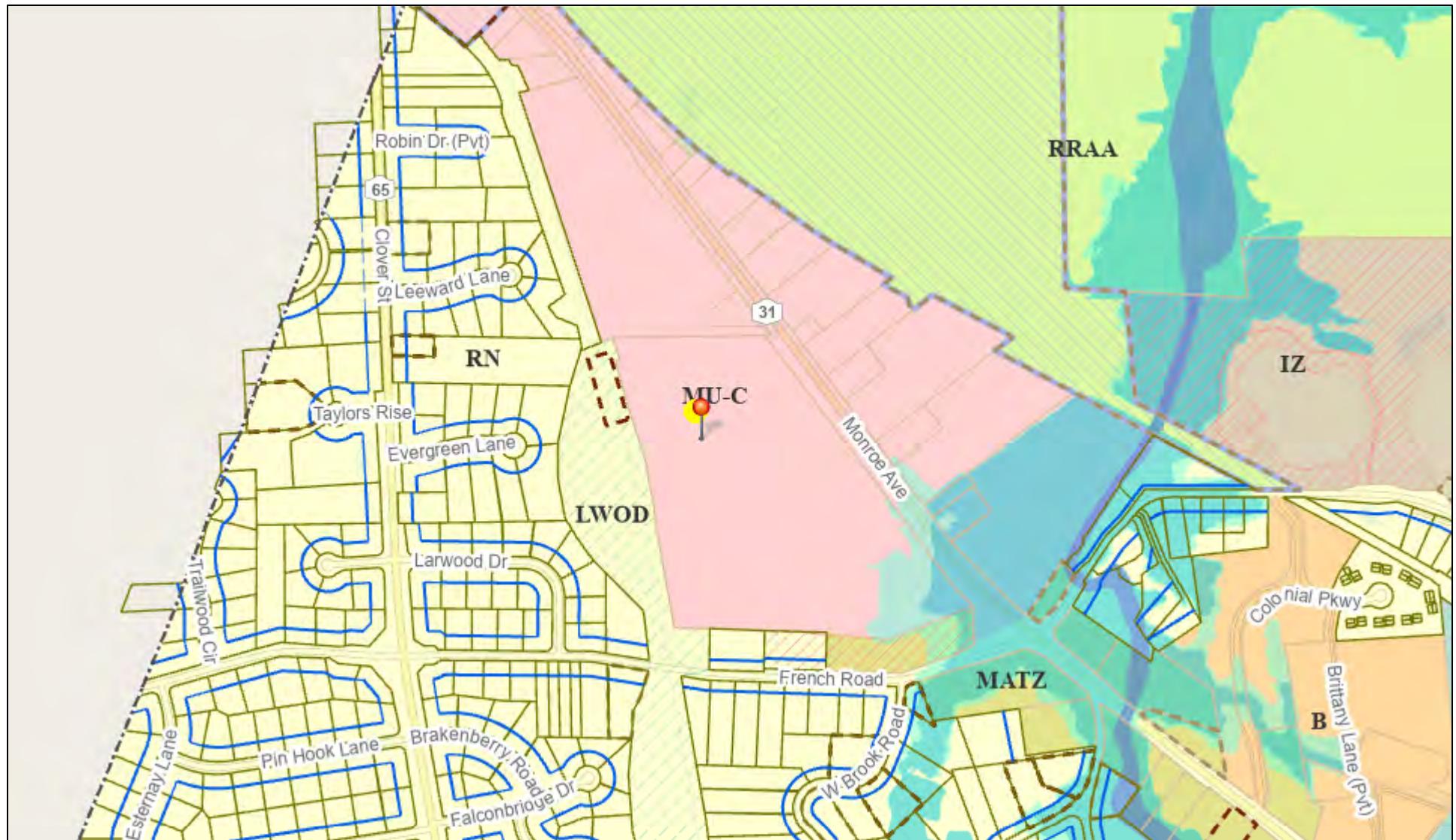
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review to add entry doors to access new tenant space. This property is zoned Mixed Use Commercial (MU-C).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning



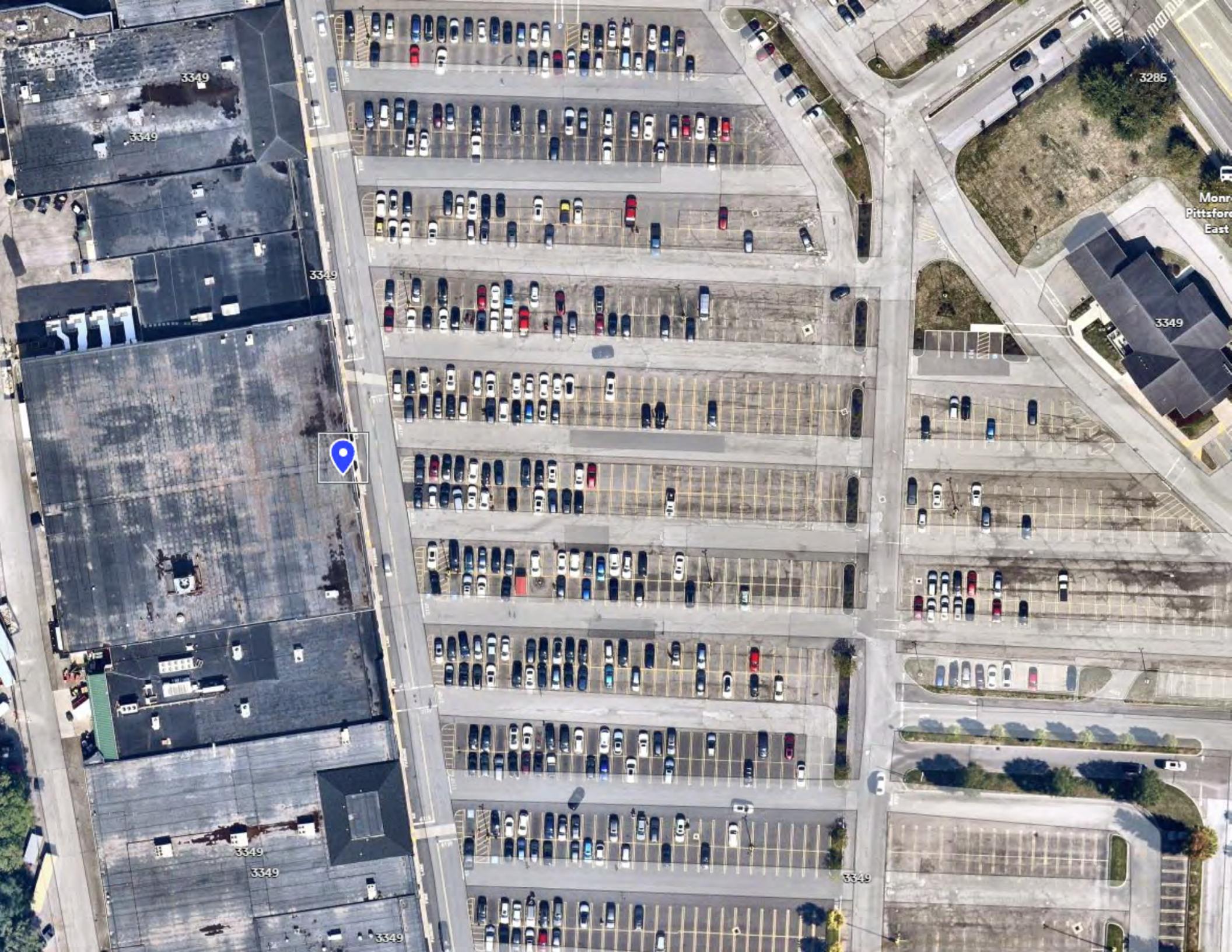
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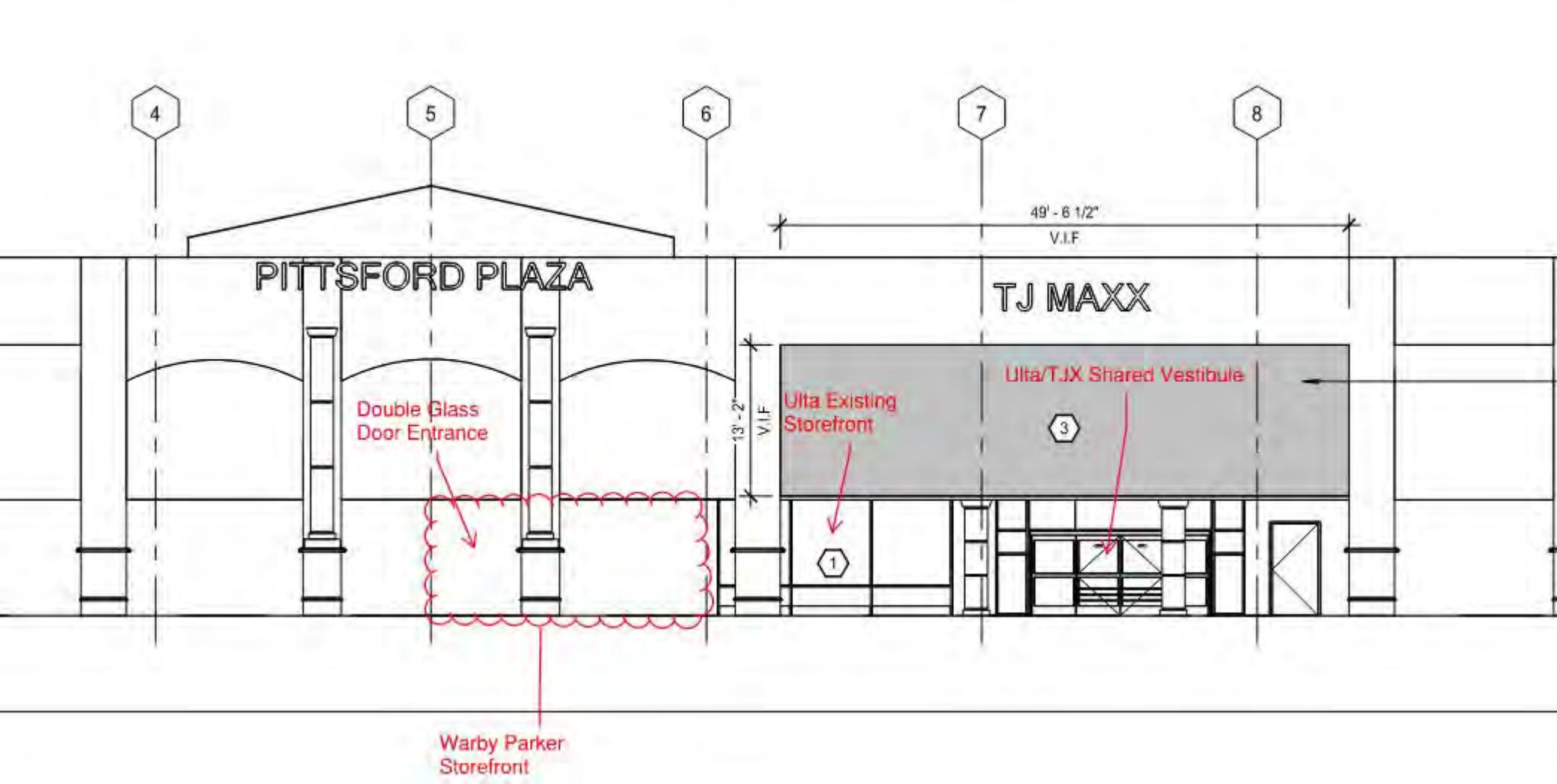
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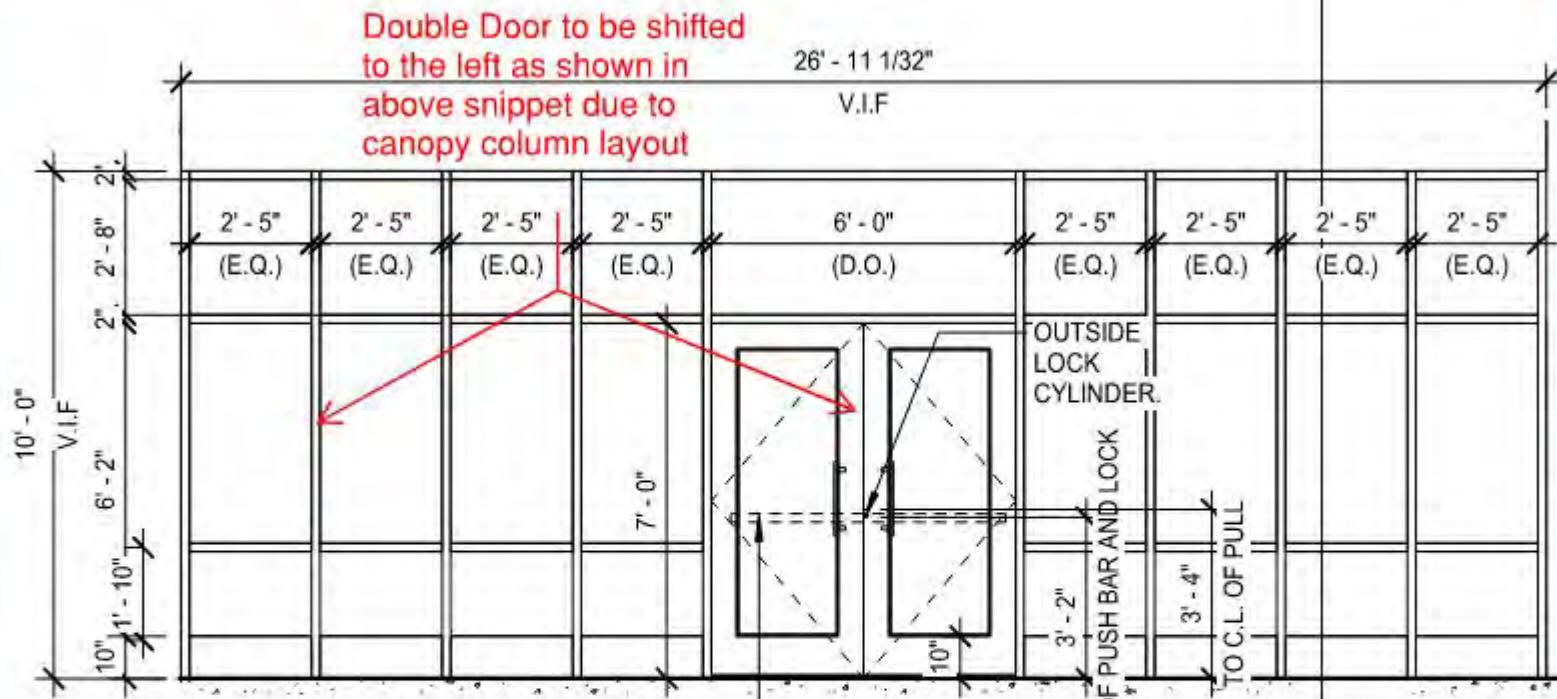
0 0.075 0.15 0.3 mi
0 0.125 0.25 0.5 km

