

**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**

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### **RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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#### **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**

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### **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).

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*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**

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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**

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#### **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**

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#### **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**

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### **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**

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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

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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.

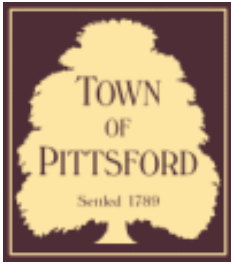
Chairman Schneider closed the meeting at 7:45PM.

Respectfully submitted,

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Anna Piazza  
Building Department Assistant

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



## 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:

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

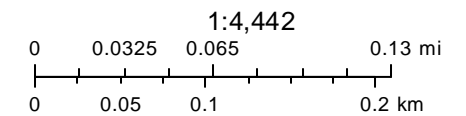
**Project Description:** Applicant is requesting design review for window changes to the existing house. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** January 22, 2026

# Residential Neighborhood Zoning



1/8/2026, 8:45:31 AM



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 1 2025

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap





FRONT ELEVATION - EXISTING

ALL EXTERIOR FINISHES  
TO MATCH EXISTING



FRONT ELEVATION - PROPOSED



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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"

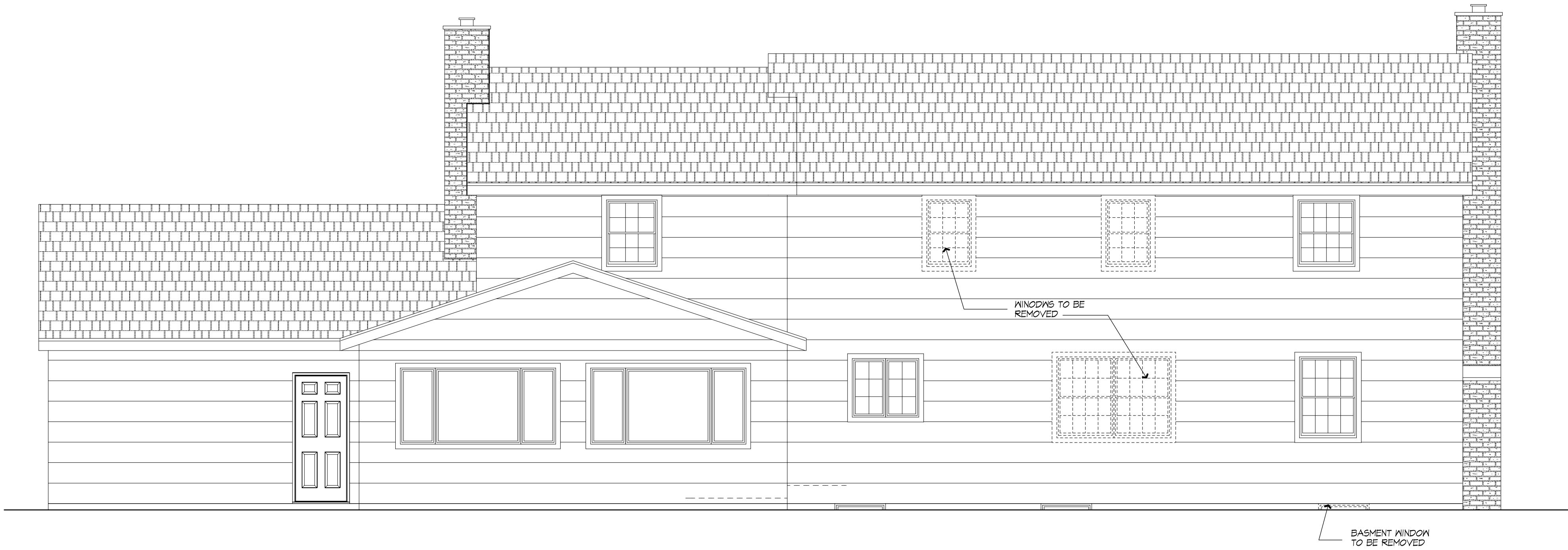
JOB NO.: 25M4624

SHEET:

1

OF 5 SHEETS






REAR ELEVATION - EXISTING

ALL EXTERIOR FINISHES  
TO MATCH EXISTING



REAR ELEVATION - PROPOSED



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**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.:** 25M4624

**SHEET:**

**2**

OF 5 SHEETS







LEFT SIDE ELEVATION - EXISTING



RIGHT SIDE ELEVATION - EXISTING


ALL EXTERIOR FINISHES  
TO MATCH EXISTING



LEFT SIDE ELEVATION - PROPOSED



RIGHT SIDE ELEVATION - PROPOSED



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**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.:** 25M4624

**SHEET:**

**3**  
OF 5 SHEETS





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**OBJECT:**  
RENOVATION  
VAN CORTLAND DR  
HARTSFORD, NY

ANGELA WILKES

AWING:

**RAWN:**

L/PM

DATE: DECEMBER 2025

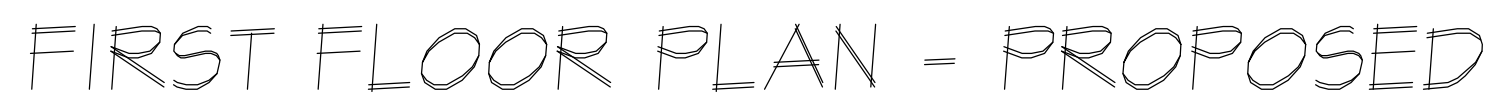
**SCALE:**  $1/4" = 1'-0"$

B NO.: 25M4634

**EET:**

4

**5 SHEETS**





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**OBJECT:**  
RENOVATION  
VAN CORTLAND DR  
HARTSFORD, NY

ANGELA WILKES

**DRAWING:**  
ND FLOOR PLAN - EXISTING  
ND FLOOR PLAN - PROPOSED

RAWN:  
L/PM

DATE: DECEMBER 2025

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

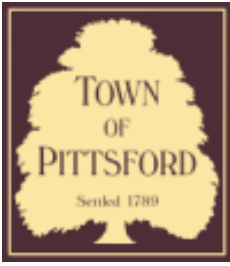
B NO.: 25M4639

**EET:**

5

**5 SHEETS**





## 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:

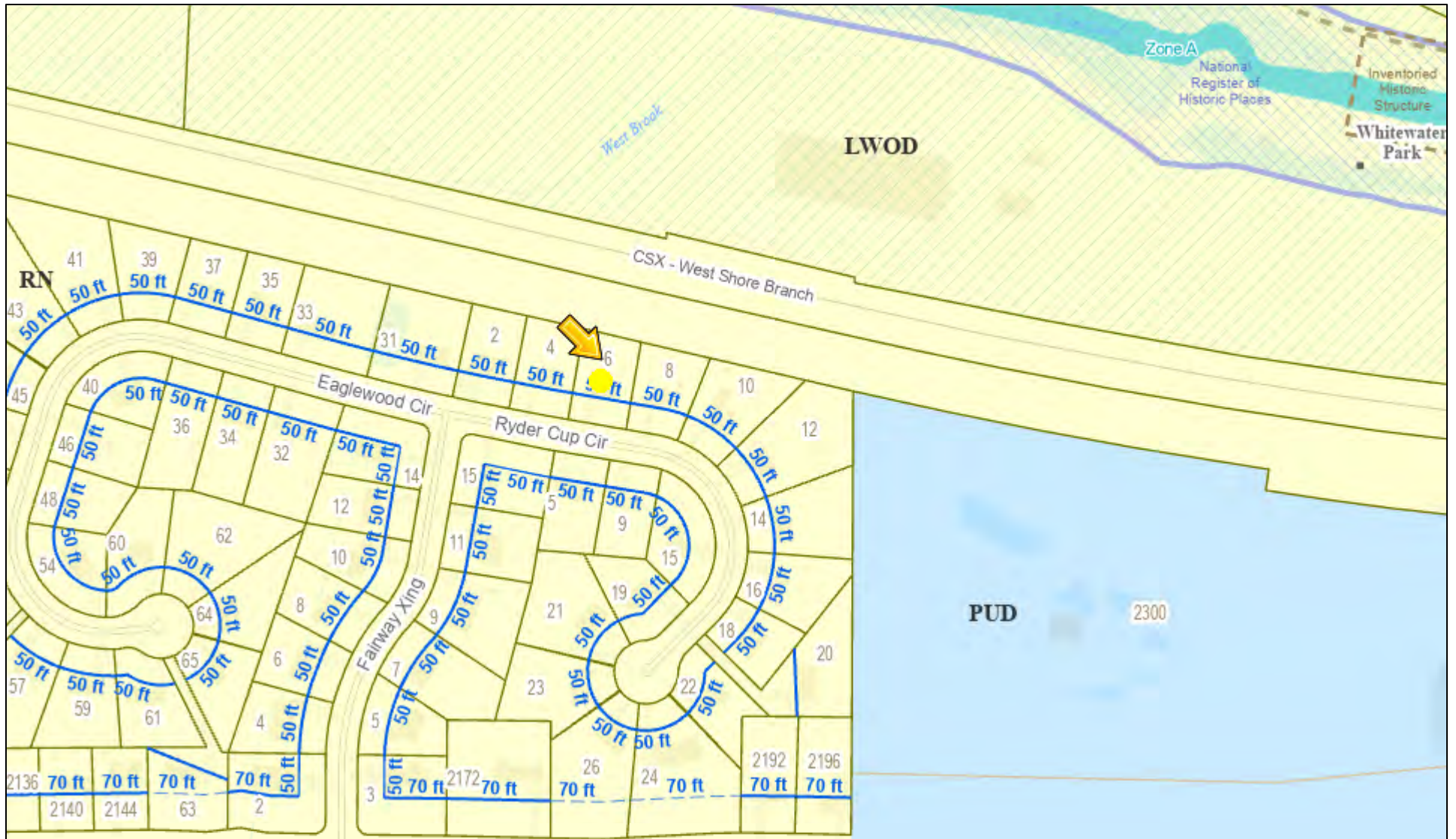
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**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).

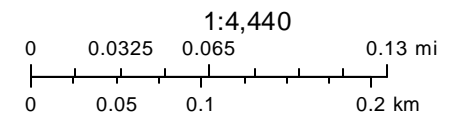
**Meeting Date:** January 22, 2026



# Residential Neighborhood Zoning



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



Town of Pittsford GIS

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Mon Sep 1 2025

Imagery © 2026 Nearmap, HERE

50 R

Nearmap











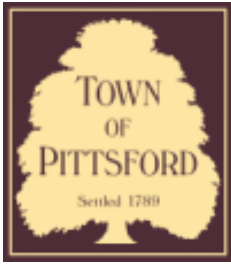








Wennie Tao  
6 Ryder Cup Circle  
Pittsford, NY 14534  
585-317-3672



## 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

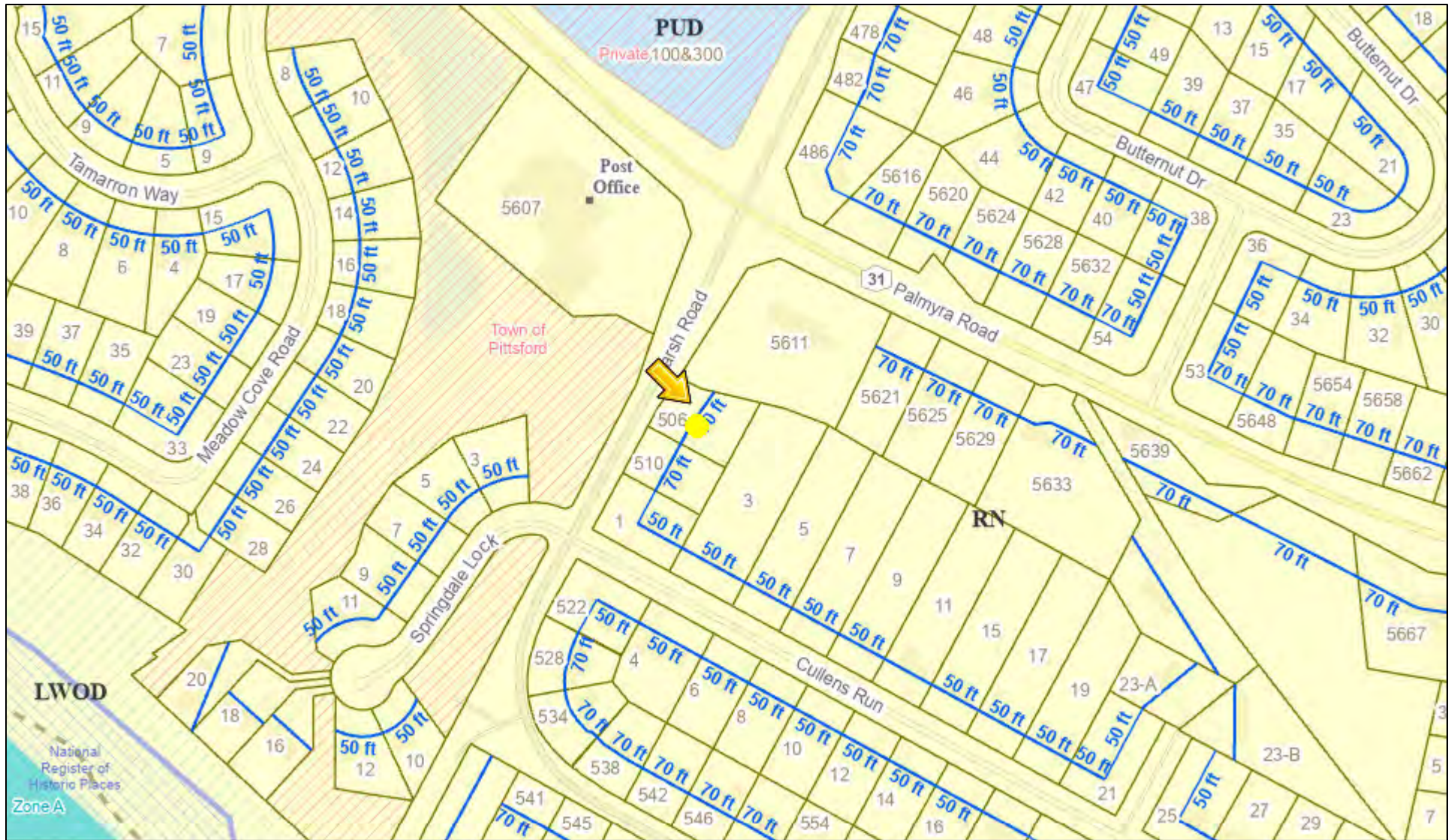
#### Application Type:

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

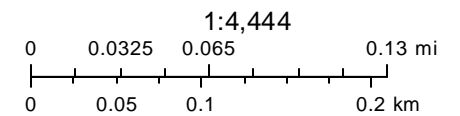
**Project Description:** Applicant is requesting design review for the addition of a 420 square foot attached garage and rear covered porch to the existing home. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** January 22, 2026

# Residential Neighborhood Zoning



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



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.





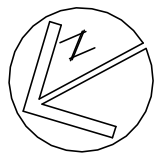
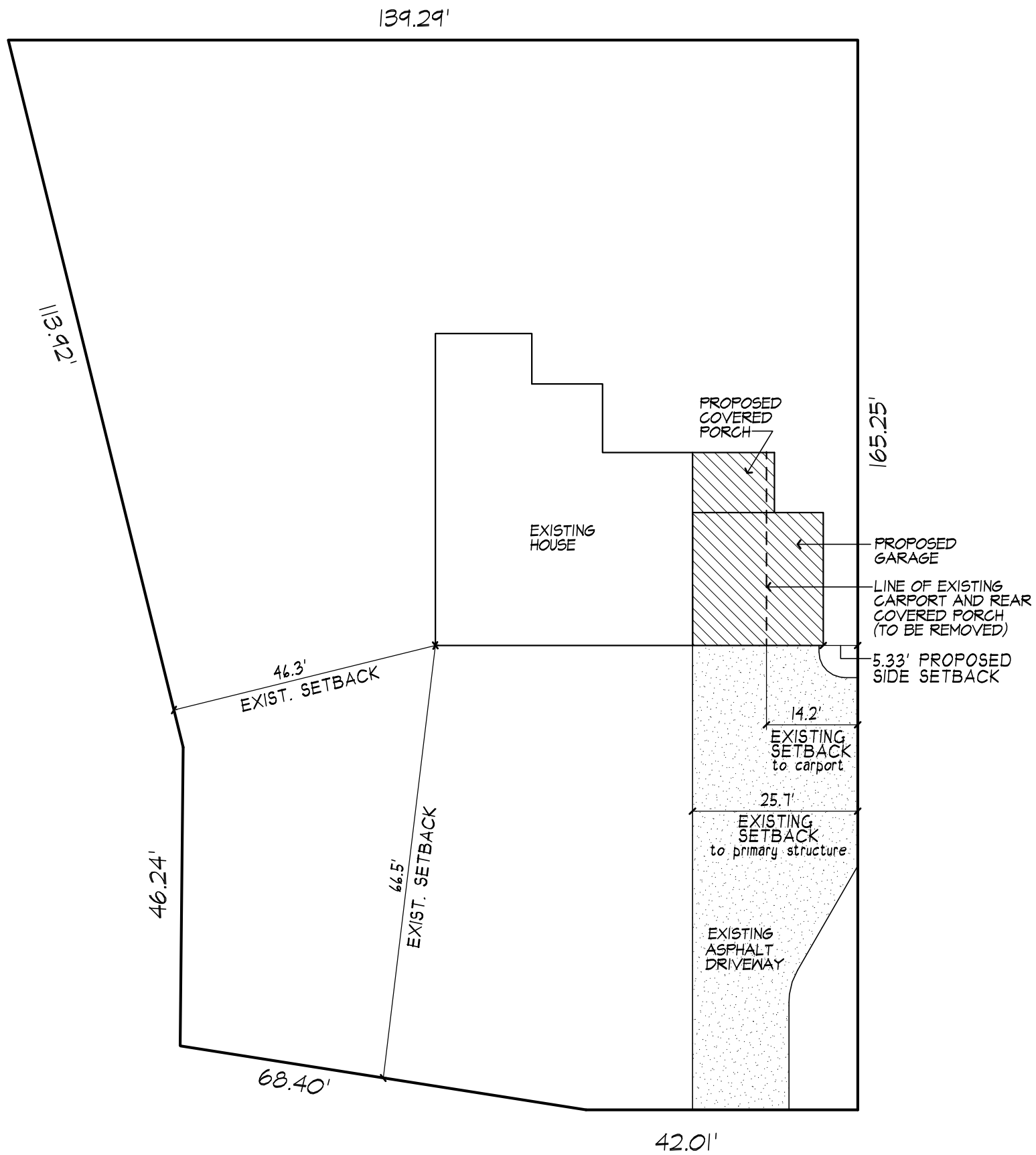
Thu Apr 25 2024

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap





## PLOT PLAN

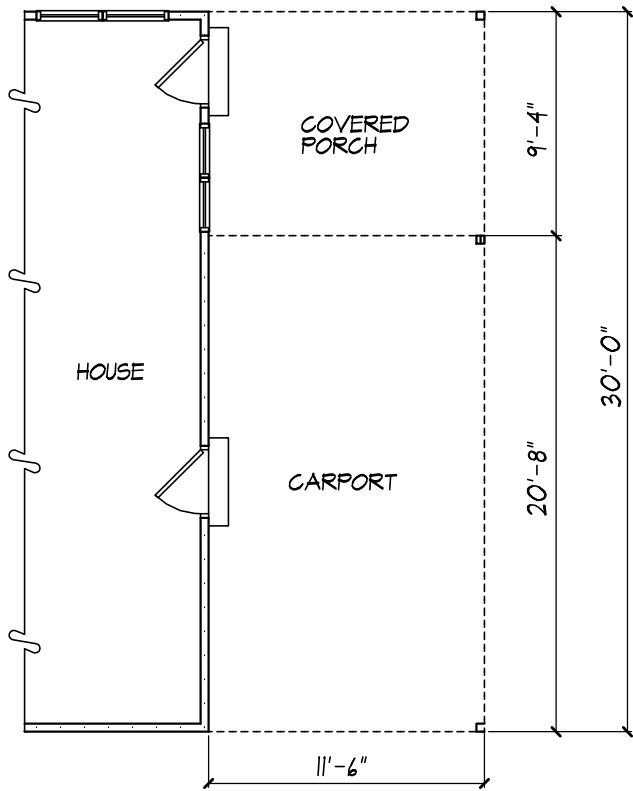
SCALE: 1'-0" = 20'-0"

**PROPOSED GARAGE ADDITION**

**HEATH RESIDENCE**

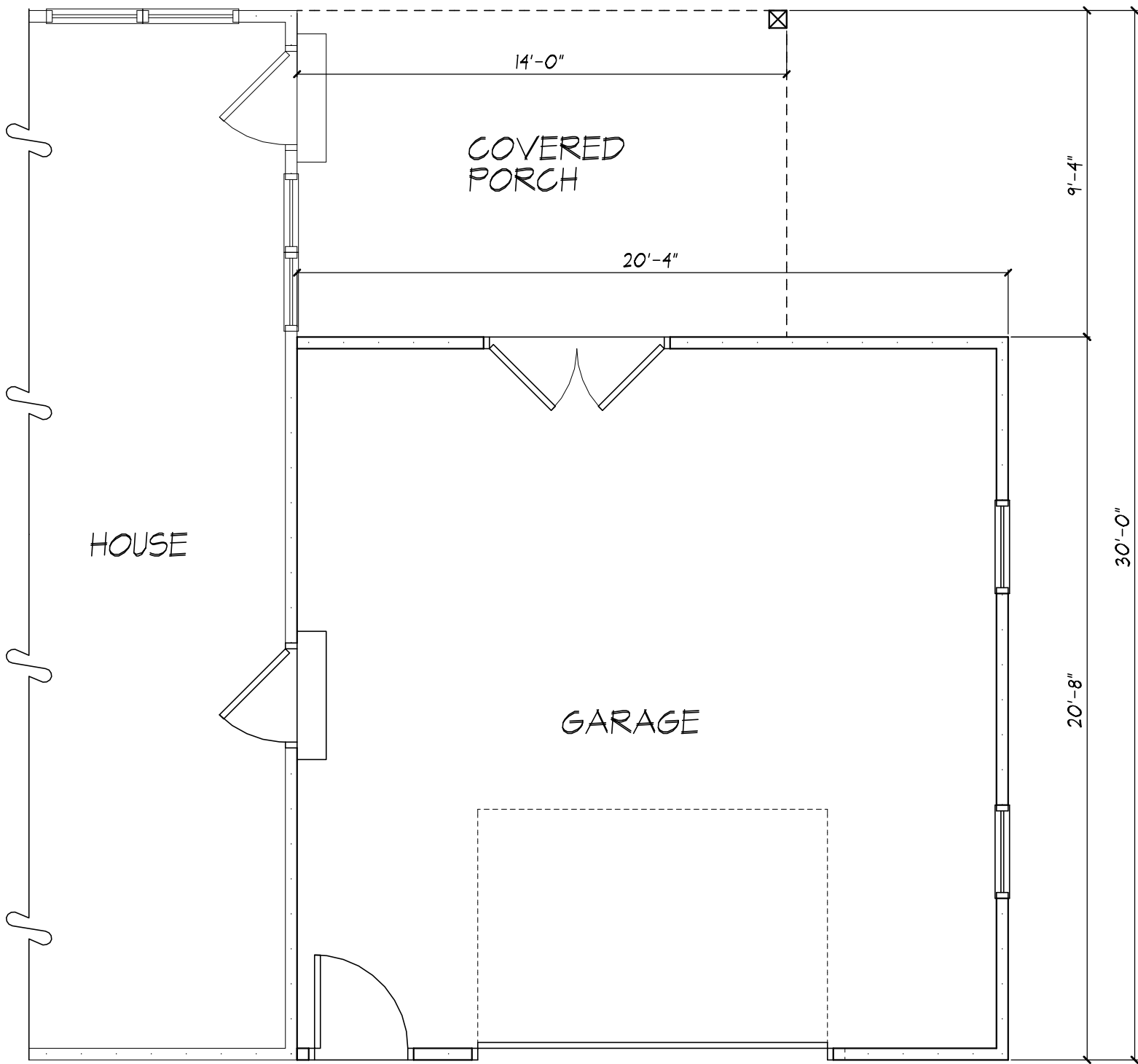
**506 MARSH RD. PITTSFORD, NY 14534**

**MORABITO  
ARCHITECTS**



PLAN VIEW - EXISTING

PARTIAL  
SCALE- 1"= 1/8"



PLAN VIEW - PROPOSED

PARTIAL  
SCALE- 1"= 1/4"

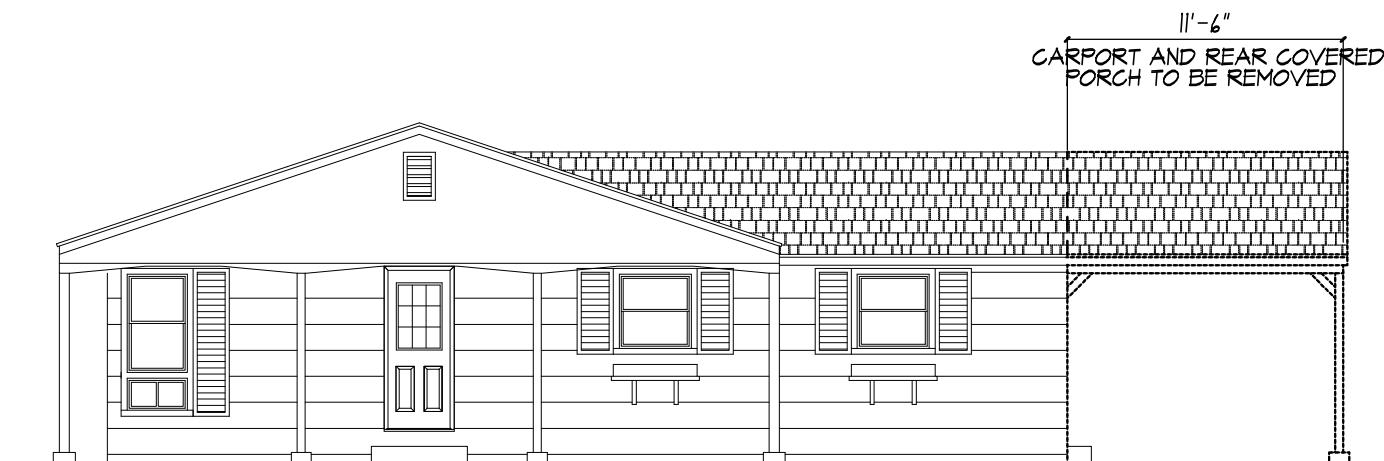
**PROPOSED GARAGE ADDITION**

**HEATH RESIDENCE**

**506 MARSH RD. PITTSFORD, NY 14534**

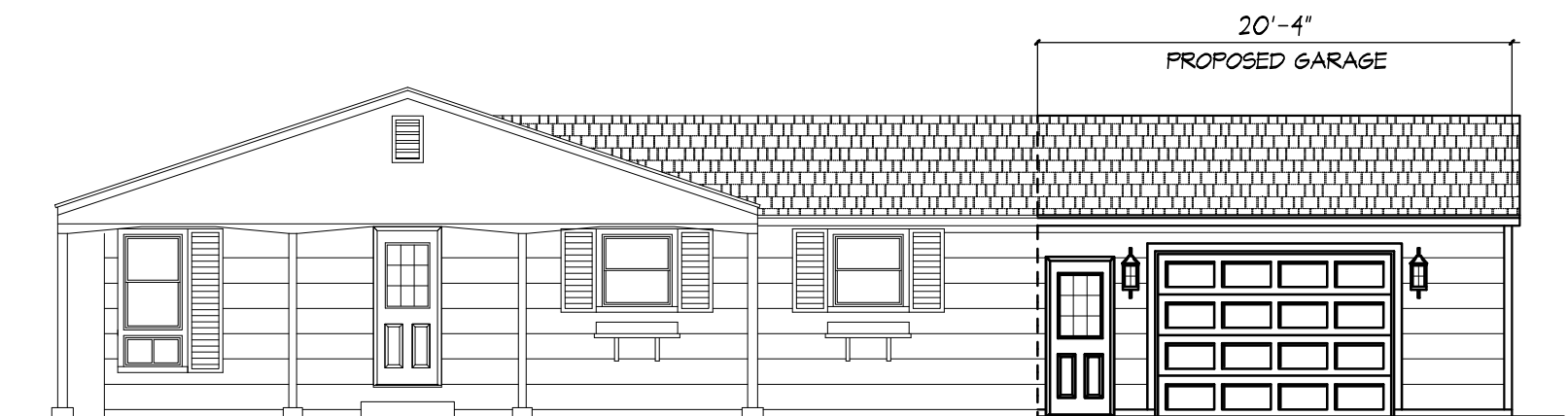
**MORABITO  
ARCHITECTS**





FRONT ELEVATION - EXISTING

SCALE- 1"= 1/8"



FRONT ELEVATION - PROPOSED

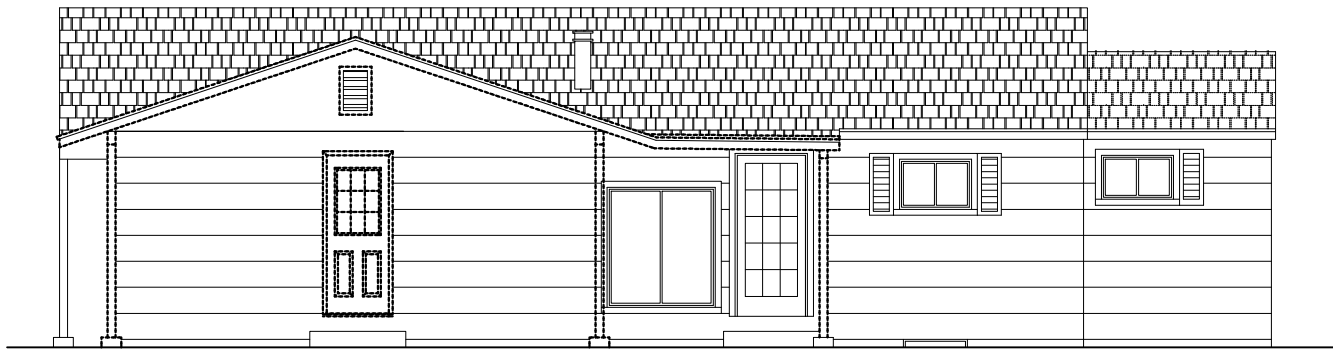
SCALE- 1"= 1/8"

**PROPOSED GARAGE ADDITION**

**HEATH RESIDENCE**

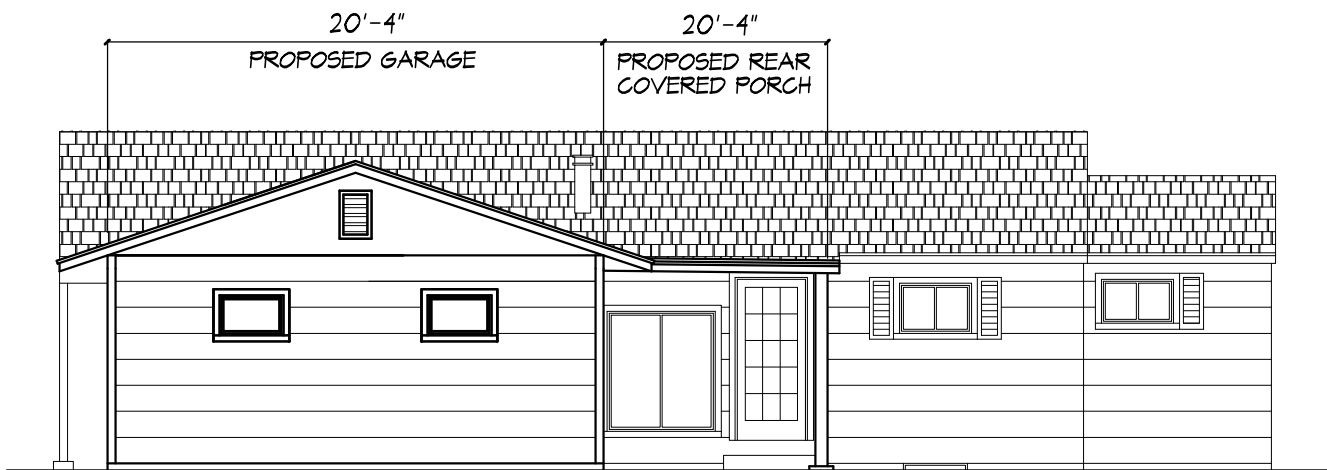
**506 MARSH RD. PITTSFORD, NY 14534**

**MORABITO  
ARCHITECTS**



RIGHT SIDE ELEVATION - EXISTING

SCALE- 1"= 1/8"



RIGHT SIDE ELEVATION - PROPOSED

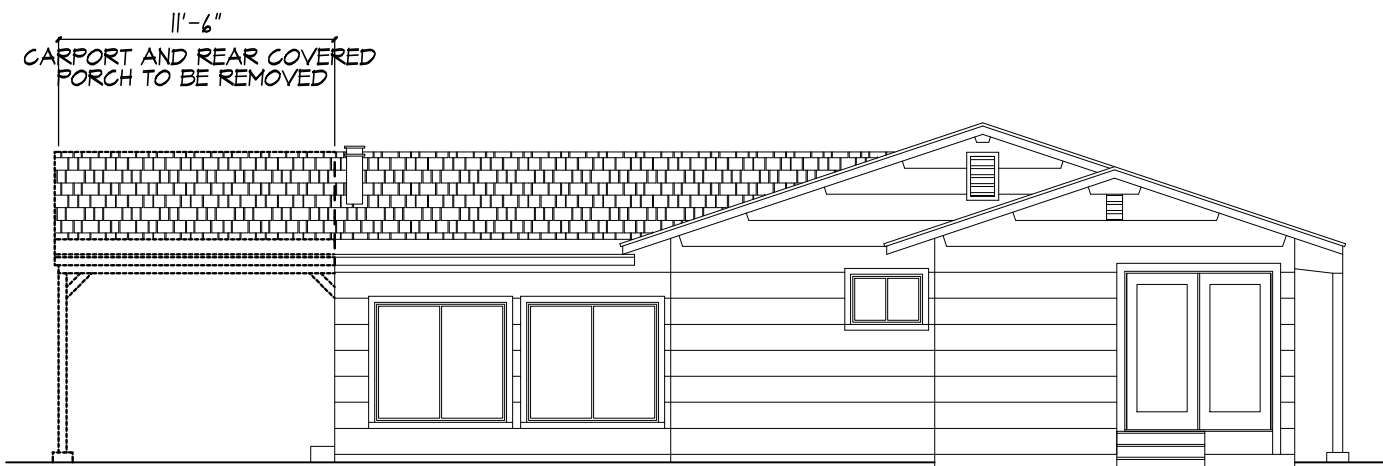
SCALE- 1"= 1/8"

***PROPOSED GARAGE ADDITION***

***HEATH RESIDENCE***

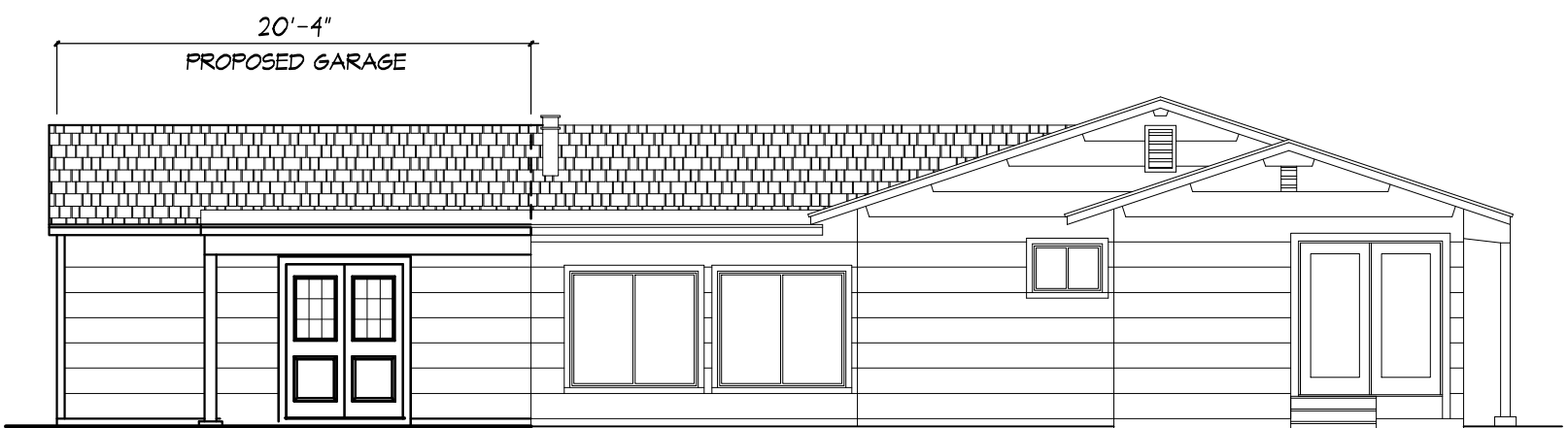
***506 MARSH RD. PITTSFORD, NY 14534***

**MORABITO  
ARCHITECTS**



REAR ELEVATION - EXISTING

SCALE- 1"= 1/8"



REAR ELEVATION - PROPOSED

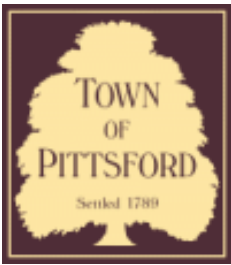
SCALE- 1"= 1/8"

**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

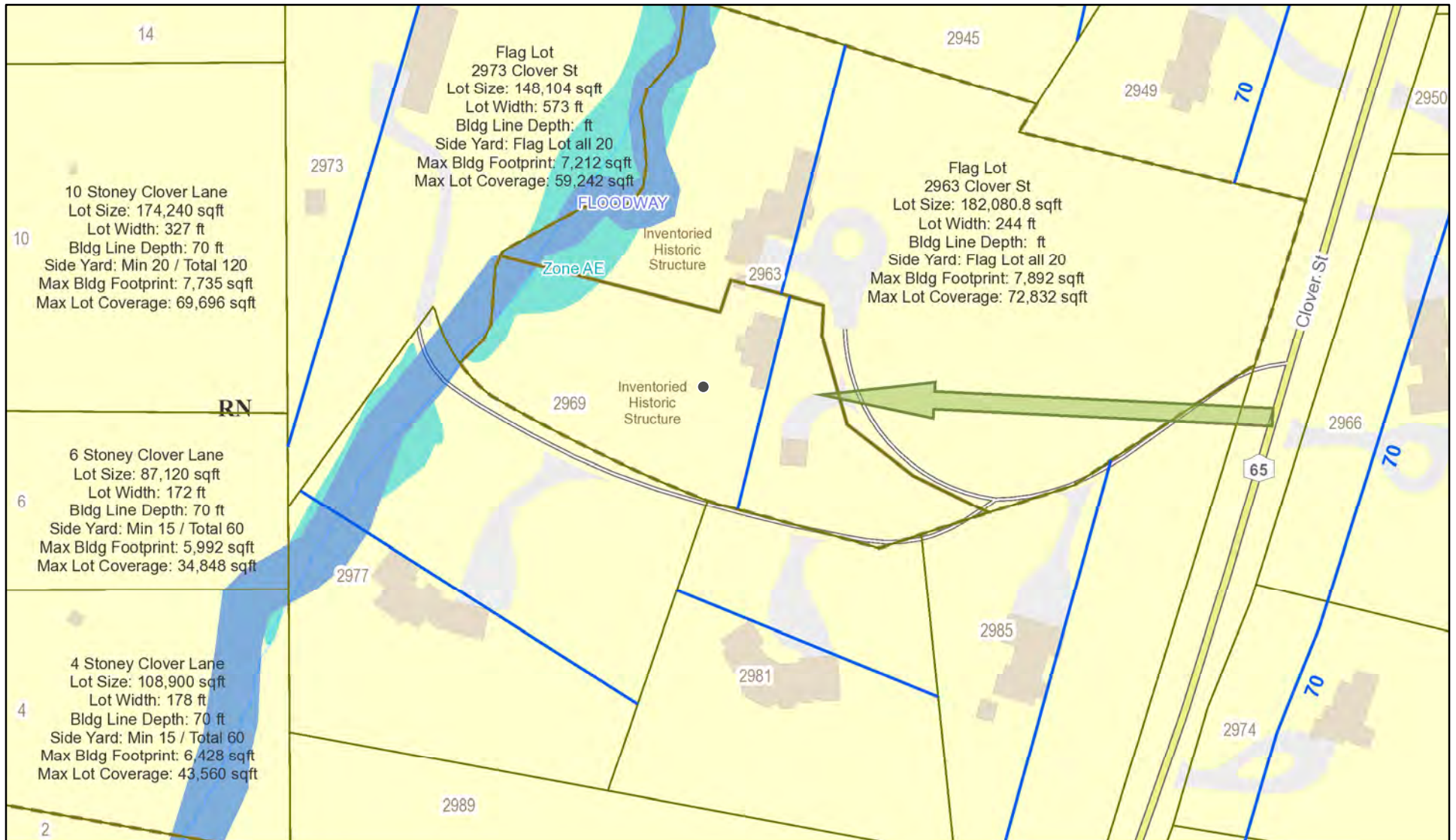
Application Type:

- ☒ 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)

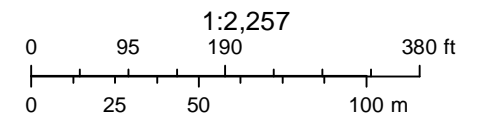
Project Description: Applicant is requesting design review changes for 1230 square foot rebuild and expansion of existing detached garage in similar location. This property is zoned Residential Neighborhood (RN).