Town of Pittsford GIS

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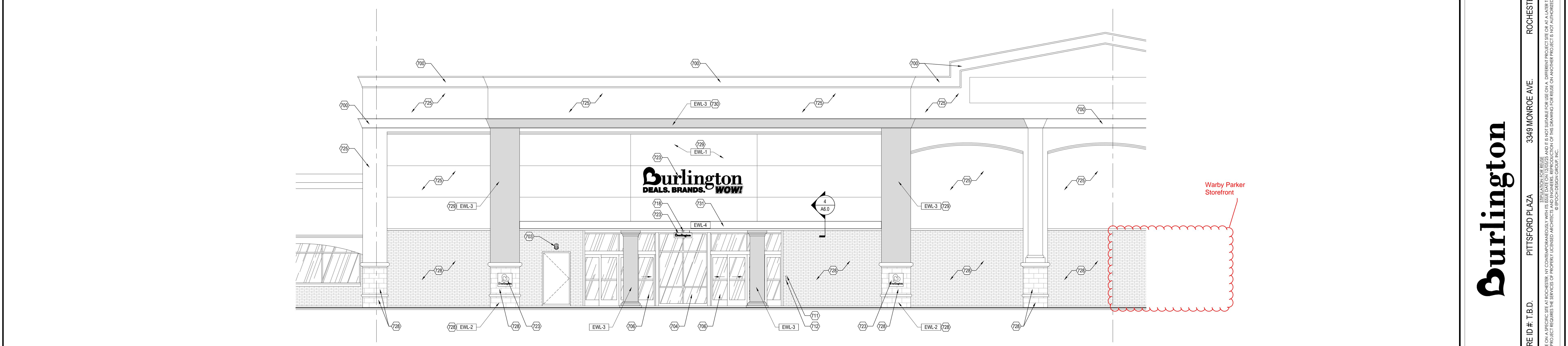
3

STORE FRONT WEST

SCALE : 1/4" = 1'-0"

Warby Storefront to be Similar to Ulta's to Maintain Aesthetic

EXTERIOR PAINT & FINISH SCHEDULE							KEYED NOTES	GENERAL NOTES
CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	LOCATION	REMARKS		
EP-1	ELASTOMERIC PAINT COLOR	TBD	ELASTOMERIC PAINT COLOR	MATCH ADJACENT WALL	REAR DOOR & GUARDRAIL	-	700. EXISTING PARAPET CORNICE/COPING. PAINT TO MATCH EXISTING CENTER THEME. 701. NOT USED. 702. NOT USED. 703. EXTERIOR EGRESS LIGHTING. REFER TO ELECTRICAL DWG'S. FOR ADDITIONAL INFORMATION. 704. EXISTING STOREFRONT WINDOWS TO REMAIN; CLEAN AS REQUIRED. MODIFY FOR NEW SLIDING DOOR SYSTEM. 705. NOT USED. 706. EXISTING SLIDING DOOR SYSTEM. COLOR TO BE CLEAR ANODIZED. REFER TO SHEET A4.0 FOR ADDITIONAL INFORMATION. 707. NOT USED. 708. LINE OF STOREFRONT PROJECTION ABOVE. 709. NOT USED. 710. EXISTING CONCRETE SIDEWALK. NO WORK. 711. KNOX BOX. CONFIRM FINAL LOCATION WITH BURLINGTON CONSTRUCTION PROJECT MANAGER AND FIRE MARSHAL. 712. BUZZER LOCATION FOR AFTER HOUR EMPLOYEE ENTRY. REFER TO ELECTRICAL DWG'S. FOR ADDITIONAL INFORMATION. CONFIRM FINAL LOCATION WITH BURLINGTON PM. 713. NOT USED. 714. NOT USED. 715. NOT USED. 716. NOT USED. 717. NOT USED. 718. SECURITY CAMERA MOUNTED TO UNDERSIDE OF CANOPY. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY EXACT CAMERA LOCATION WITH LANDLORD. 719. NOT USED. 720. NOT USED. 721. NOT USED. 722. NOT USED. 723. SIGNAGE INSTALLED PER SIGNAGE PACKAGE. 724. NOT USED. 725. EXIST EIFS TO REMAIN. PAINT TO MATCH EXISTING CENTER THEME. 726. NOT USED. 727. EXISTING SLIDING DOOR SYSTEM BY LANDLORD UNDER SEPARATE PERMIT. COLOR TO BE CLEAR ANODIZED. 728. EXISTING MASONRY TO REMAIN. 729. EXISTING EIFS TO REMAIN. PAINT AS NOTED. 730. EXISTING CONCRETE TO REMAIN. PAINT AS NOTED. 731. EIFS ARCHITECTURAL EYEBROW ELEMENT. REFER TO DETAIL A4.6.0 FOR ADDITIONAL INFORMATION.	1. REFER TO GENERAL NOTES ON THE COVER SHEET. 2. DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. 3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT. GC TO PROVIDE AND CONFIRM WITH FIRE DEPARTMENT ANY ADDRESS LABEL REQUIREMENTS FOR STOREFRONT. 4. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH COLOR OF EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED. 5. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT. 6. EIFS WALL TO EARTH SHOULDN'T GRADE AS FOLLOWS. GELCOSE BASE COAT, REINFORCING MESH BASE & FINISH COAT SHALL BE PROVIDED OVER MINIMUM 1 1/2" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER MTL STUDS. 7. ALL EIFS SHALL BE INSTALLED AS PER MFMS RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING AND JOINTERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 9" BY 12" FLOOR PLY. 8. PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE. 9. ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED. 10. GC TO PROVIDE AND CONFIRM WITH FIRE DEPARTMENT ANY ADDRESS LABEL REQUIREMENTS FOR STOREFRONT. 11. EXISTING FINISHES ARE TO REMAIN AS-IS UNLESS NOTED OTHERWISE.
EWL-1	EXTERIOR	TBD	TBD	MATCH SW #7009 (PEARLY WHITE)	SIGN FIELD	-		
EWL-2	EXTERIOR	TBD	TBD	MATCH SW #6256 (SERIOUS GRAY)	COLUMN BASE	-		
EWL-3	EXTERIOR	TBD	TBD	MATCH SW #7006 (EXTRA WHITE)	FAÇADE / ARCHITECTURAL ELEMENT	-		
EWL-4	EXTERIOR	TBD	TBD	MATCH SW #6861 (RADISH)	EYEBROW ELEMENT	-		



ENLARGED ENTRY ELEVATION	SCALE 3/16" = 1'	1
--------------------------	---------------------	---

REVISIONS	
#	DATE
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10

[DO NOT SCALE PLANS]
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DRAWN BY AS
REVIEWED BY PS / BD
DATE 12/08/2025
JOB NO. 25124
ENLARGED ENTRY PLAN & ELEVATION
A5.1
SCALE
3/16" = 1'
A
SHEET NO.

Burlington
PITTSDALE PLAZA
3349 MONROE AVE.
ROCHESTER, NY

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ALTER AN ITEM IN ANY WAY.