Meeting Date: January 22, 2026

# RN Residential Neighborhood Zoning



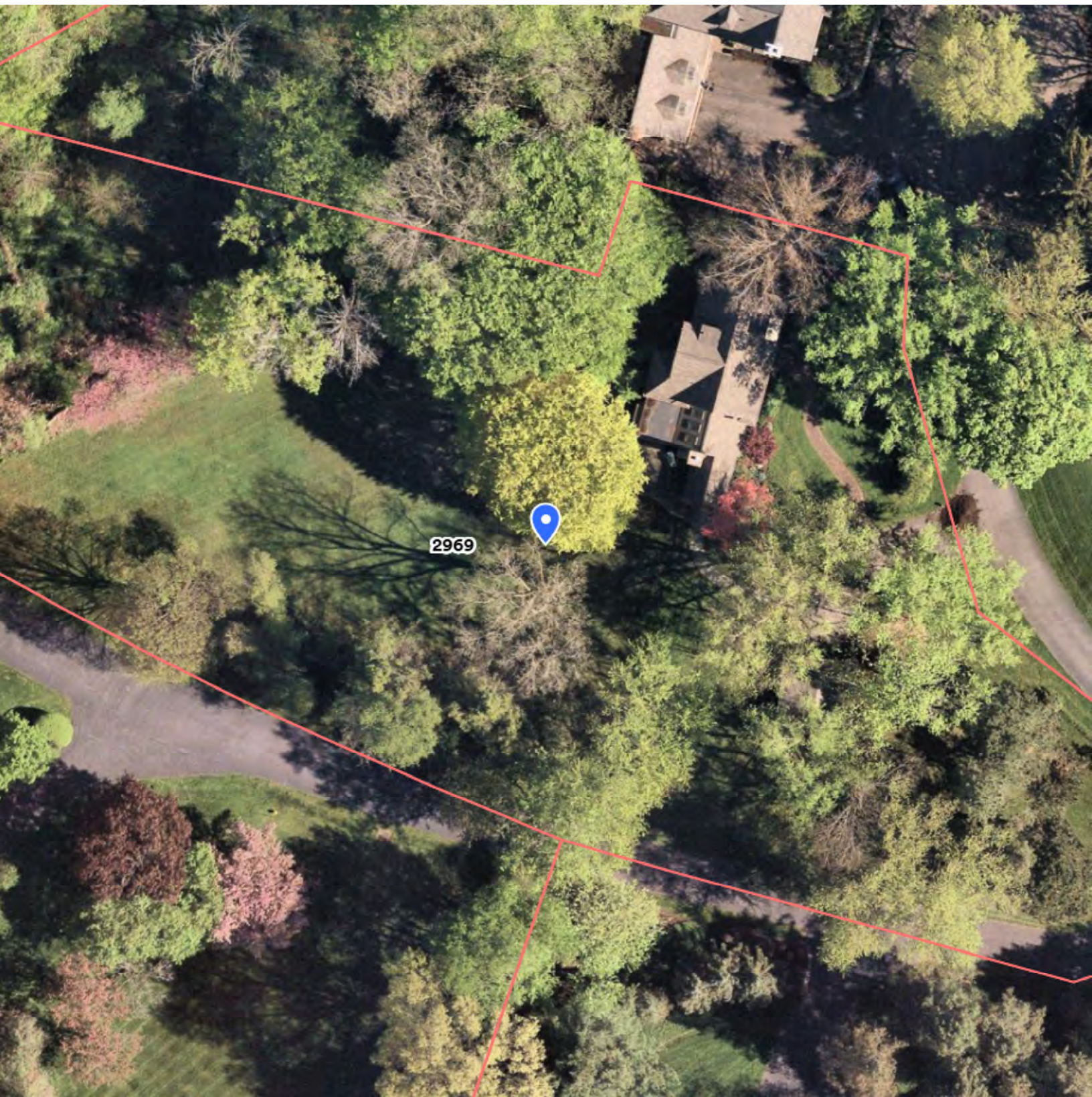
Printed June 18, 2025



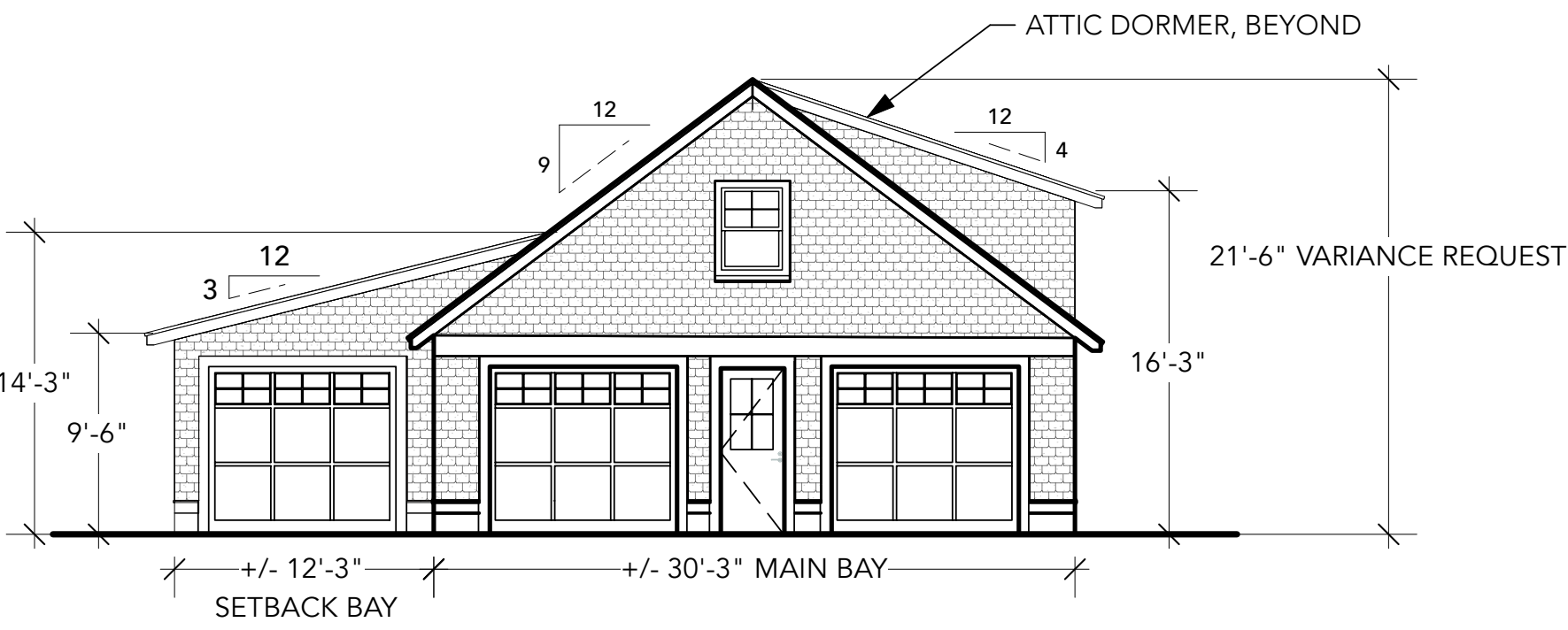
Town of Pittsford GIS

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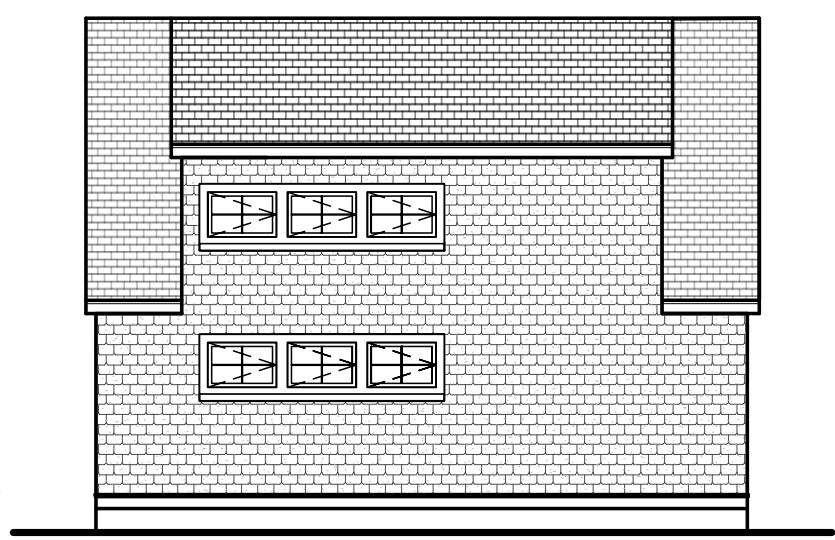






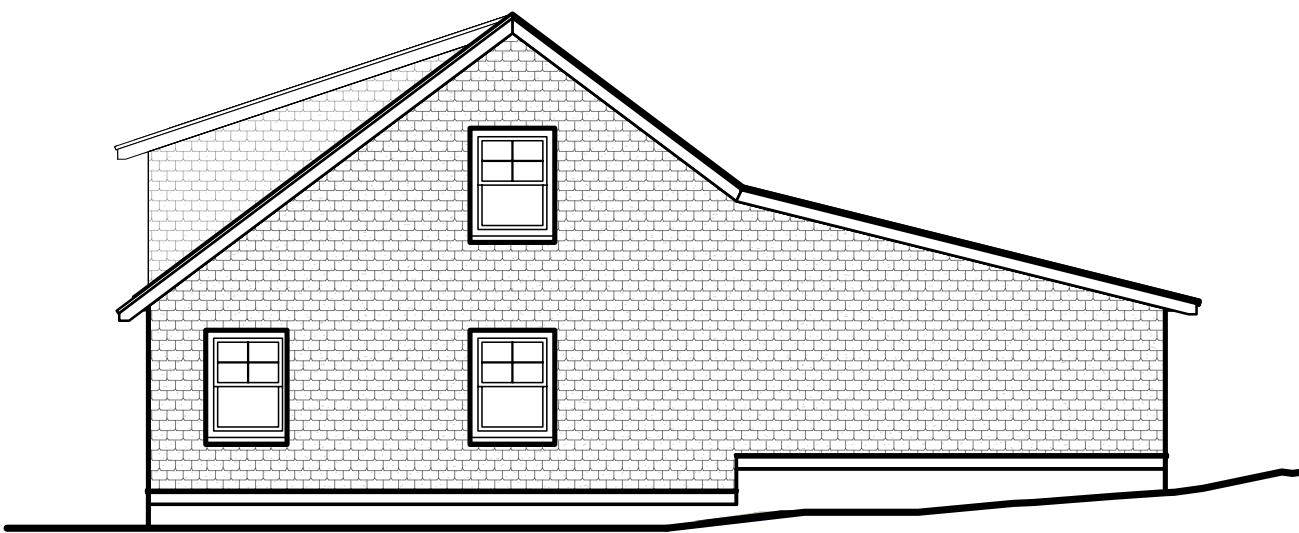
2 NORTH ELEVATION

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



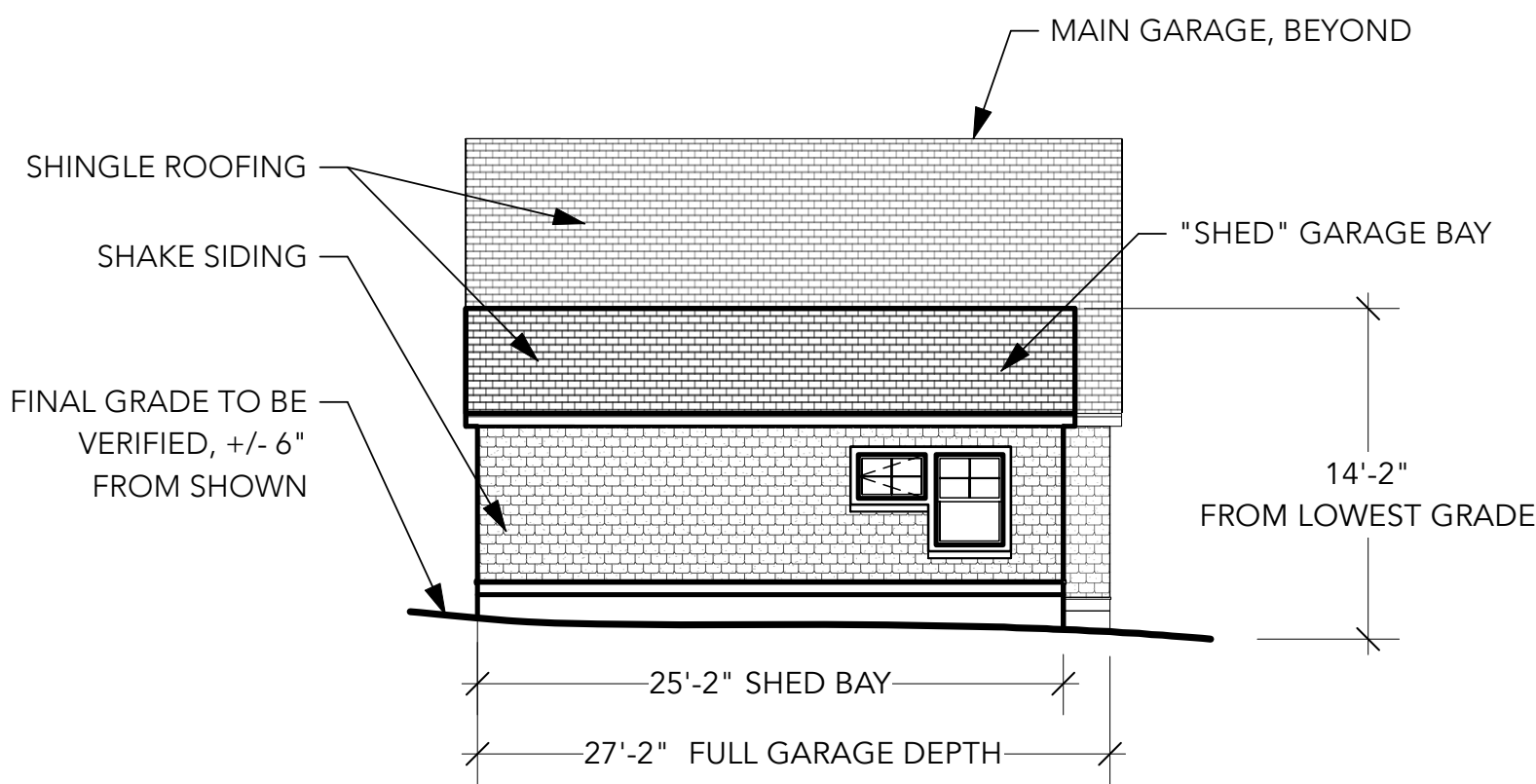
4 WEST ELEVATION

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



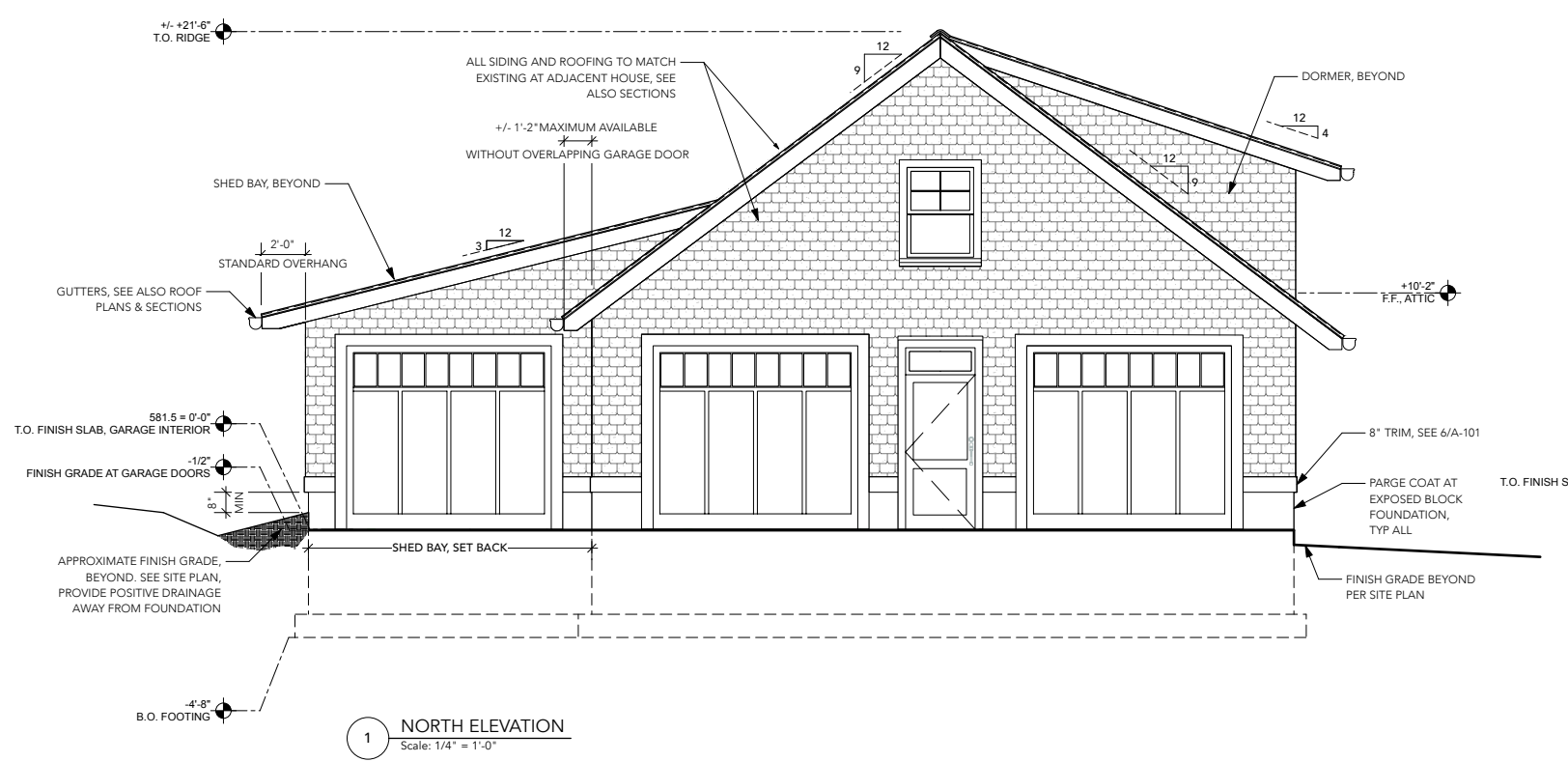
5 SOUTH ELEVATION

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

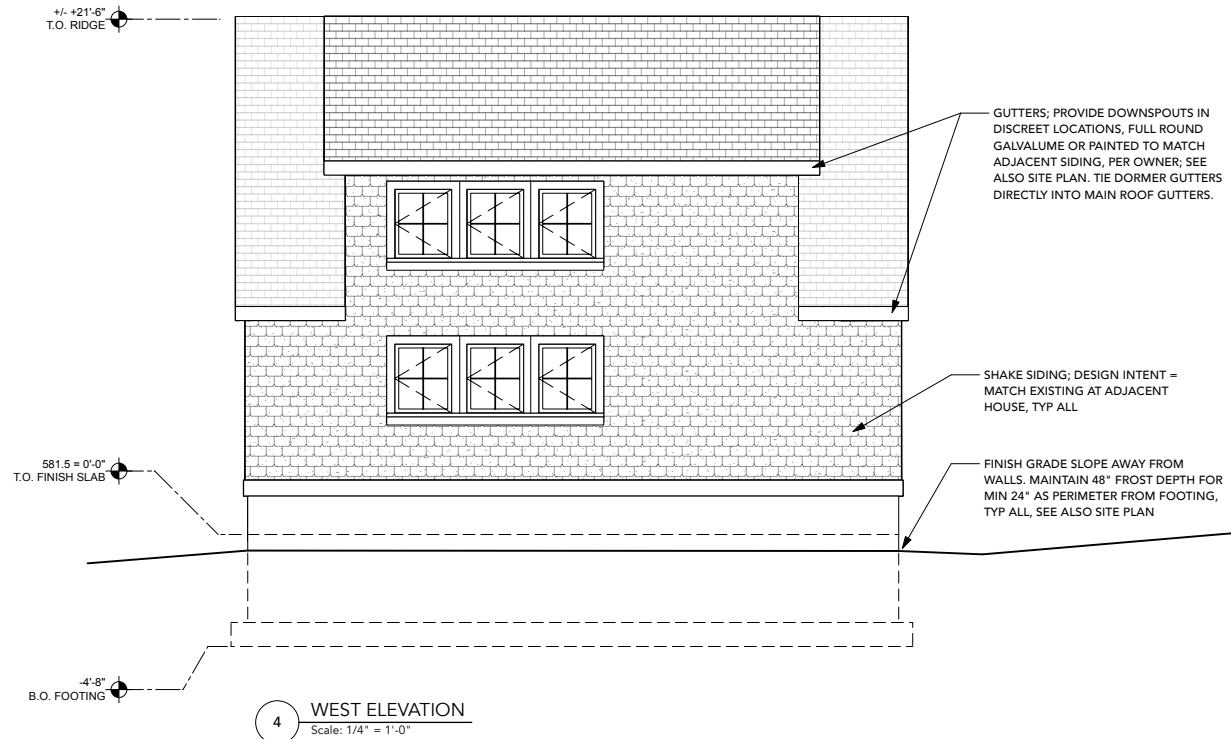


3 EAST ELEVATION

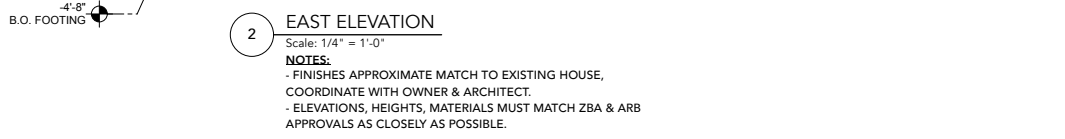
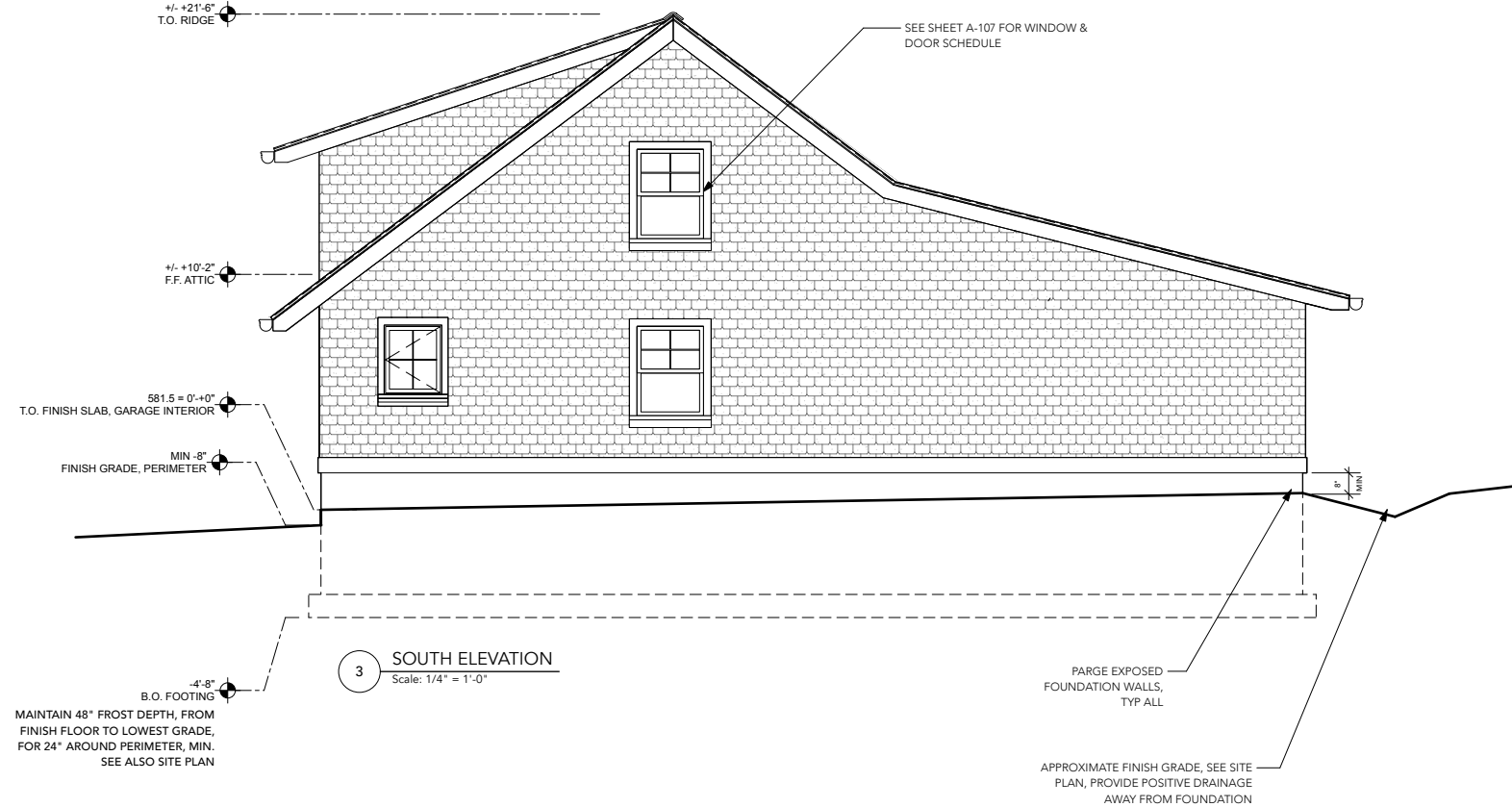
Scale: 3/32" = 1'-0"  
**NOTE:** THIS LOWER "SHED" ELEVATION PRESENTS TO CLOVER STREET, AND IS THE CLOSEST FACADE VISIBLE TO IMMEDIATE NEIGHBOR



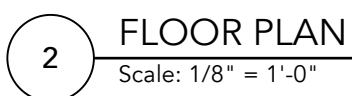
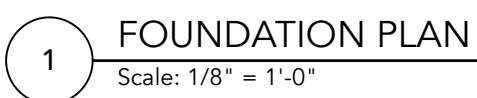
The change from a single full-height entry door to a standard height entry door with transom requires an updated review, so we also scrutinized all of the window specifications. Our revised design has only double-hung windows in the gable-ends, with casements in all other openings.








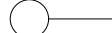


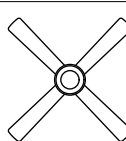


NM questions for Ali to confirm structure, drawings 7 & 8







LEGEND DEMOLITION	
EXISTING CONSTRUCTION TO BE REMOVED	
EXISTING CONSTRUCTION TO REMAIN	
EXISTING DOOR AND FRAME TO BE REMOVED TO ROUGH OPENING FRAMING	
EXISTING DOOR TO REMAIN	

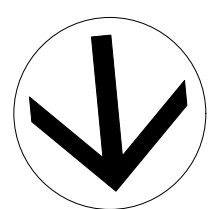
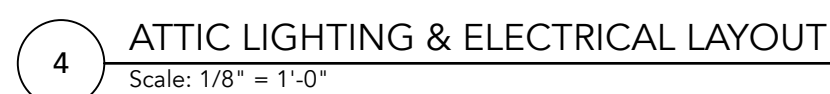
ELECTRICAL LEGEND	
CEILING MOUNTED LIGHT	
WALL MOUNTED LIGHT	
LIGHT/EXHAUST COMBO	
HANGING "SHOP" LINEAR LED LIGHTS	
FAN / LIGHT	
DUPLEX RECEPTACLE GFCI = GROUND FAULT CIRCUIT INTERRUPTER	
QUADRUPLEX RECEPTACLE	
SINGLE POLE SWITCH	\$
THREE WAY SWITCH	\$3



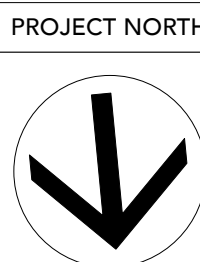
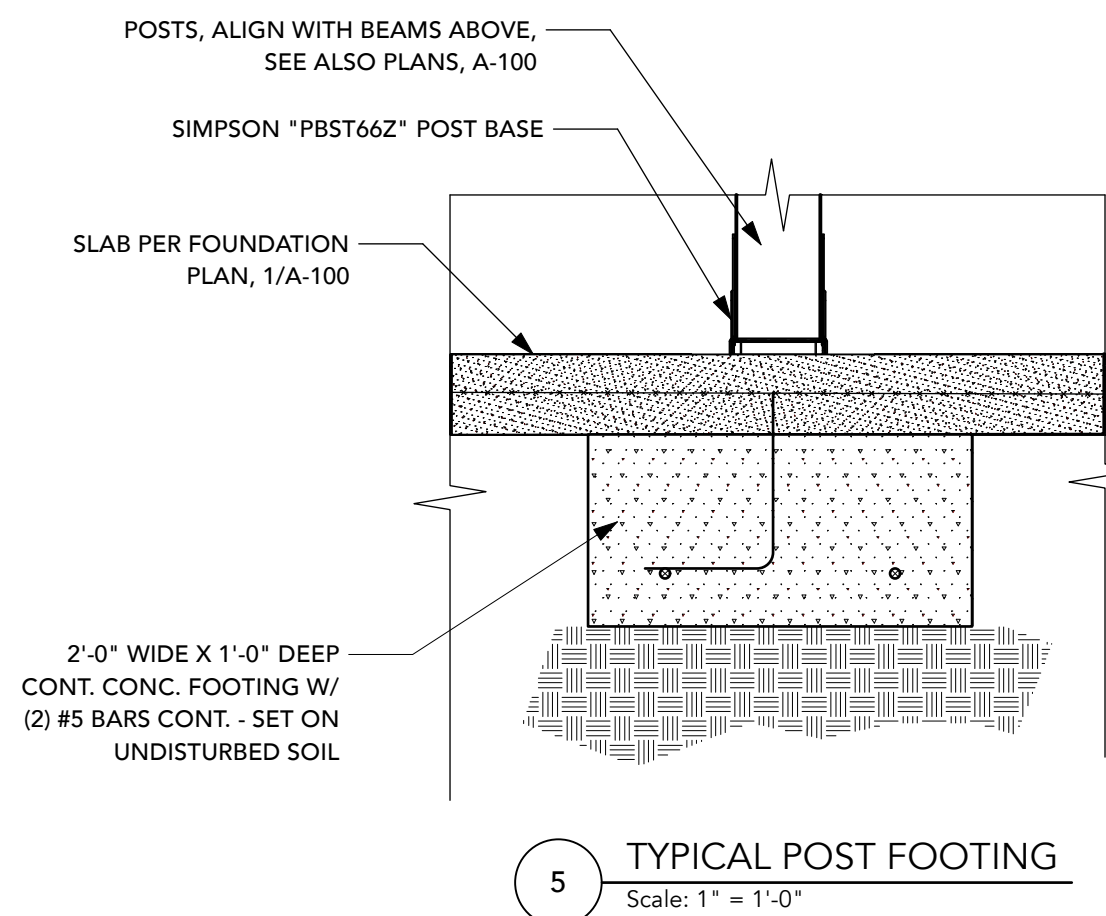
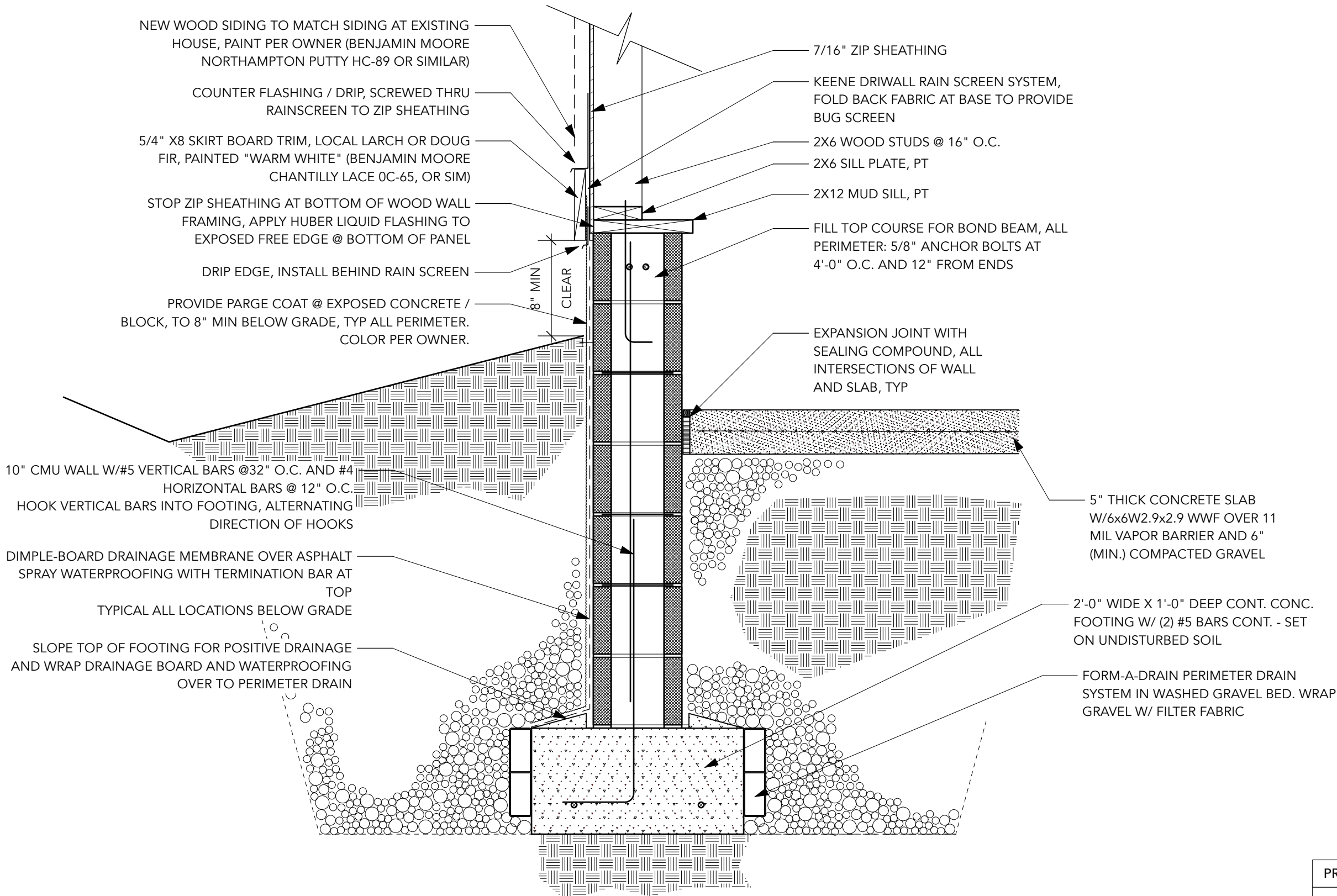
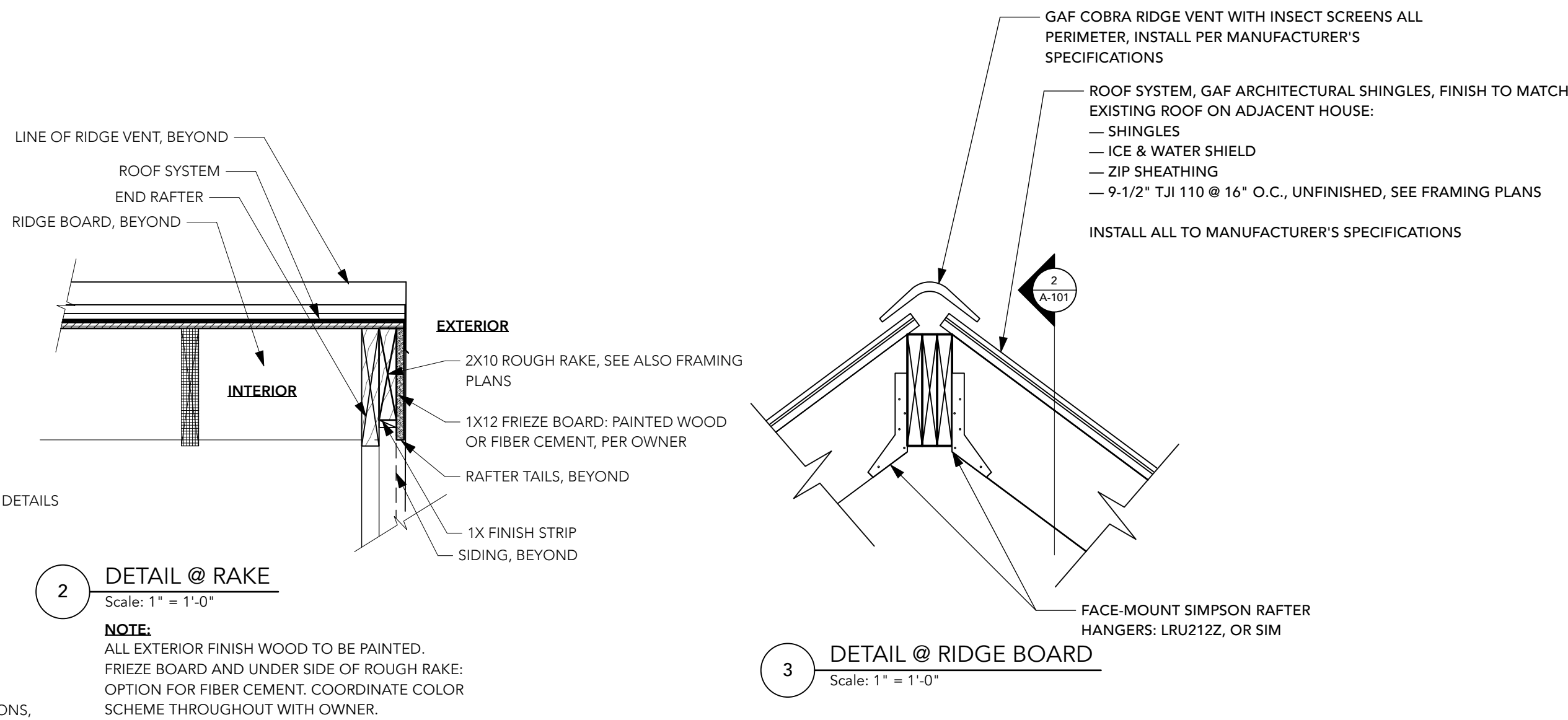
**ALTERNATES, CONTRACTOR TO REVIEW WITH OWNER:**  
ALL LIGHTS MOTION ACTIVATED  
-OR- ALL LIGHTS ON TIMER  
-OR- STANDARD

SWITCH AT MAIN HOUSE FOR EXTERIOR

**NOTES:**  
OWNER-SELECTED, CONTRACTOR-PROVIDED SITE LIGHTING, TO INCLUDE PATH LIGHTING, ETC









PRICING / PERMIT SET  
UPDATES  
FOR REVIEW ONLY

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

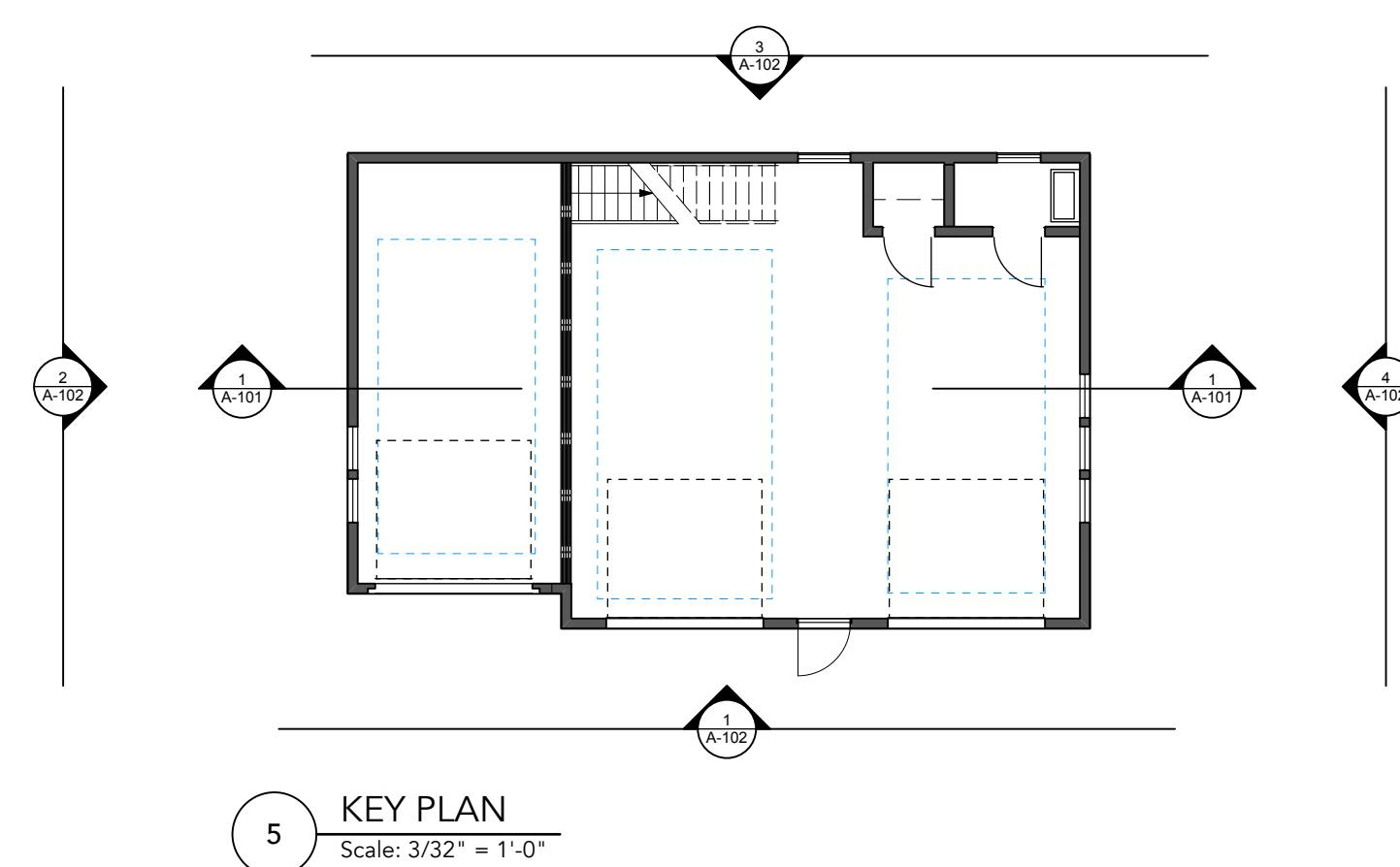
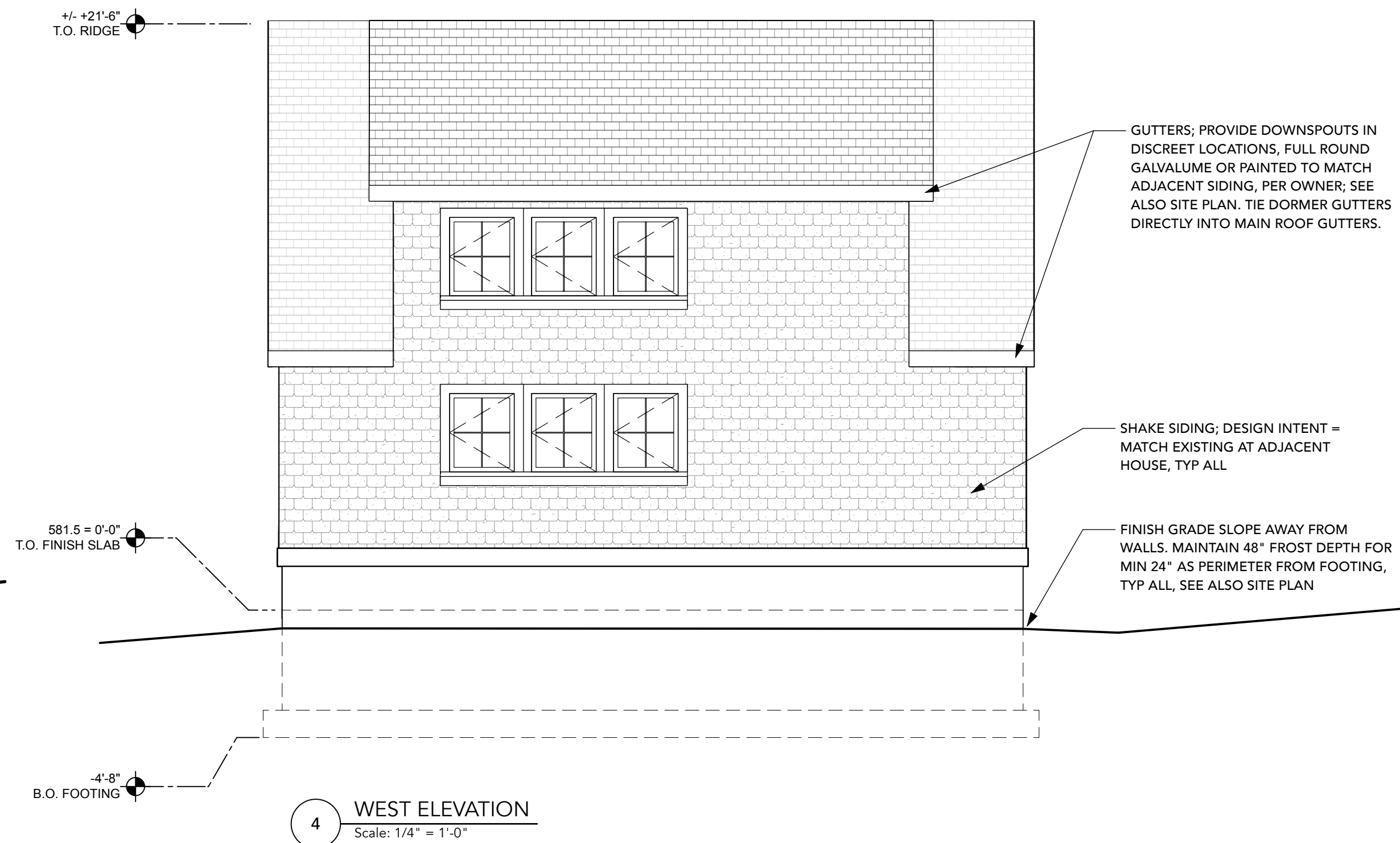
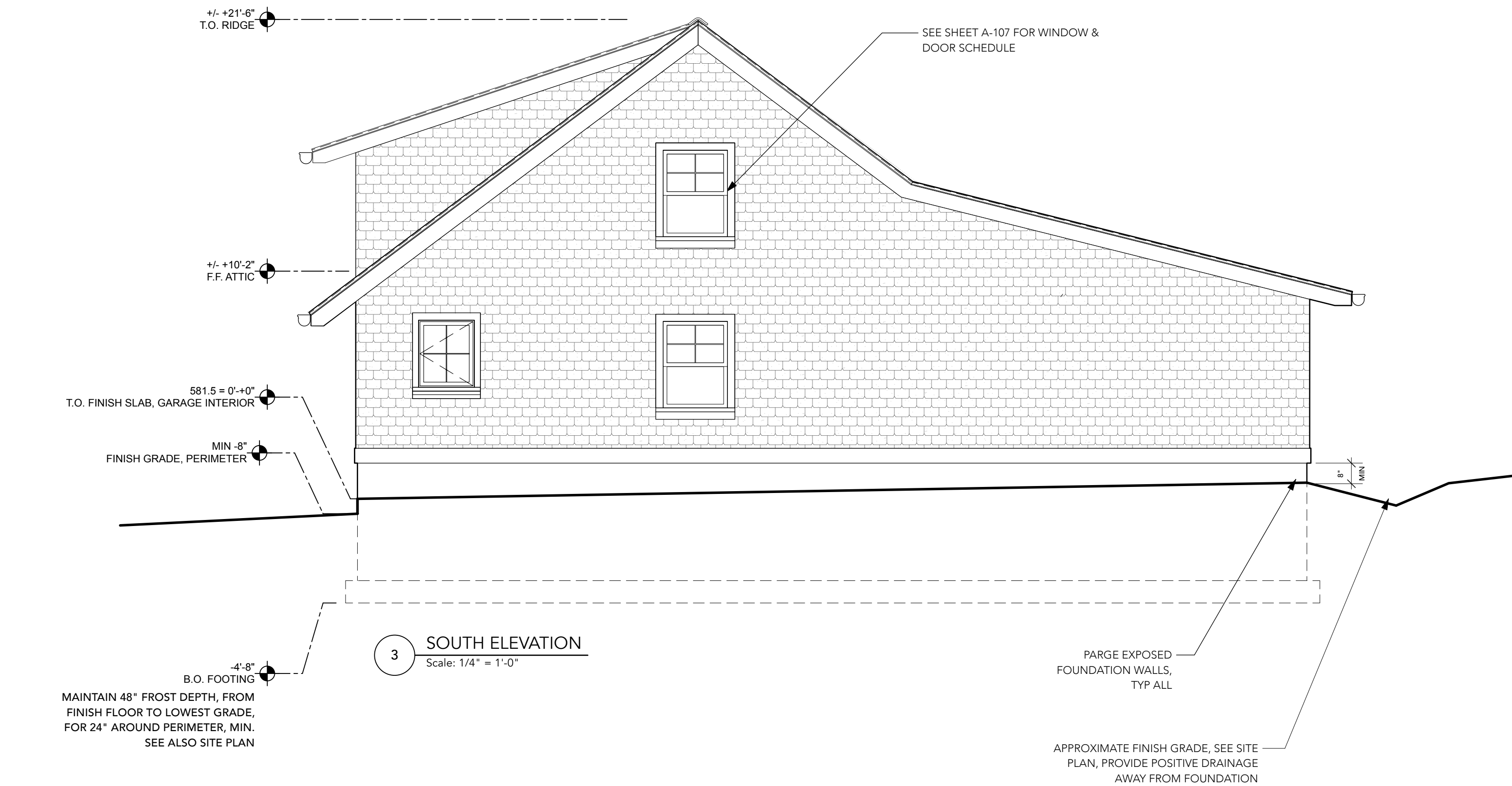
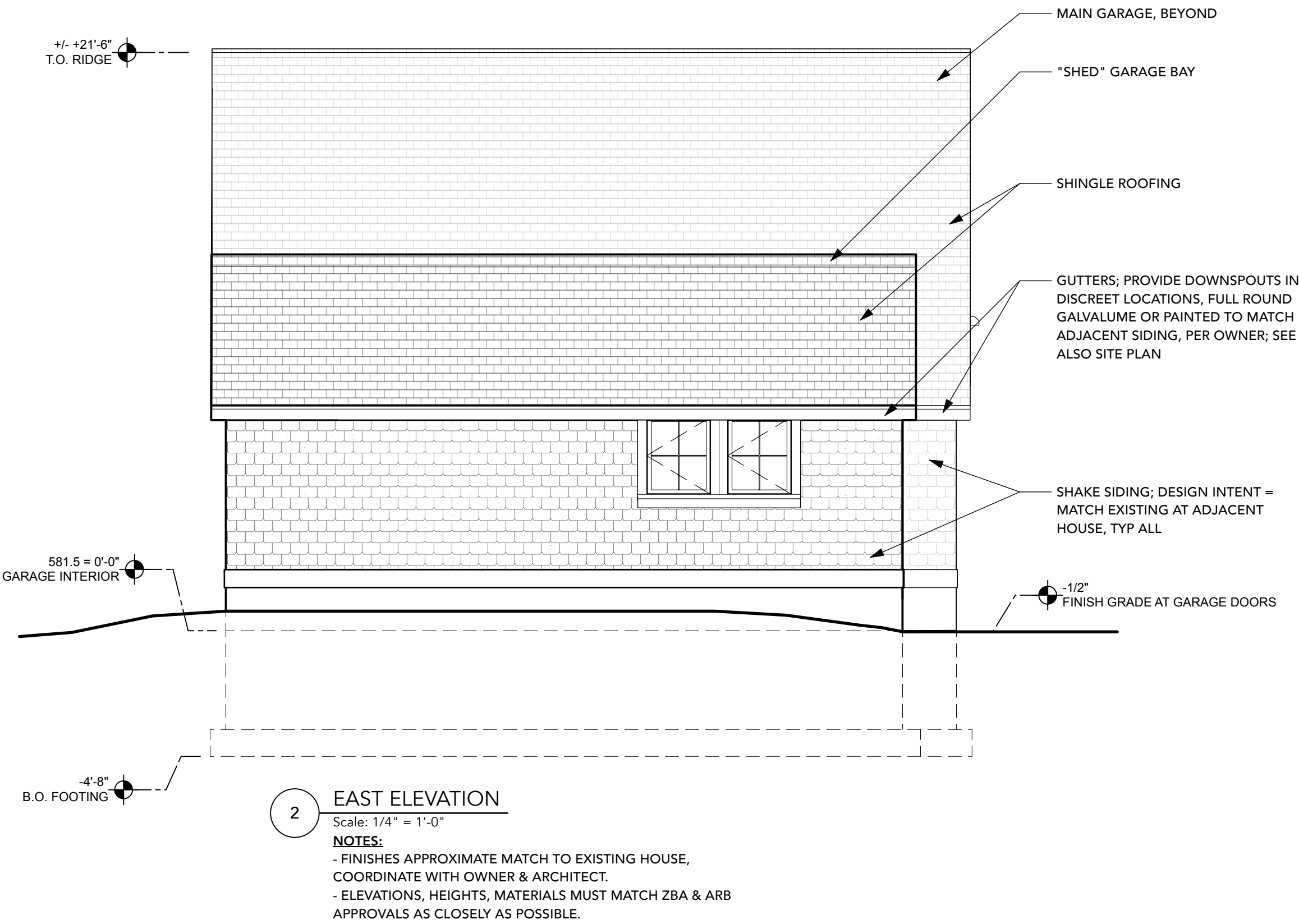
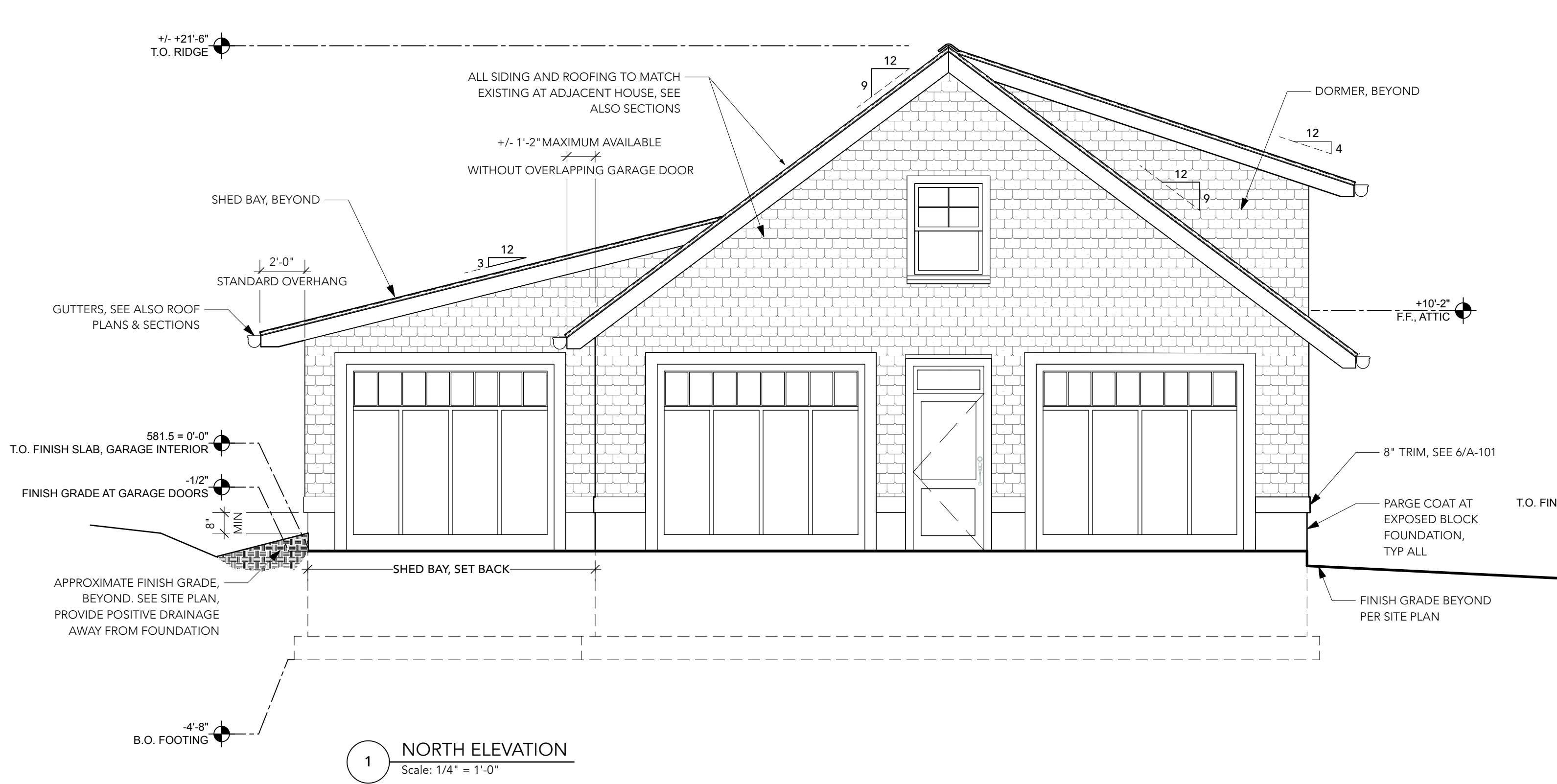
CHECKED BY: AY / RH