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ROCHESTER, NY

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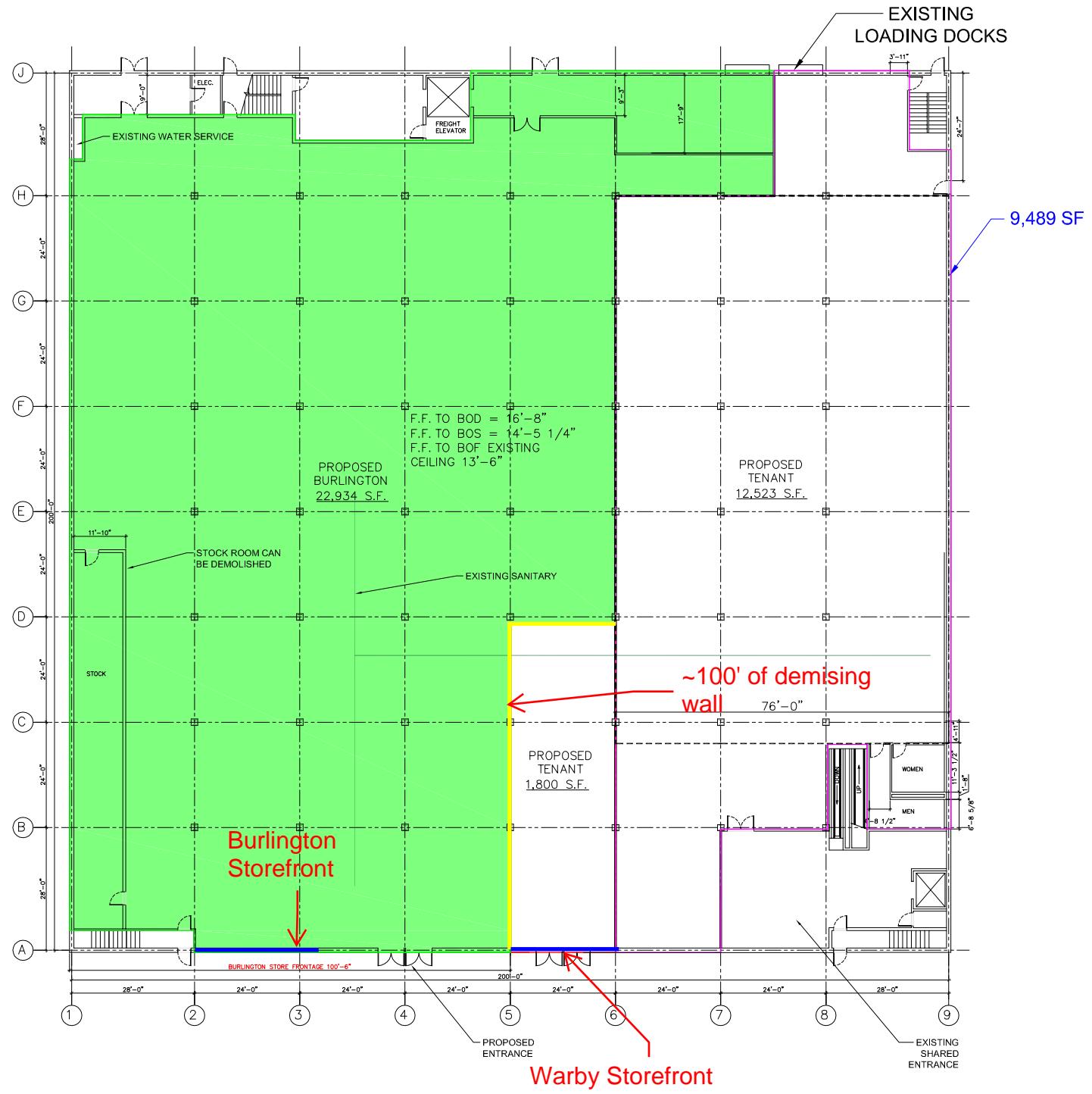
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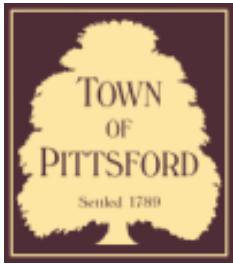


PROPOSED TENANT
PITTSFORD PLAZA
LEASE OUTLINE DRAWING

TD-1A
DATE: 12-0-23
SCALE: 1/8" = 1'-0"
DRAWN BY: CAJ
SPACE #: Burlington

WILMORITE
Wilmorite Property Management, LLC
1265 Scottsville Road
Rochester, New York 14624
Telephone: (855) 454-6460
Commercial & Estate
Development & Management

REVISIONS:



Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Permit #
C26-000003

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4245 East Avenue ROCHESTER, NY 14618

Tax ID Number: 151.14-1-1.111

Zoning District: SRAA Suburban Residential

Owner: Nazareth University

Applicant: Nazareth University

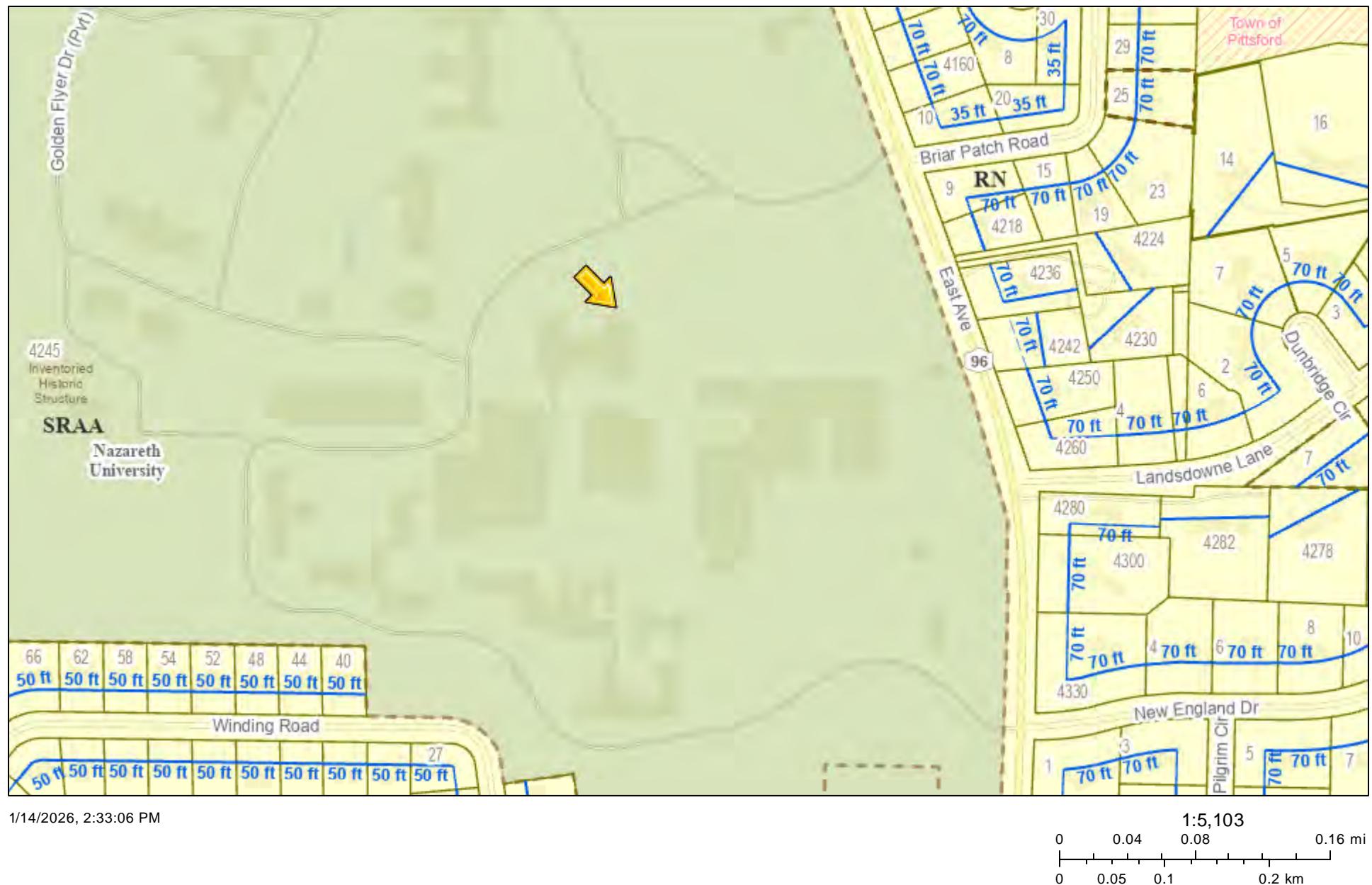
Application Type:

- Residential Design Review
§185-205 (B)
- Commercial Design Review
§185-205 (B)
- Signage
§185-205 (C)
- Certificate of Appropriateness
§185-197
- Landmark Designation
§185-195 (2)
- Informal Review
- Build to Line Adjustment
§185-17 (B) (2)
- Building Height Above 30 Feet
§185-17 (M)
- Corner Lot Orientation
§185-17 (K) (3)
- Flag Lot Building Line Location
§185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements
§185-17 (L) (2)

Project Description: Applicant is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. This property is zoned Suburban Residential District (SRAA).