SHEET TITLE

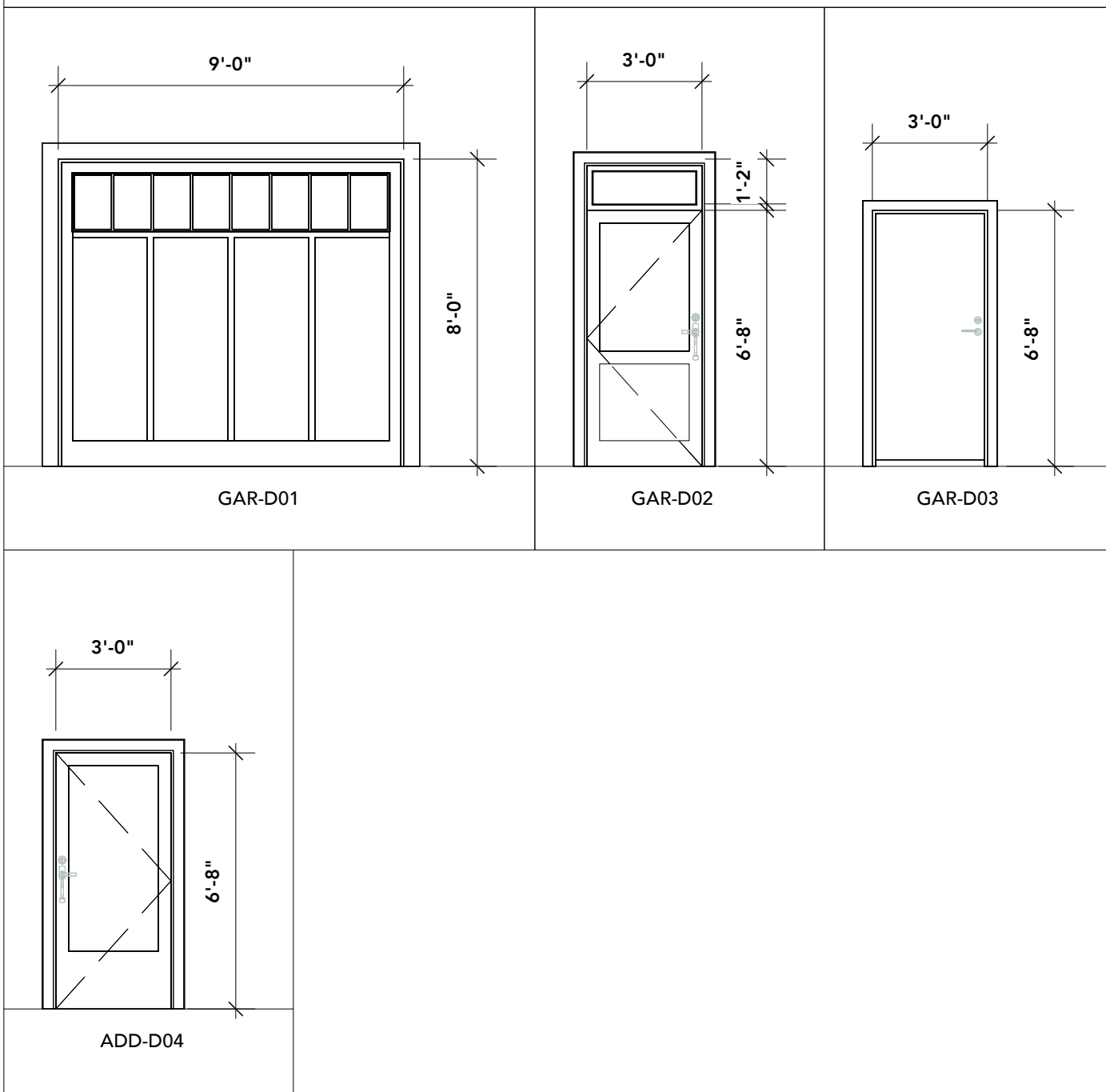
GARAGE  
ELEVATIONS

SHEET NUMBER

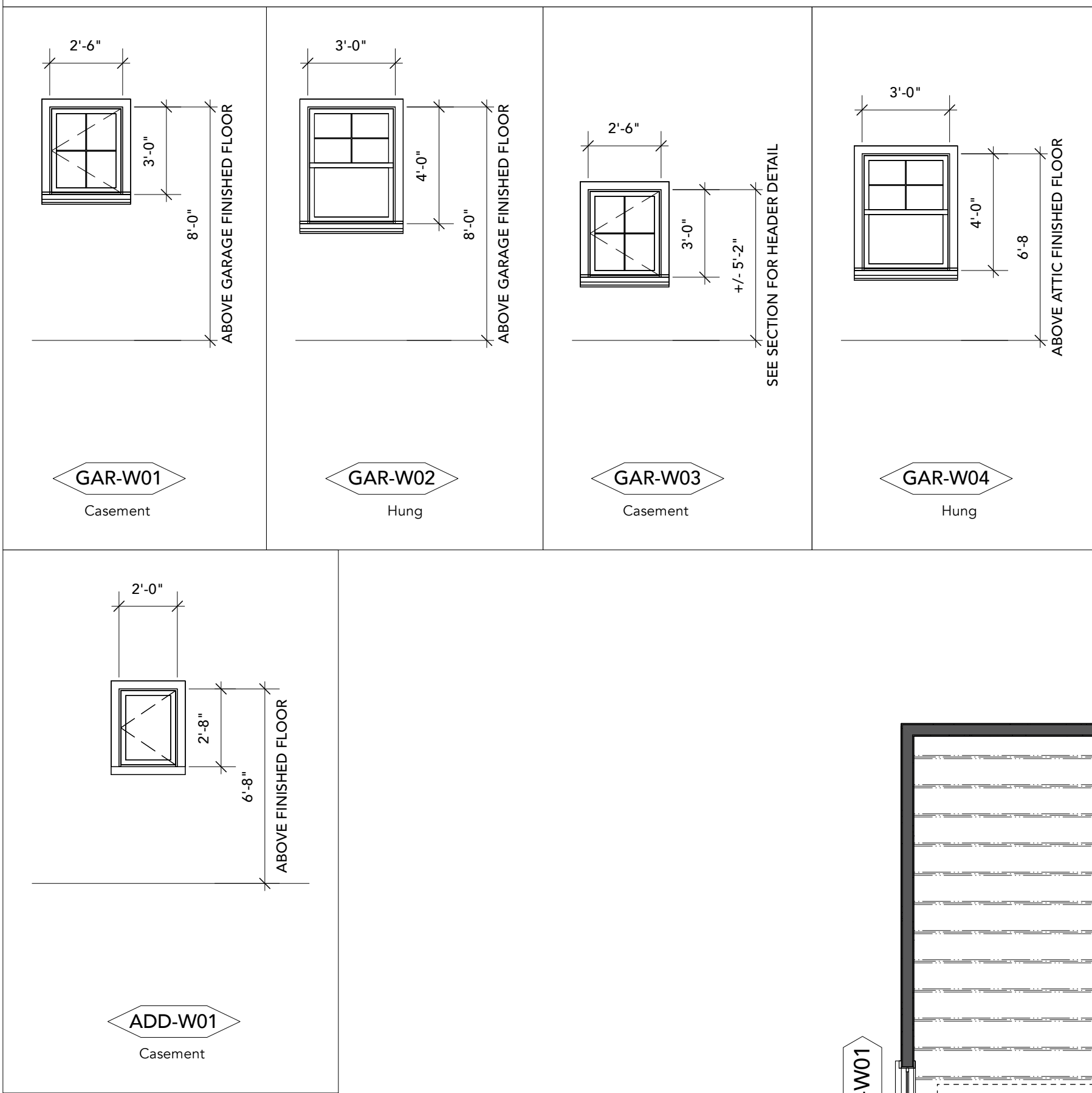
A-102



GRAPHIC DOOR SCHEDULE



GRAPHIC WINDOW SCHEDULE



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	THERMA-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

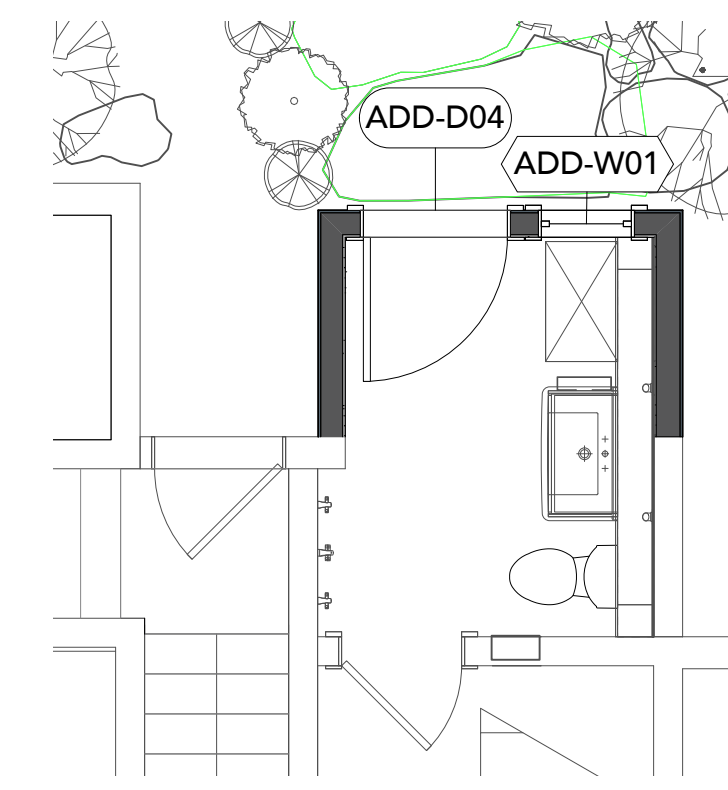
DOOR SCHEDULE NOTES:  
1. ALL DOOR GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLAZING.  
2. WINDOW AND HARDWARE FINISHES TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.

Window Schedule

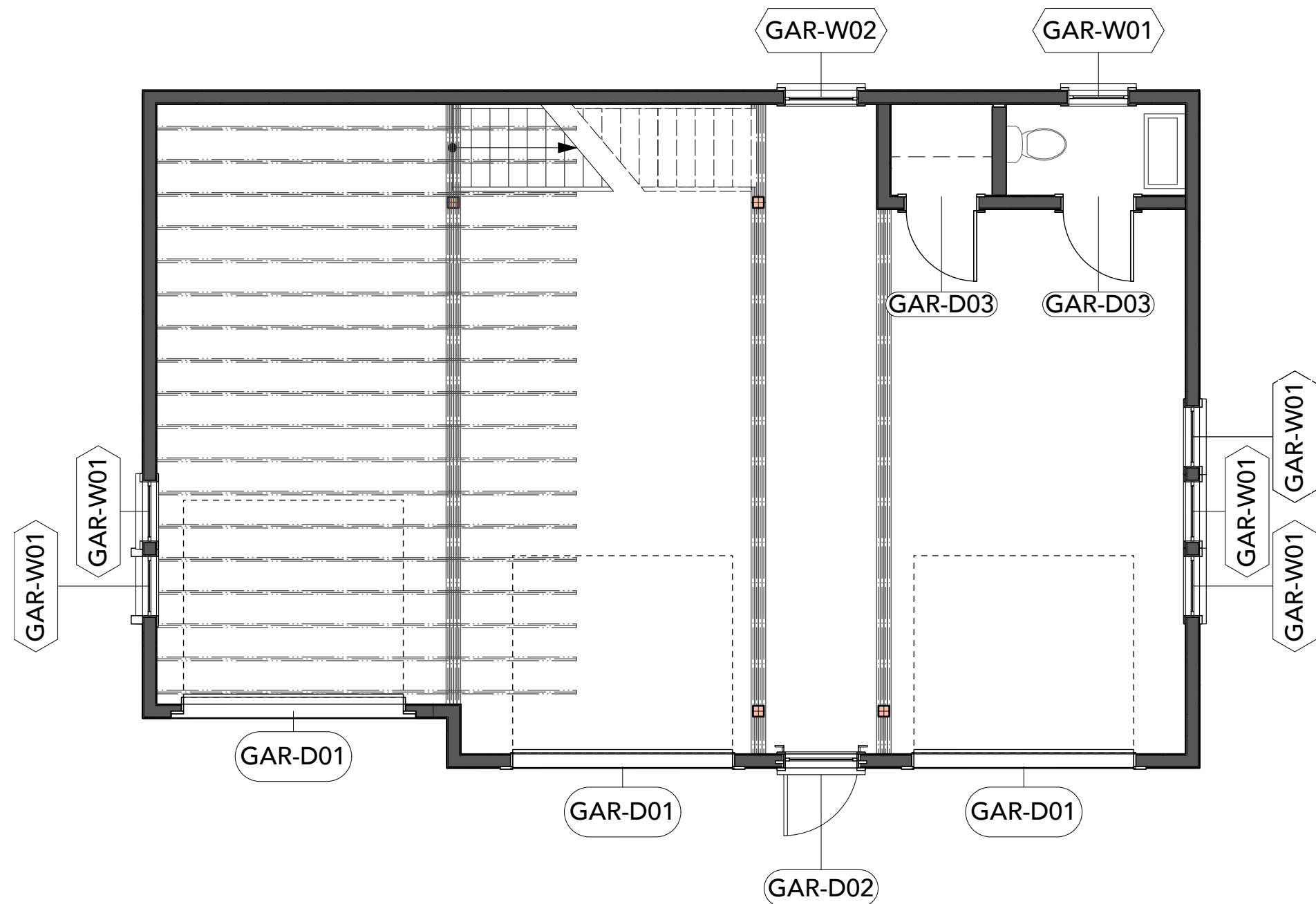
Mark		Quantity	Nominal Size		Window Style
			O.A. Width	O.A. Height	Configuration
ADD-	W01	1	2'0"	2'8"	Casement
GAR-	W01	6	2'6"	3'0"	Casement
GAR-	W02	1	3'0"	4'0"	Double Hung
GAR-	W03	3	2'6"	3'0"	Casement
GAR-	W04	2	3'0"	4'0"	Double Hung