Meeting Date: January 22, 2026

Residential Neighborhood Zoning



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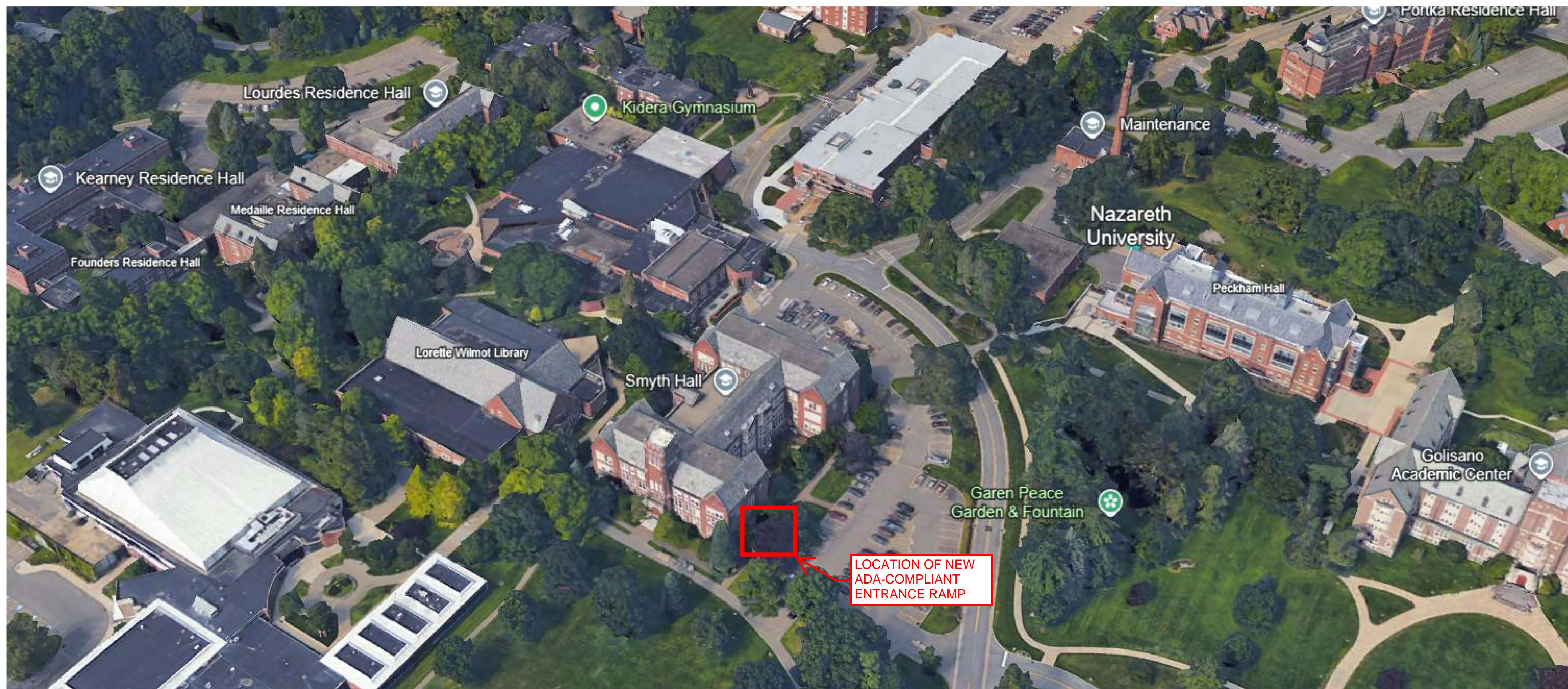


Thu Apr 25 2024

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap



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Checked By: KMP
Project Manager: KMP

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Revisions

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4245 East Avenue
Rochester, NY 14618
SWBR Project Number 25167.00

Nazareth University
4245 East Avenue
Rochester, NY 14618

A-000
SITE PHOTOS



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Drawn By: Author
Checked By: Checker
Project Manager: KMP

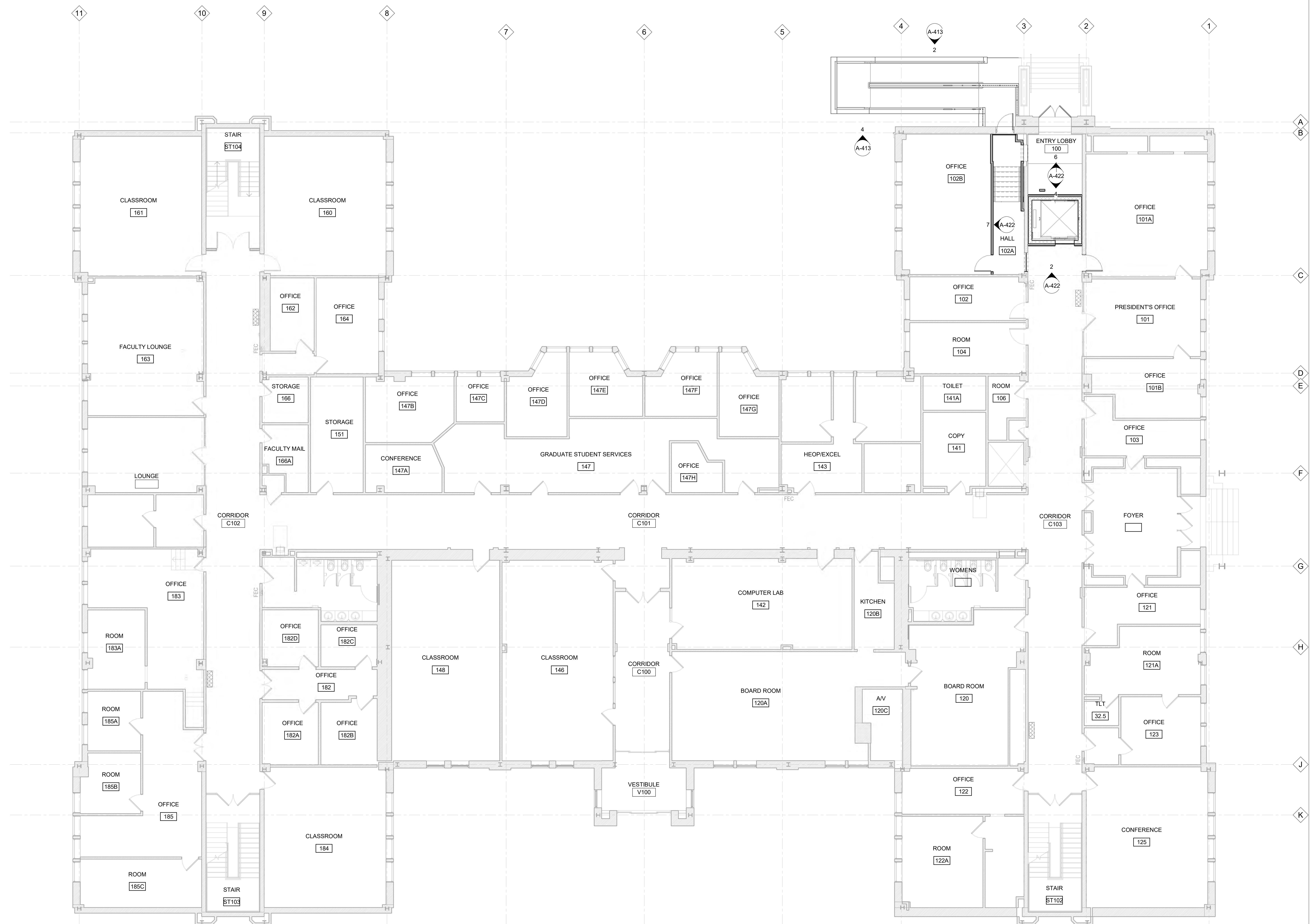
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SWBR Project Number 25167.00