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

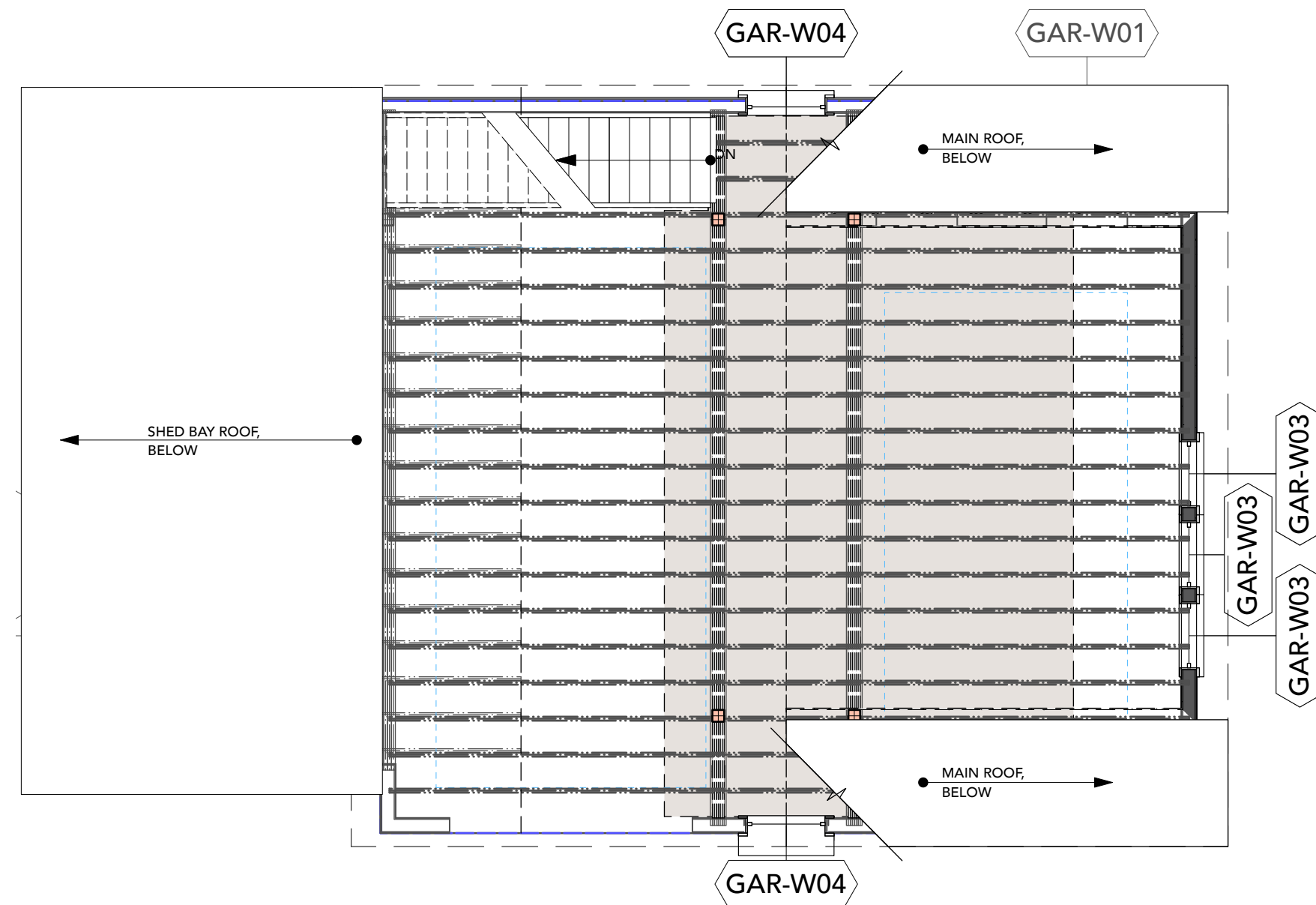
WINDOW SCHEDULE NOTES:  
1. ALL WINDOW GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLAZING.  
2. WINDOW AND HARDWARE FINISHES TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.



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



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



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

PRICING / PERMIT SET  
UPDATES  
FOR REVIEW ONLY

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

CHECKED BY: AY / RH

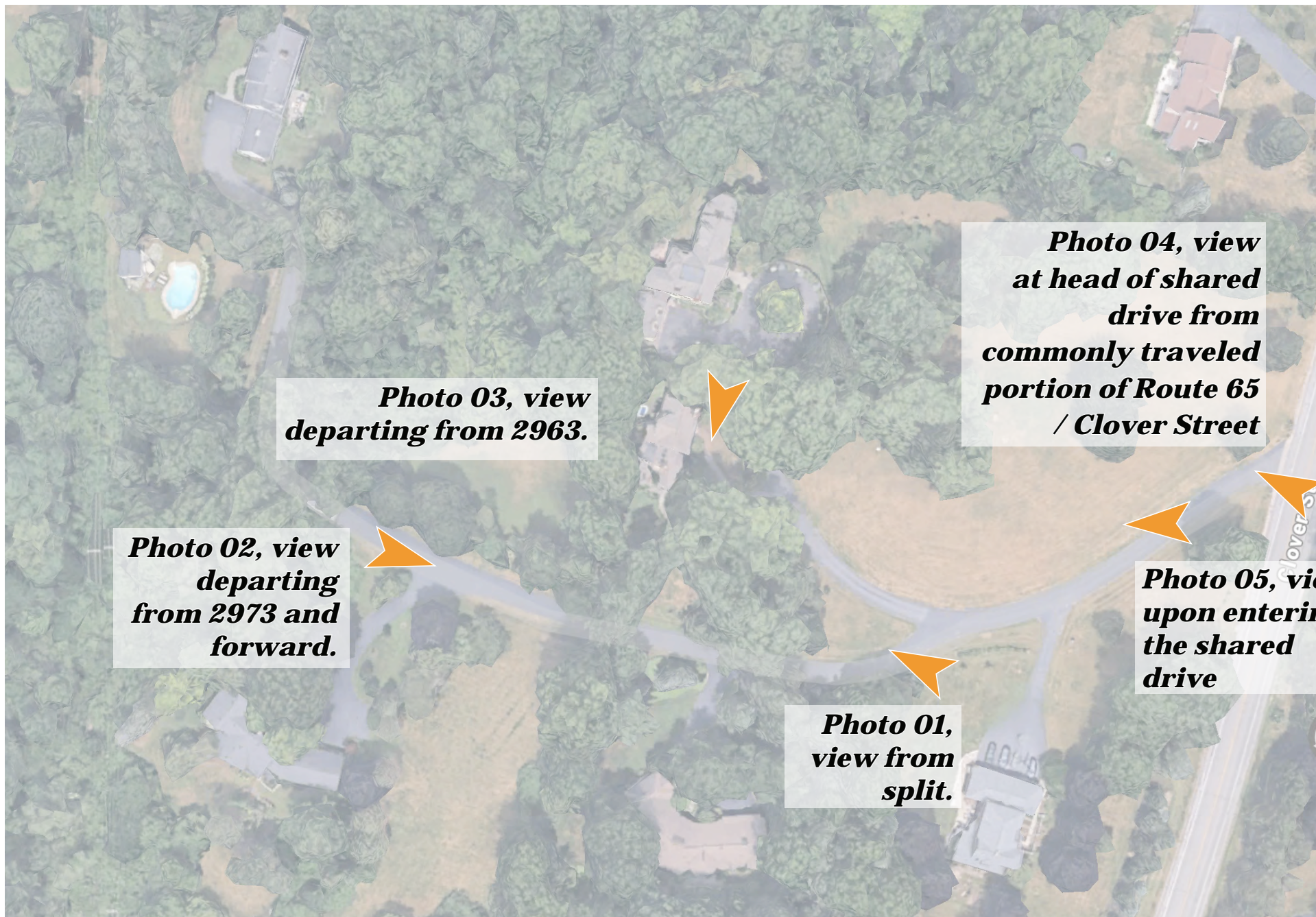
SHEET TITLE

WINDOW &  
DOOR  
SCHEDULE

SHEET NUMBER

A-107





***Photo 03, view  
departing from 2963.***

***Photo 02, view  
departing  
from 2973 and  
forward.***

***Photo 01,  
view from  
split.***

***Photo 04, view  
at head of shared  
drive from  
commonly traveled  
portion of Route 65  
/ Clover Street***

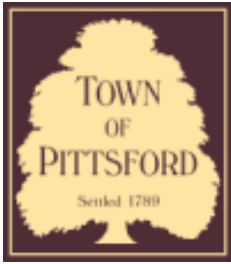
***Photo 05, view  
upon entering  
the shared  
drive***





***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

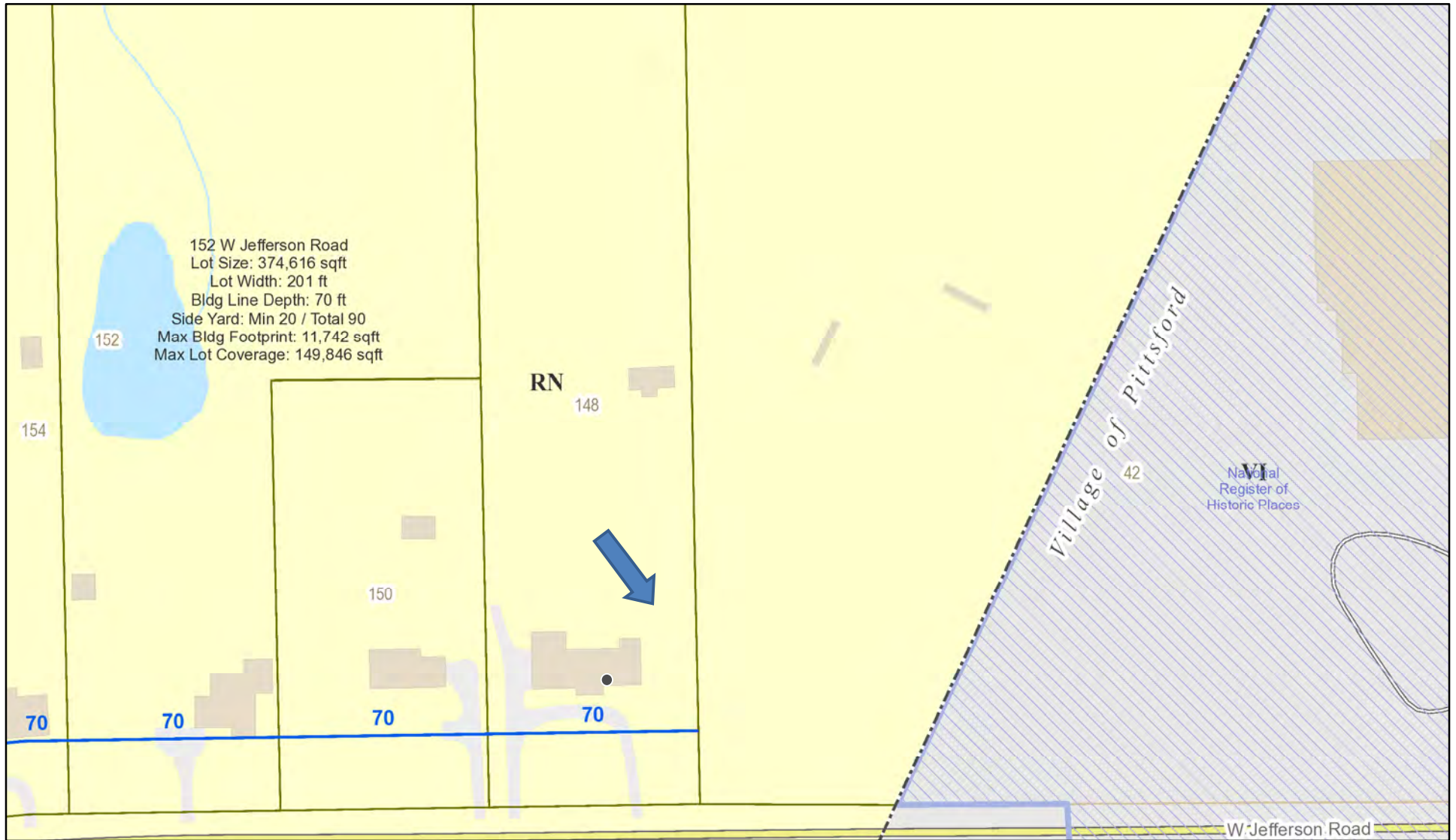
#### Application Type:

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

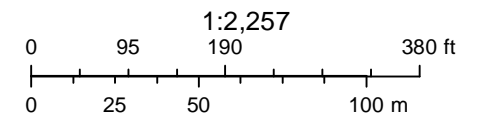
**Project Description:** Applicant is requesting design review for the addition of an approximately 13,080 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** January 22, 2026

# 148 W Jefferson Road



Printed December 31, 2024



Town of Pittsford GIS

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.





150

Jefferson Rd

W Jefferson Rd

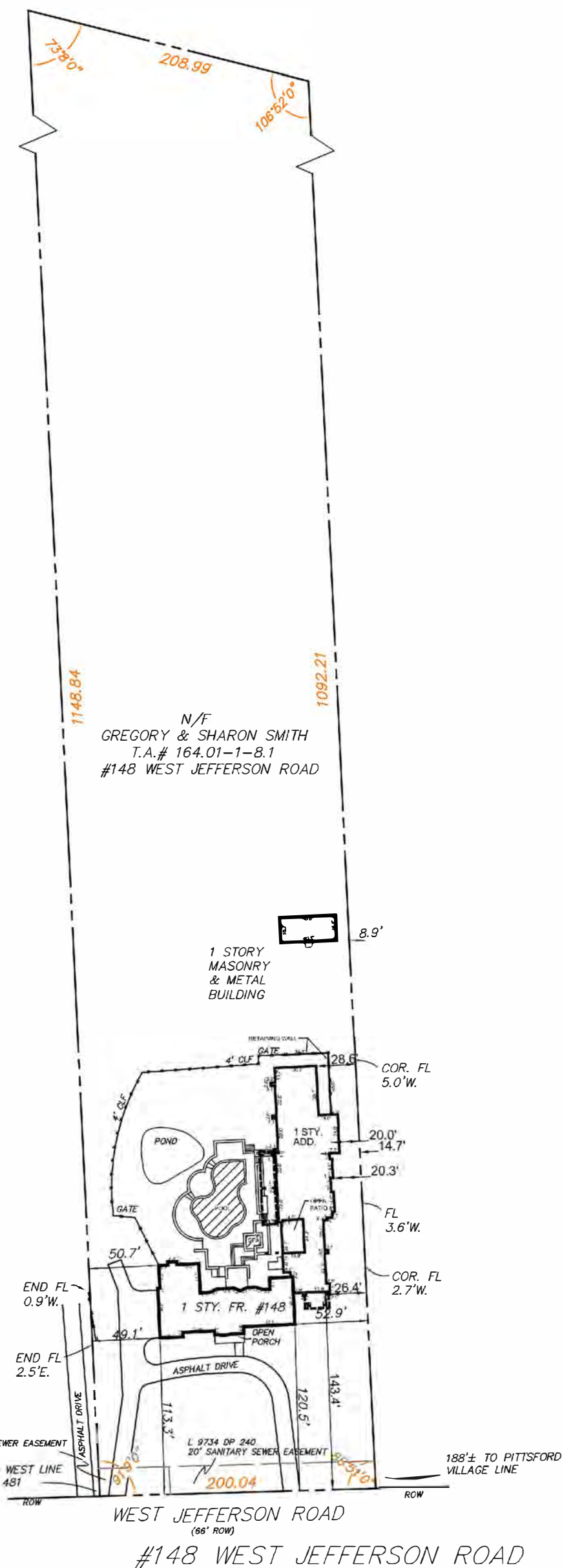
Thu Sep 5 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap





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

N/F  
GREGORY & SHARON SMITH  
T.A.# 164.01-1-8.1  
#148 WEST JEFFERSON ROAD

1 STORY  
MASONRY  
& METAL  
BUILDING

WEST JEFFERSON ROAD  
(96' ROW)  
#148 WEST JEFFERSON ROAD

## SKETCH SITE PLAN

ASK-01 SCALE: 1" = 90'-0"



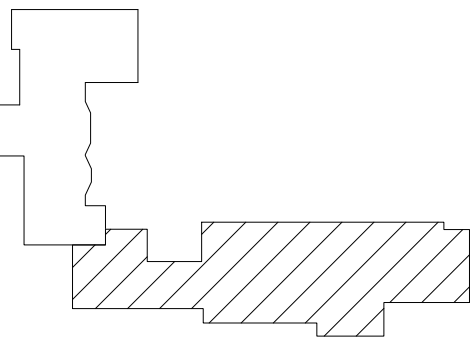
JOB NO: 2526  
DWG REF: 148JEFF

ASK-01

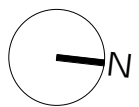


PROGRESS SET  
NOT FOR CONSTRUCTION

W. JEFFERSON RD.



KEY PLAN



148 W JEFFERSON, LLC.

## 148 W JEFFERSON

148 W JEFFERSON RD.  
ROCHESTER, NY

REV. #	DESCRIPTION	DATE
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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 PRESENTED SHOULD BE BASED ON  
THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

SITE PLAN

A-010

ISSUED FOR REVIEW



GN

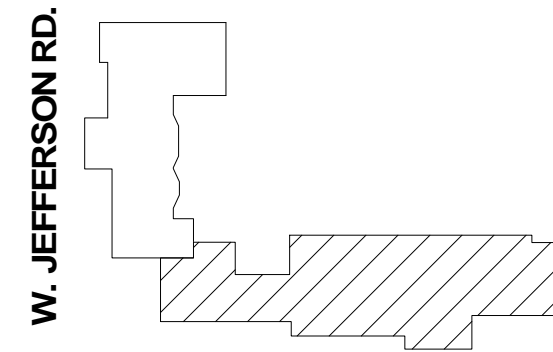
1 SITE PLAN  
A-010 1" = 20'-0"



VIEW FROM WEST JEFFERSON ROAD



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

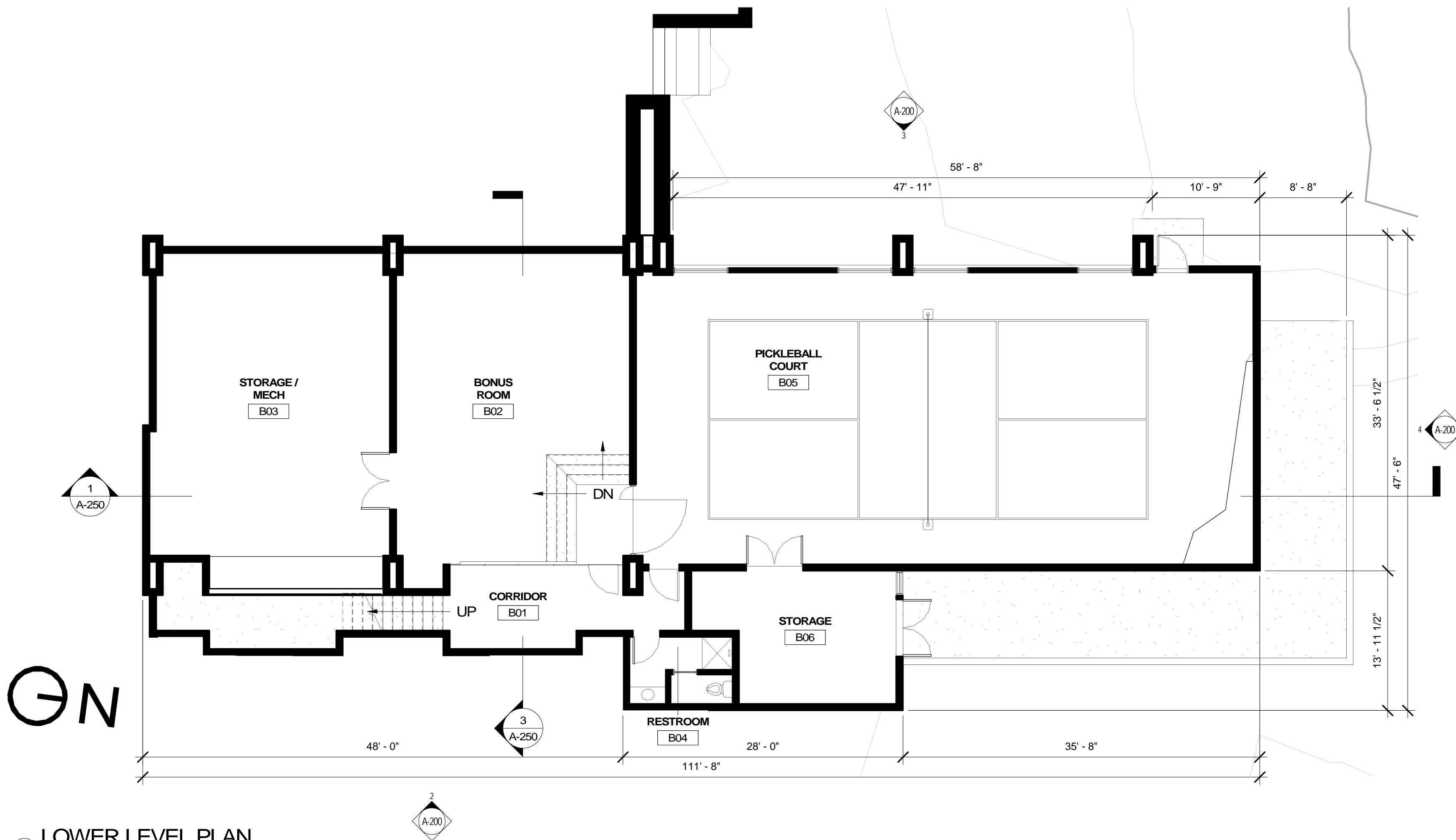
THIS IS A SINGLE SHEET OF A COHESIVE  
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INTERPRETATION OF THE INFORMATION  
AS PRESENTED SHOULD BE BASED ON  
THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

LOWER LEVEL

# A-100

ISSUED FOR REVIEW

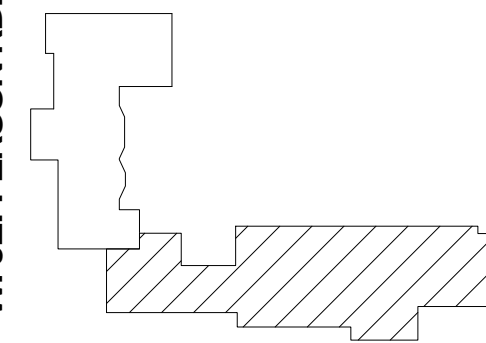


1 LOWER LEVEL PLAN  
1/8" = 1'-0"

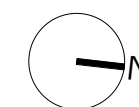


PROGRESS SET  
NOT FOR CONSTRUCTION

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
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CHECKED BY	DS
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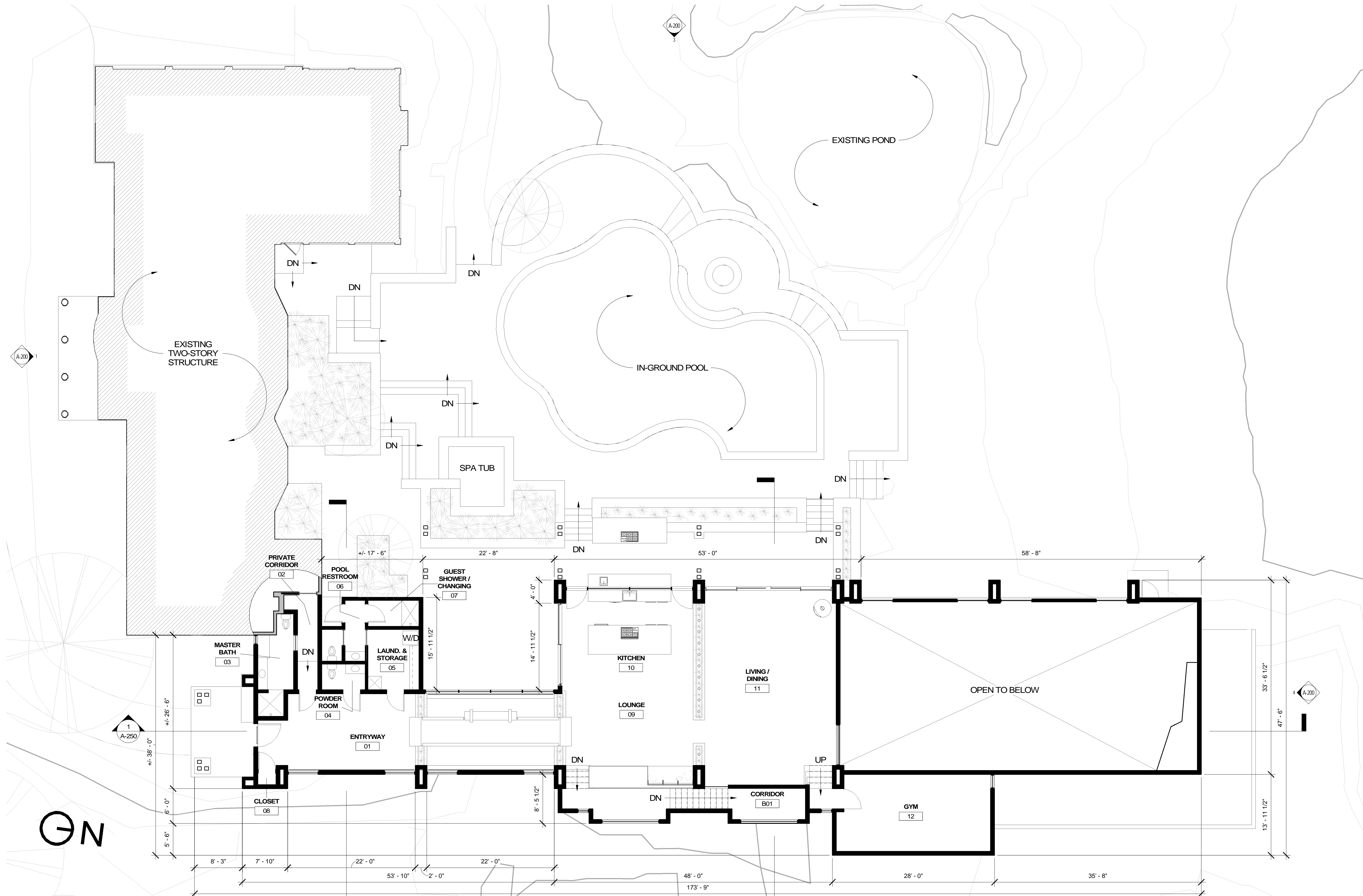
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(INCLUDING DRAWINGS AND SPECIFICATIONS).  
INTERPRETATION OF THE INFORMATION  
AS PRESENTED SHOULD BE BASED ON  
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DRAWING TITLE

FIRST FLOOR

A-101

ISSUED FOR REVIEW

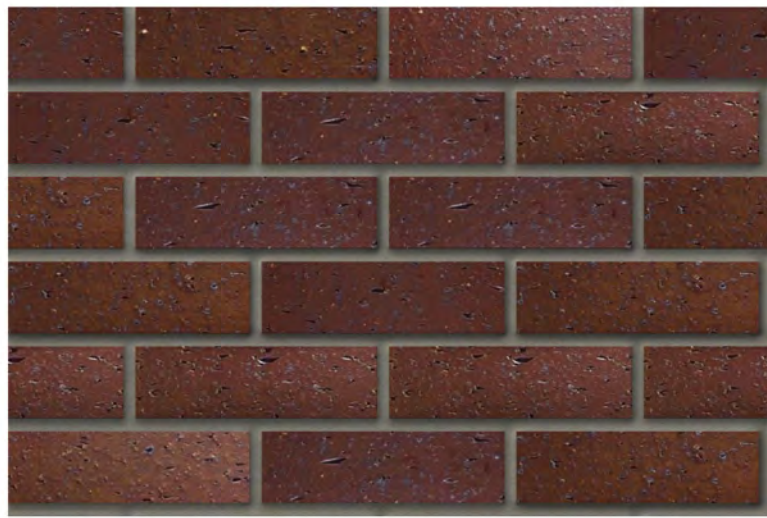


PRESENTATION FIRST FLOOR PLAN

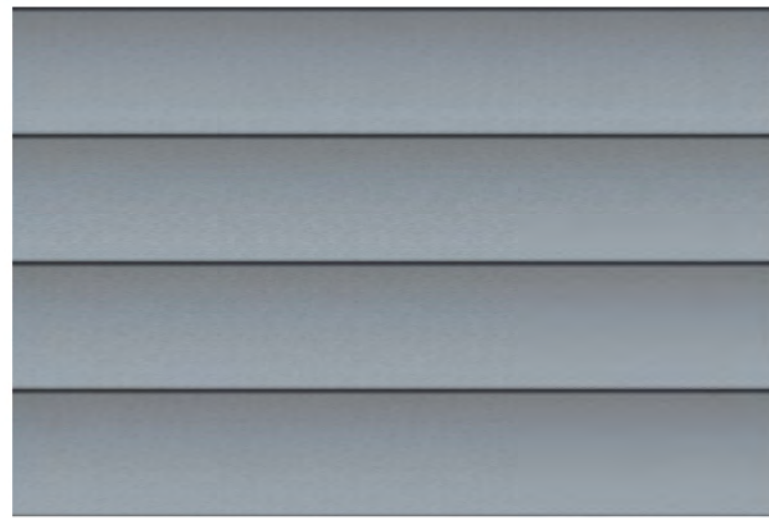
1  
1/8" = 1'-0"



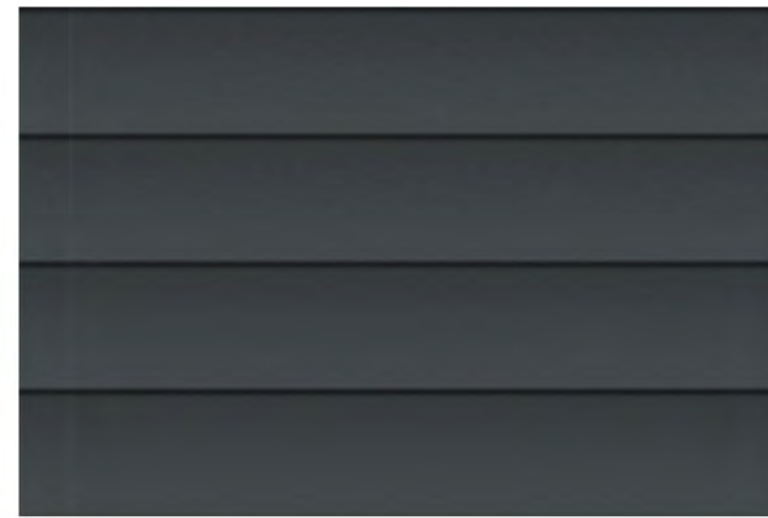
1 TEXTURED FACE BRICK



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

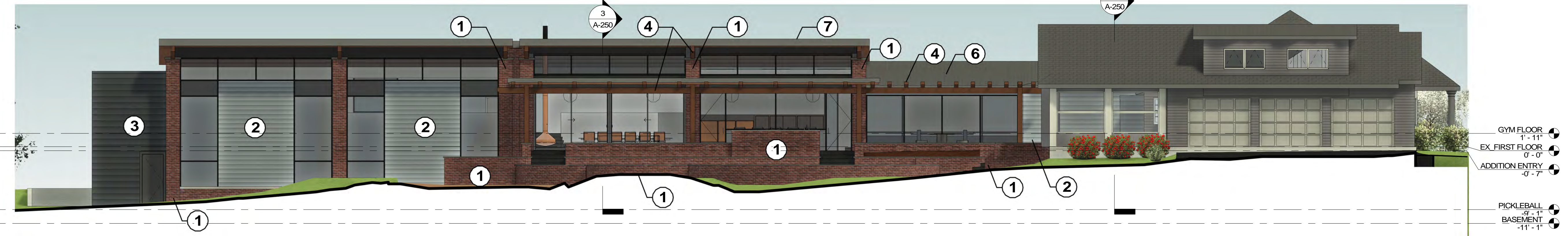


1 SOUTH ELEVATION  
1/8" = 1'-0"

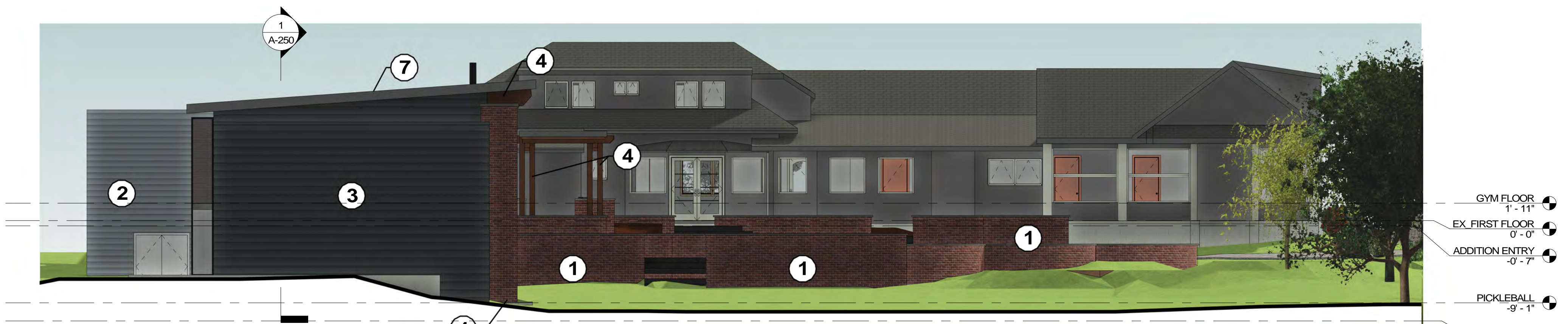
EXISTING NEW



2 EAST ELEVATION  
1/8" = 1'-0"

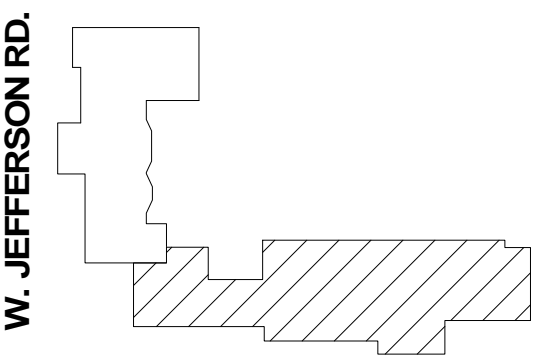


3 WEST ELEVATION  
1/8" = 1'-0"



4 NORTH ELEVATION  
1/8" = 1'-0"

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	1/8" = 1'-0"	
ISSUE DATE	12/17/2025	
DRAWN BY	BAC	
CHECKED BY	DS	

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DRAWING TITLE

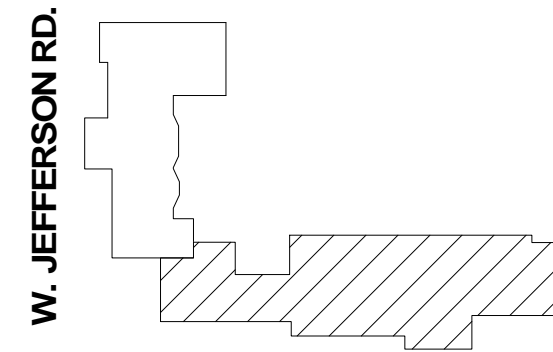
ELEVATIONS

A-200

ISSUED FOR REVIEW



PROGRESS SET  
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.  
ROCHESTER, NY

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

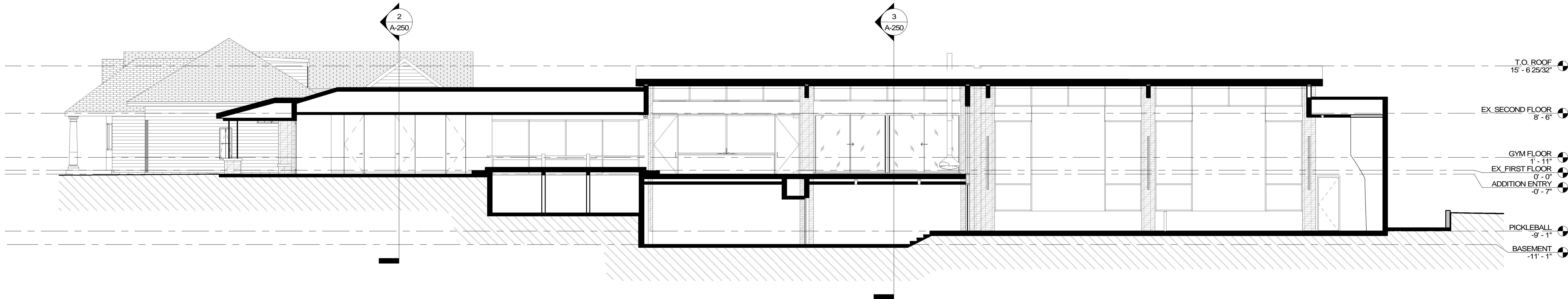
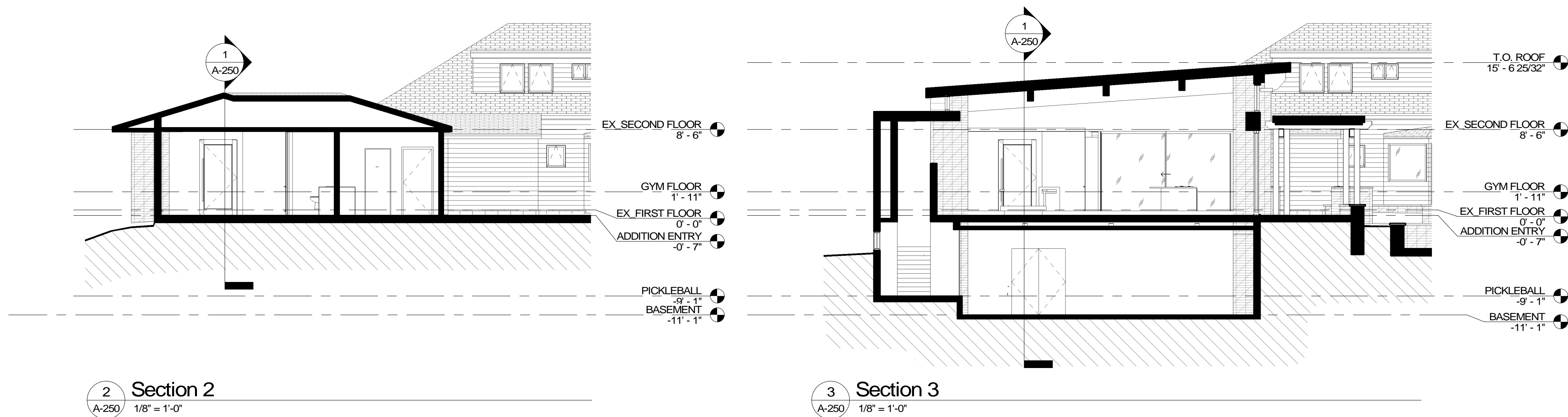
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SET OF CONSTRUCTION DOCUMENTS  
(INCLUDING DRAWINGS AND SPECIFICATIONS).  
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AS PRESENTED SHOULD BE BASED ON  
THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

BUILDING  
SECTIONS

A-250

ISSUED FOR REVIEW





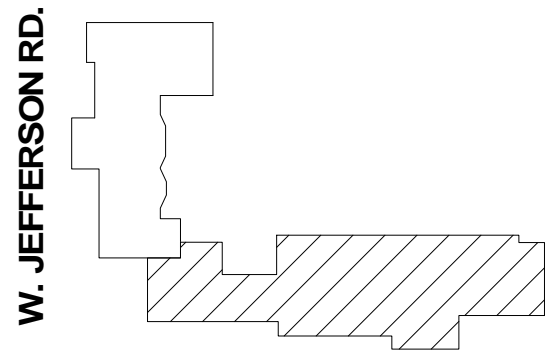




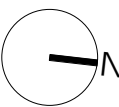


SOUTH EAST VIEW OF PROPOSED ADDITION

PROGRESS SET  
NOT FOR CONSTRUCTION



KEY PLAN



148 W. JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.  
ROCHESTER, NY

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

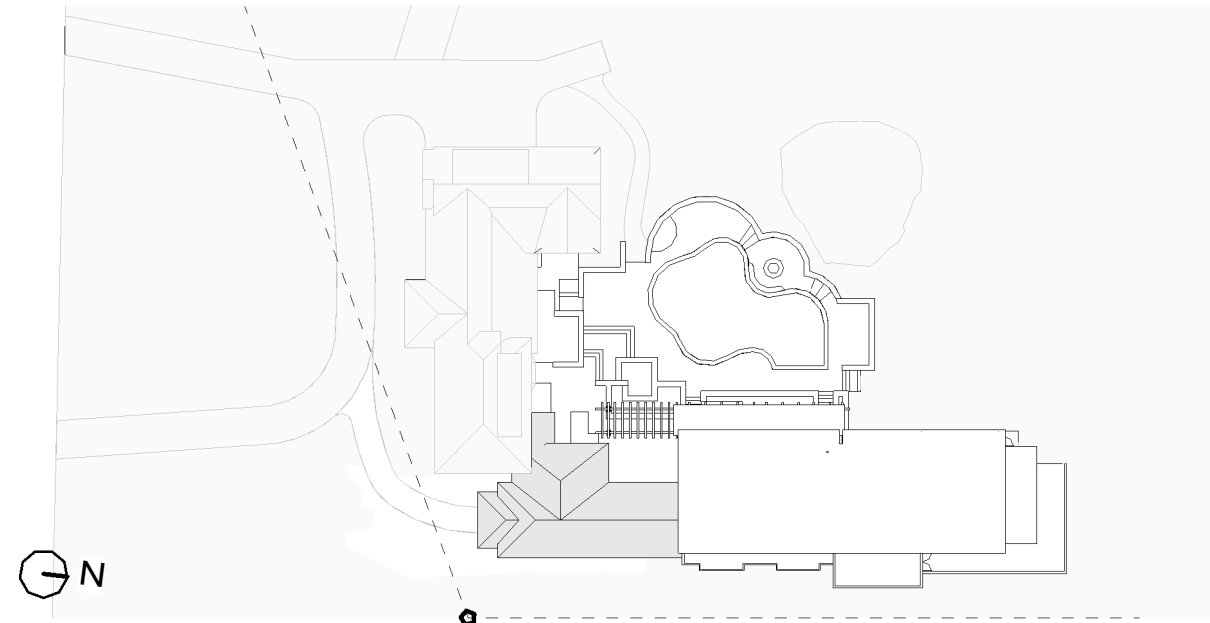
THIS IS A SINGLE SHEET OF A COHESIVE  
SET OF CONSTRUCTION DOCUMENTS  
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INTERPRETATION OF THE INFORMATION  
AS PRESENTED SHOULD BE BASED ON  
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DRAWING TITLE

RENDERED  
VIEWS

A-901

ISSUED FOR REVIEW

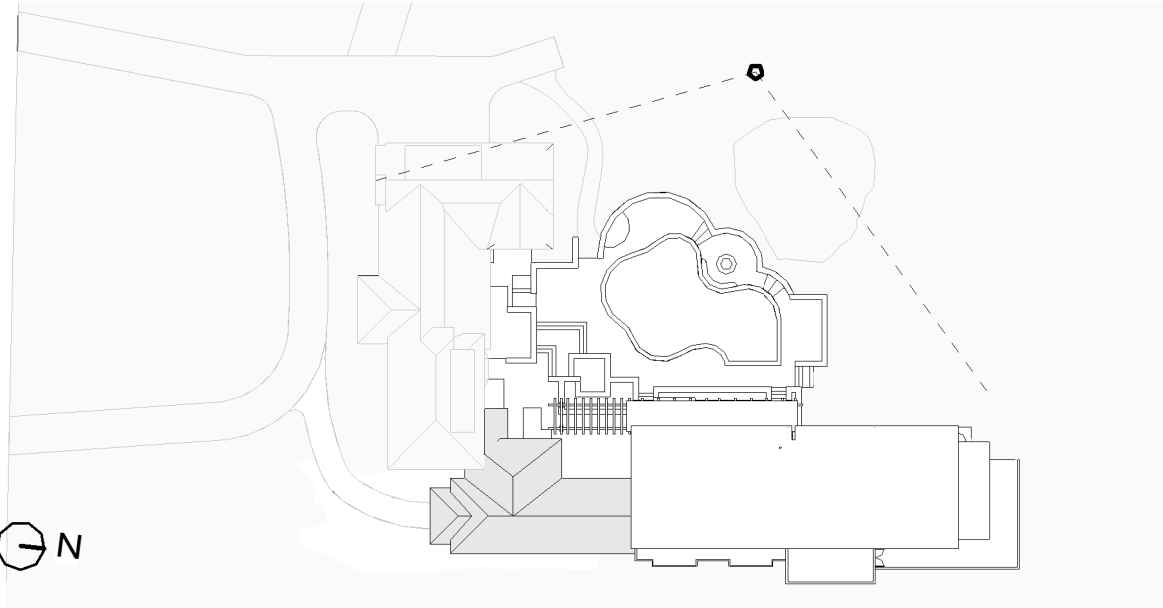


1 SITE KEYPLAN  
A-901 / 1" = 60'-0"



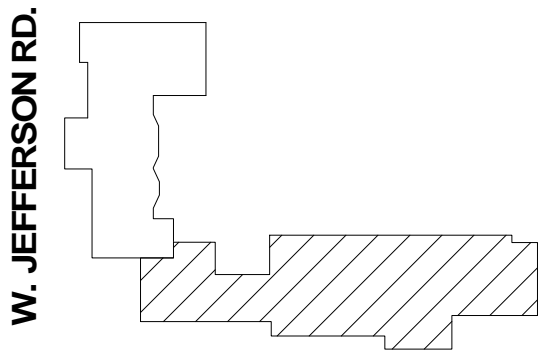


VIEW OF PROPOSED ADDITION FROM REAR SIDE YARD



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

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

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.