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4245 East Avenue
Rochester, NY 14618

A-000a
RENDERING



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SWBR

387 East Main Street Rochester NY 14604
585 232 6300 | rochester@swbr.com

Drawn By: Author
Checked By: Checker
Project Manager: KMP

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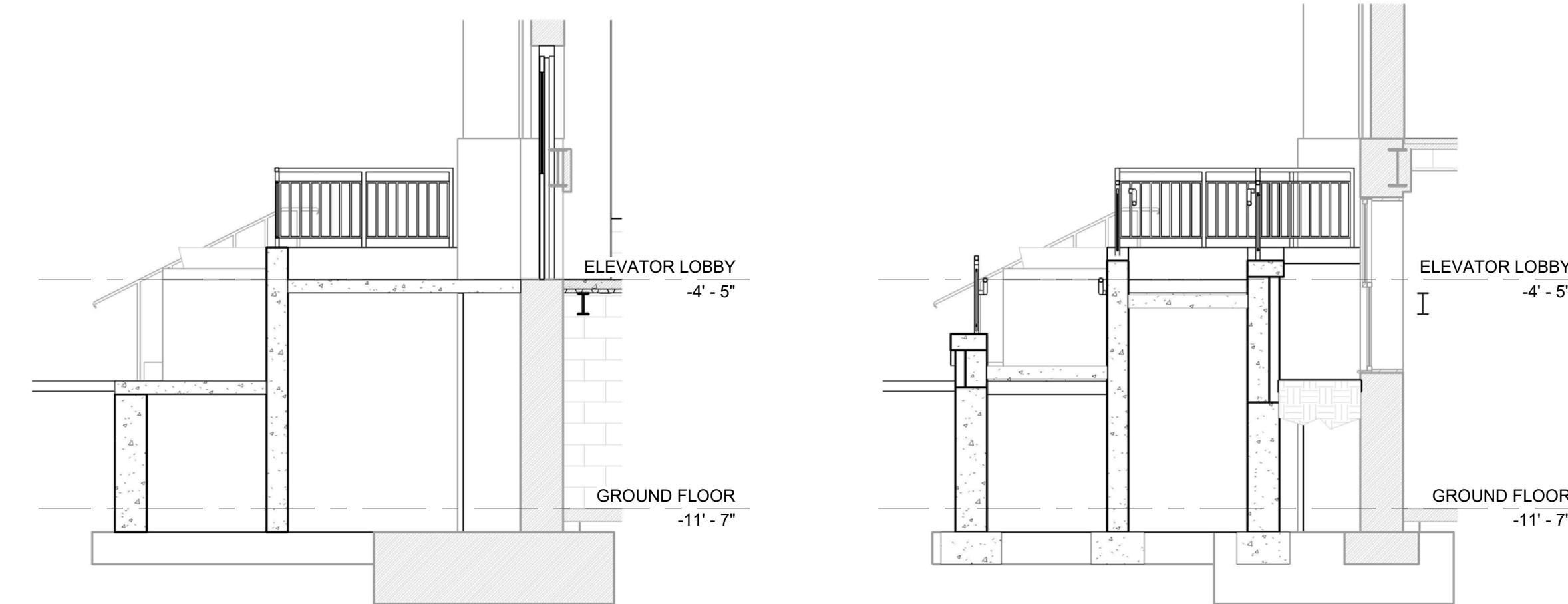
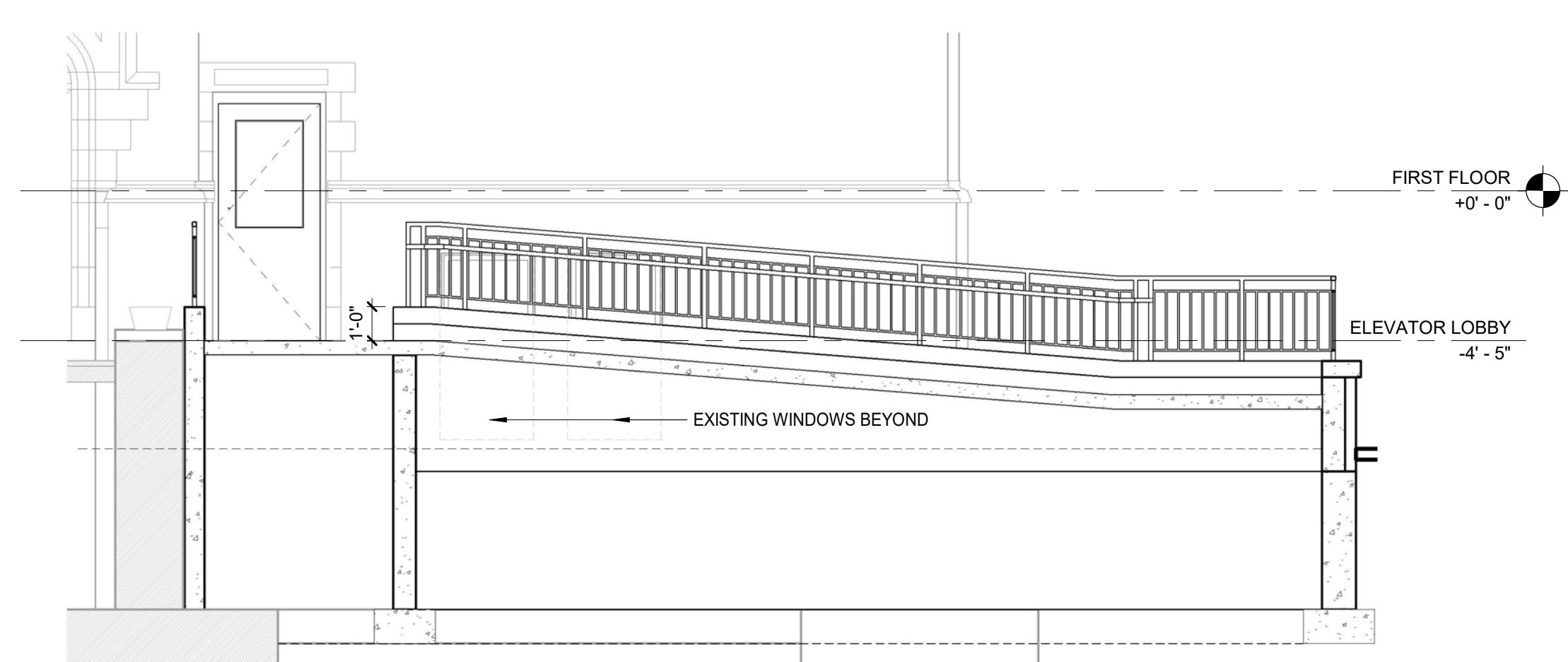
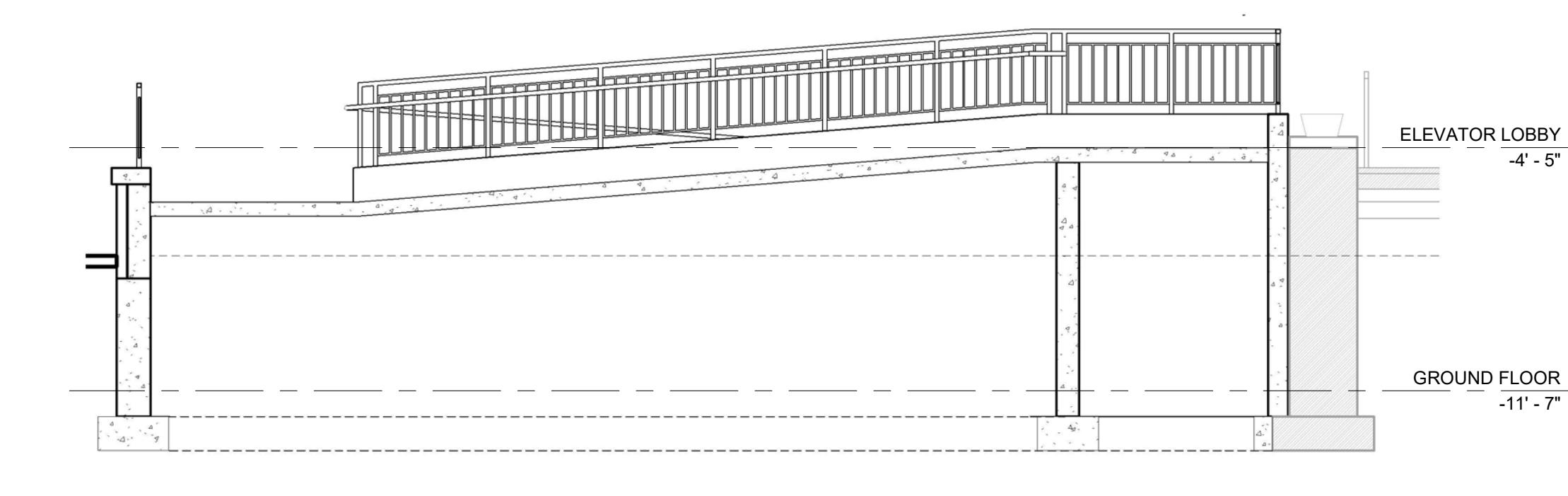
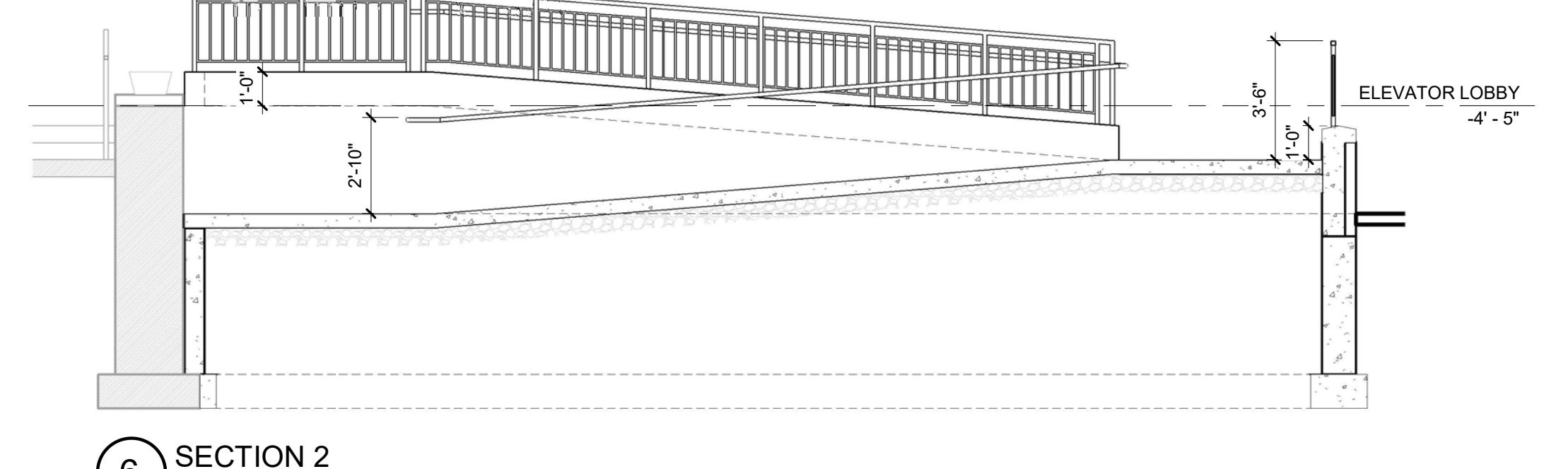
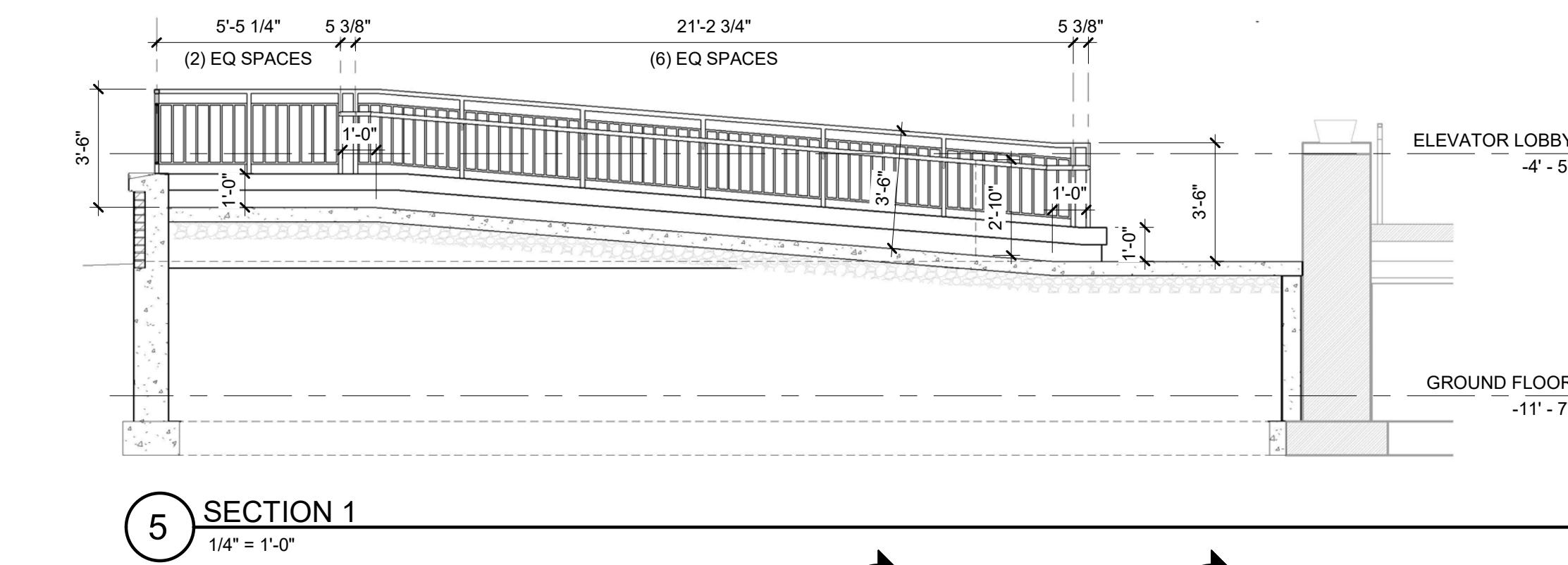
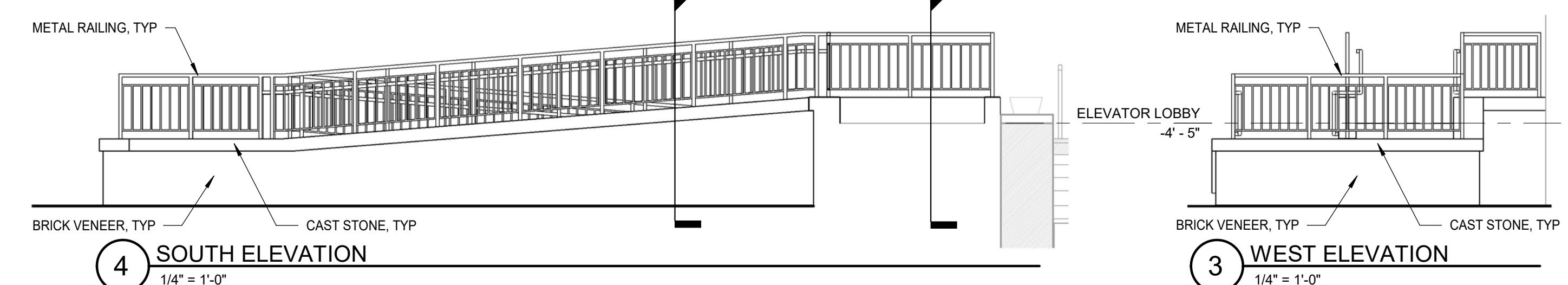
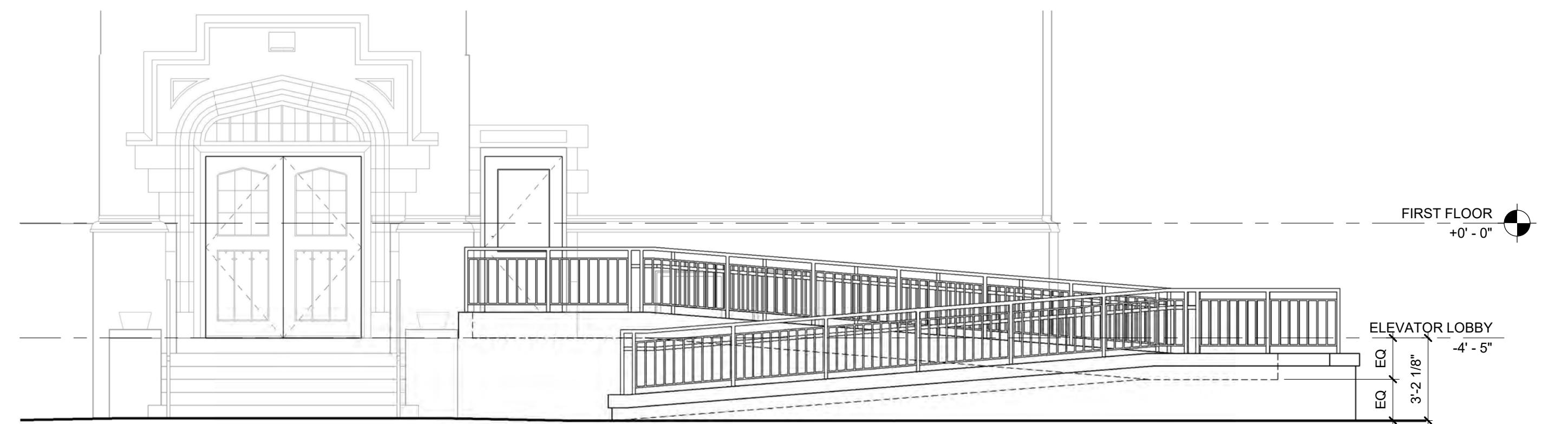
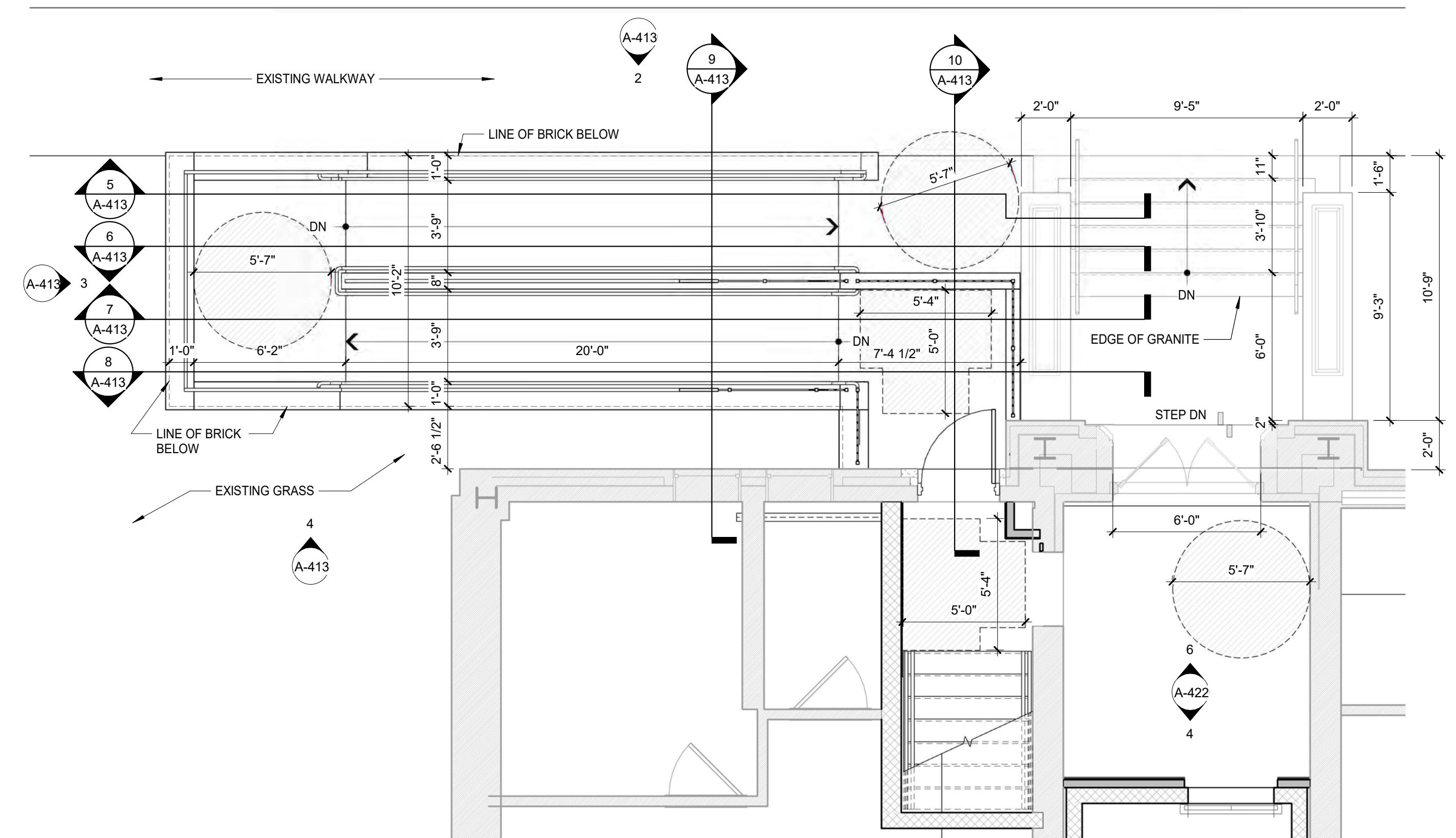
Revisions

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Rochester, NY 14618
SWBR Project Number 25167.00

Nazareth University
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Rochester, NY 14618

A-111
FIRST FLOOR PLAN

1/14/2026
DESIGN REVIEW BOARD
SUBMISSION

10 SECTION 6
1/4" = 1'-0"9 SECTION 5
1/4" = 1'-0"8 SECTION 4
1/4" = 1'-0"7 SECTION 3
1/4" = 1'-0"6 SECTION 2
1/4" = 1'-0"5 SECTION 1
1/4" = 1'-0"4 SOUTH ELEVATION
1/4" = 1'-0"2 NORTH ELEVATION
1/4" = 1'-0"1 ELEVATOR LOBBY - RAMP PLAN
1/4" = 1'-0"

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Drawn By: DB
Checked By: MAM
Project Manager: KMP

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A-413
VERTICAL
CIRCULATION RAMP
PLANS, SECTIONS &
DETAILS

1/14/2026
DESIGN REVIEW BOARD
SUBMISSION