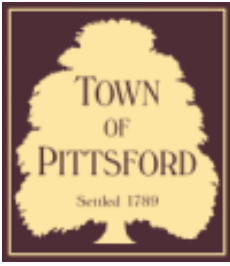
DRAWING TITLE

RENDERED  
VIEWS

A-902

ISSUED FOR REVIEW





## 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:

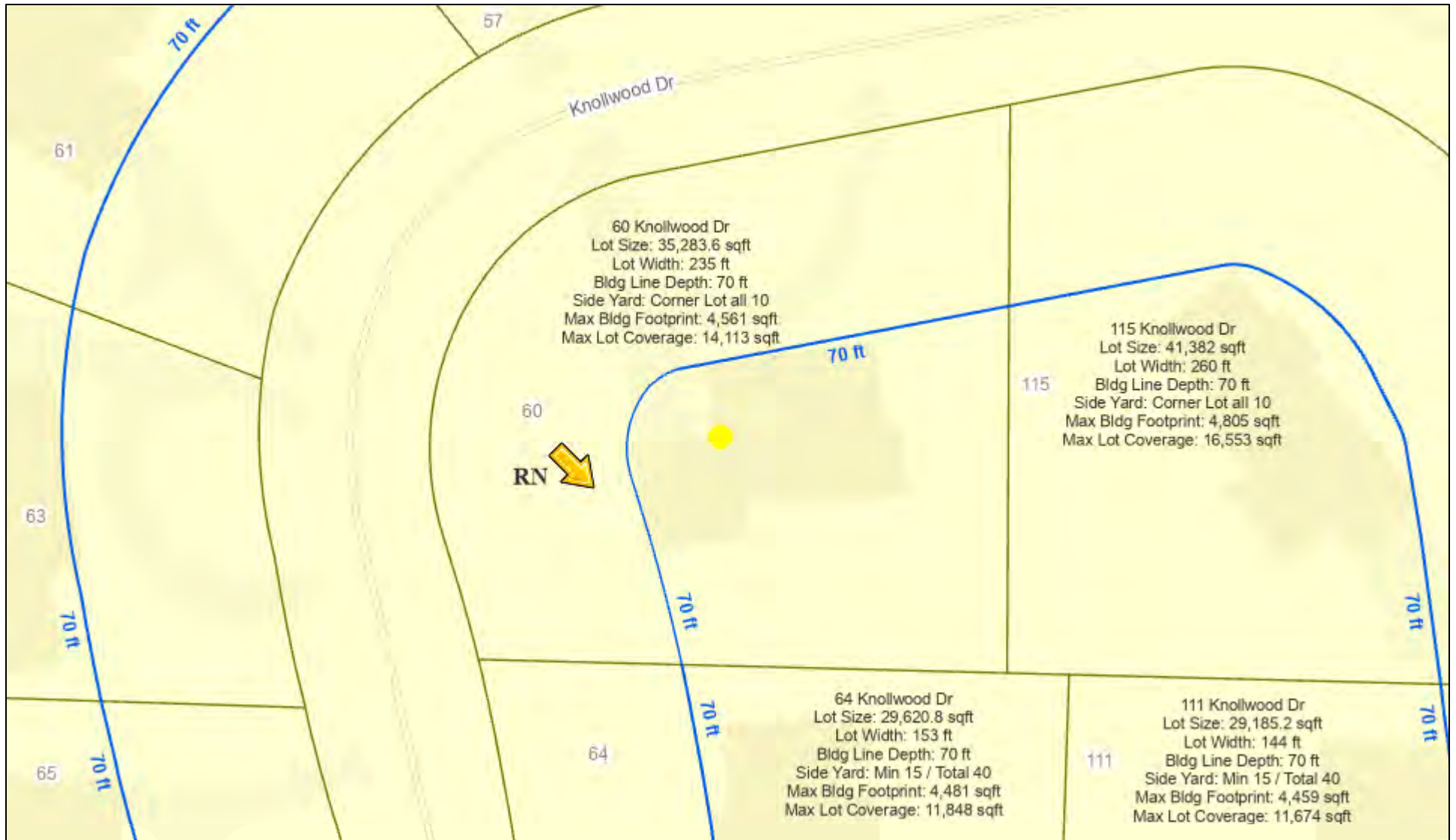
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**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).

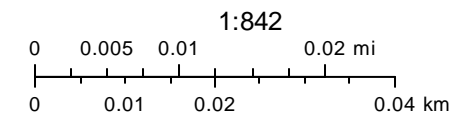
**Meeting Date:** January 22, 2026



# 60 Knollwood Drive



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



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Mon Sep 1 2025

Imagery © 2026 Nearmap, HERE

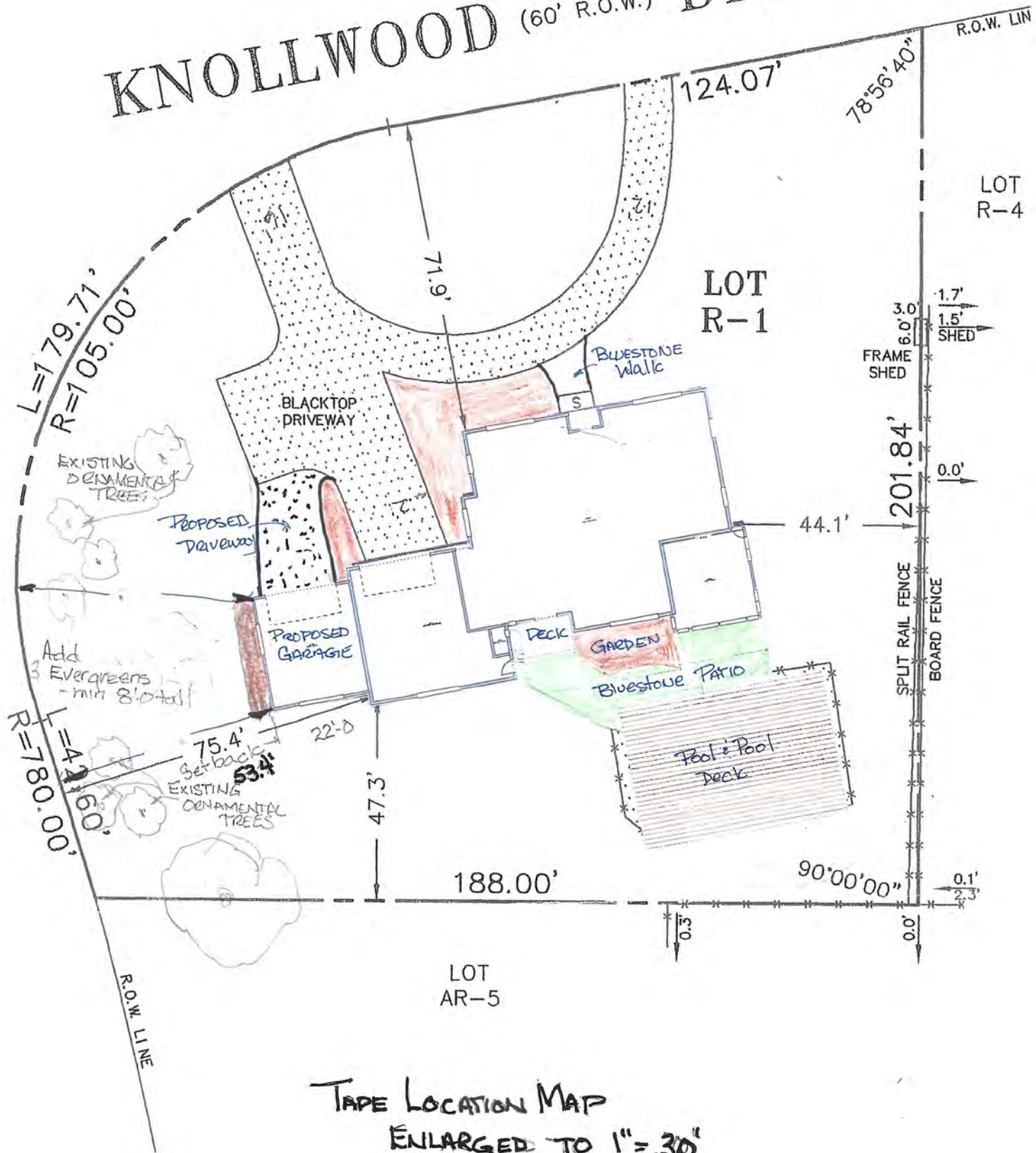
20 ft

Nearmap





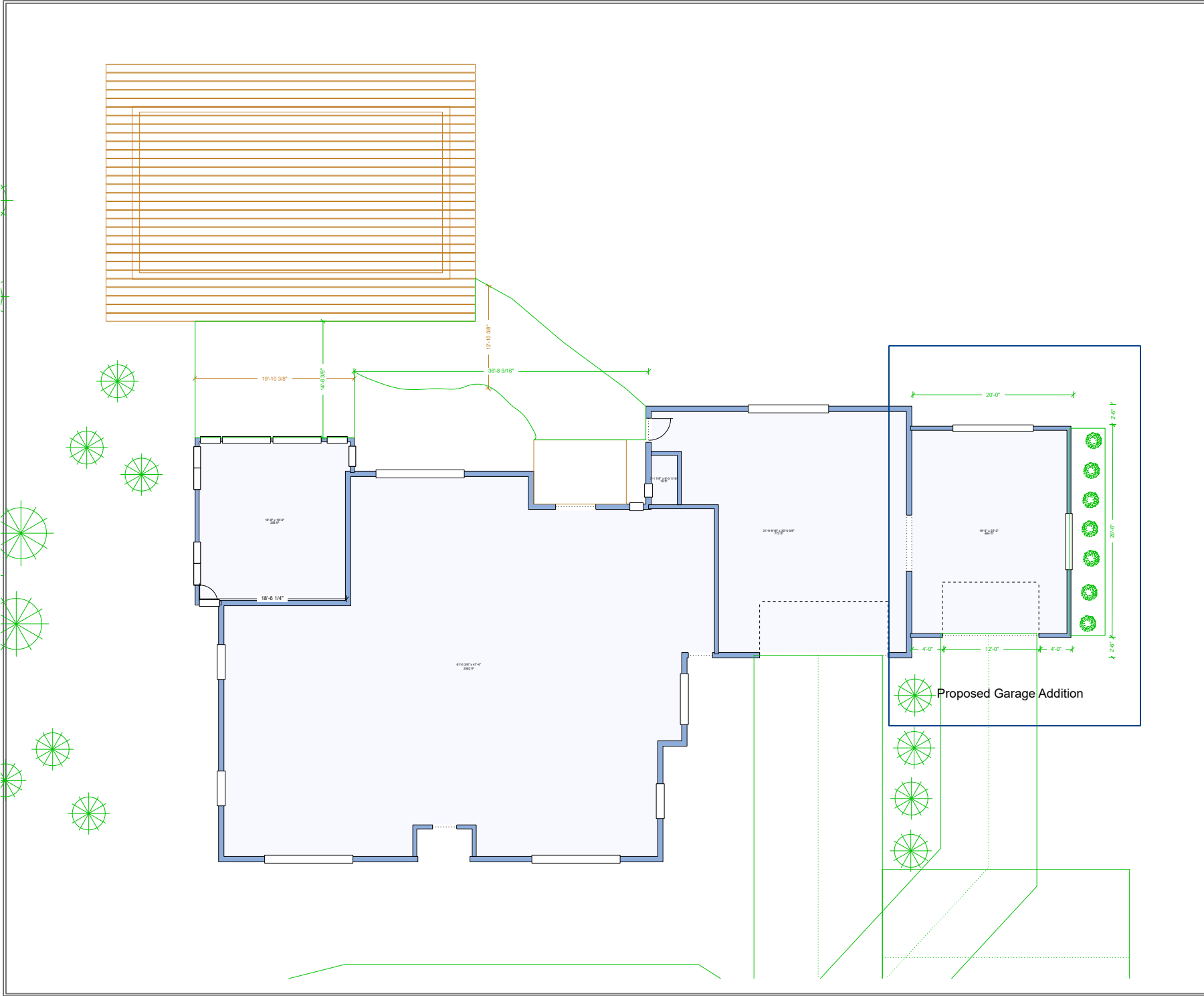
KNOLLWOOD (60' R.O.W.) DRIVE



60 Knollwood Drive

REFERENCES:





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

Bartlett Residence

60 Knollwood Drive  
Rochester, NY 14618

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

Drawing #

1





Front Elevation



Back Elevation



Garage Side Elevation

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 Boethert 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  
 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 #





Lew@ Designs  
3 Spruce Lane  
Pittsford, N.Y. 14534  
585-747-6019  
Lew@Designs@gmail.com

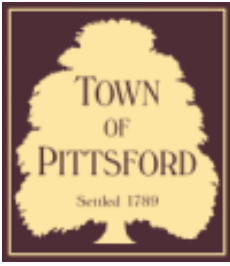
PROJECT NO. 1000  
DATE 11/14/2025  
DRAWN BY: Lorie Boehlert INITIALS

**Bartlett Residence**  
60 Knollwood Drive  
Rochester, NY 14618

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:

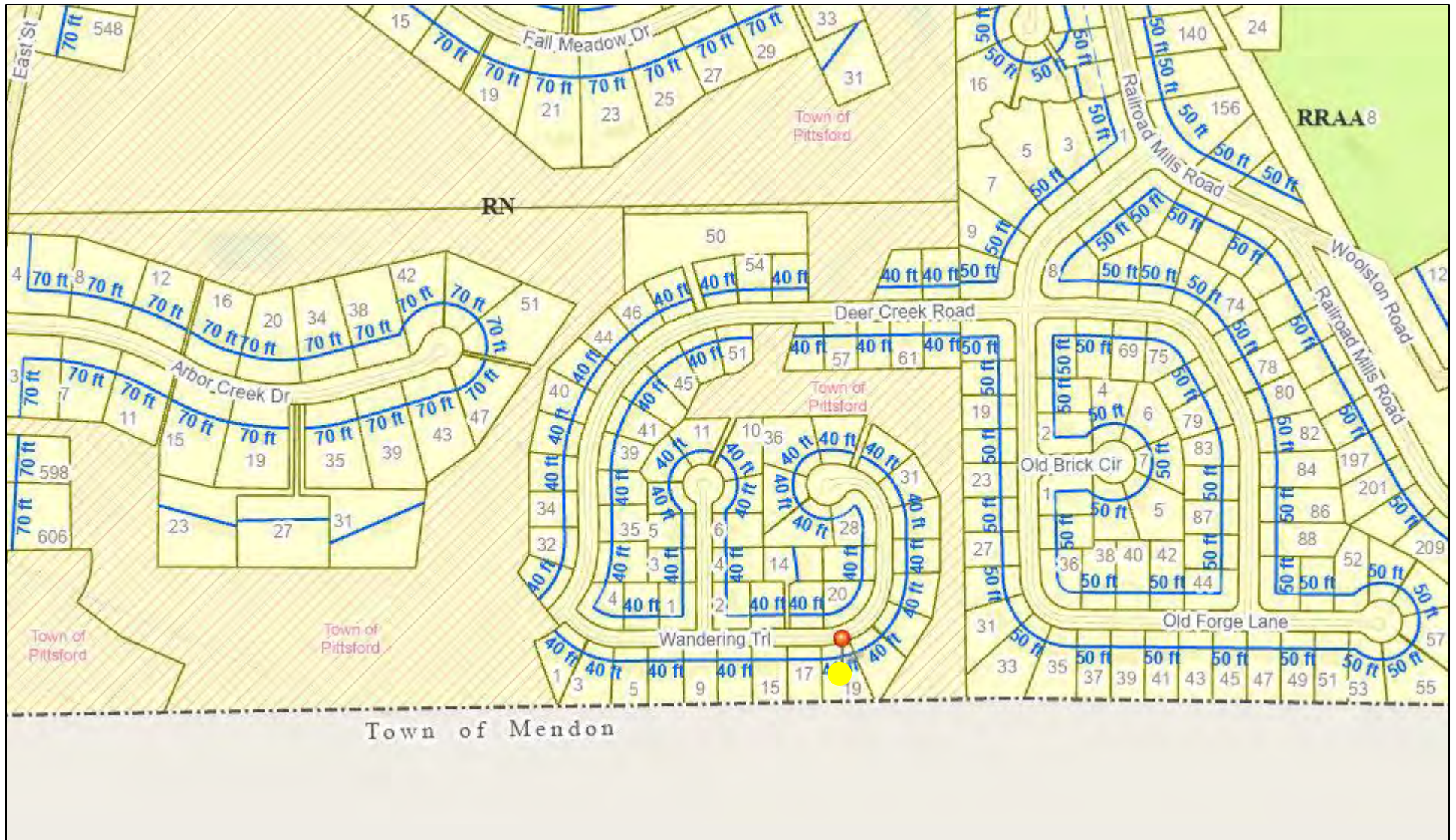
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)      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

**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).

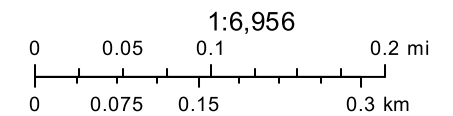
**Meeting Date:** January 22, 2026



# Residential Neighborhood Zoning



11/4/2025, 11:50:36 AM



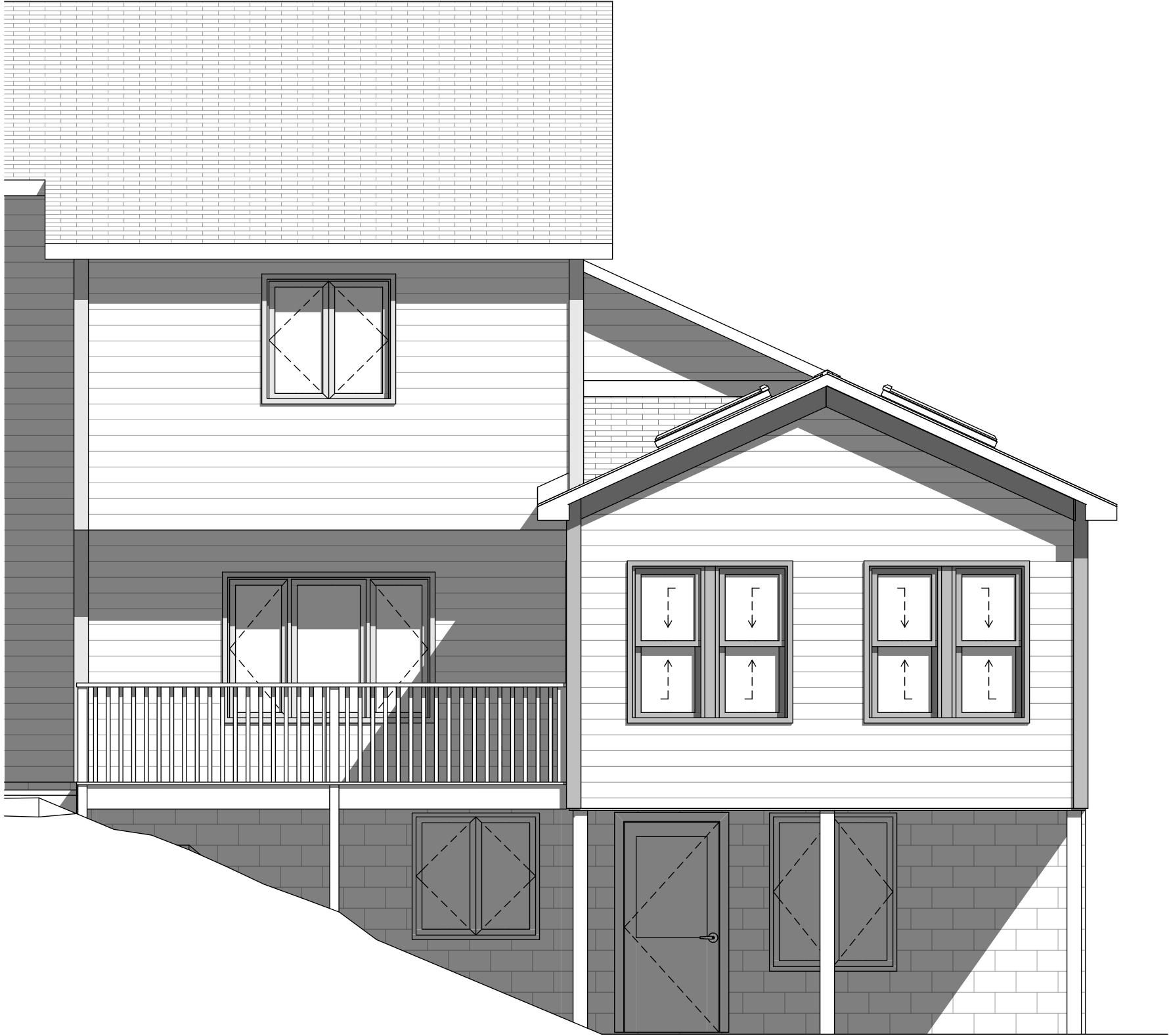
Town of Pittsford GIS

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1  
A107

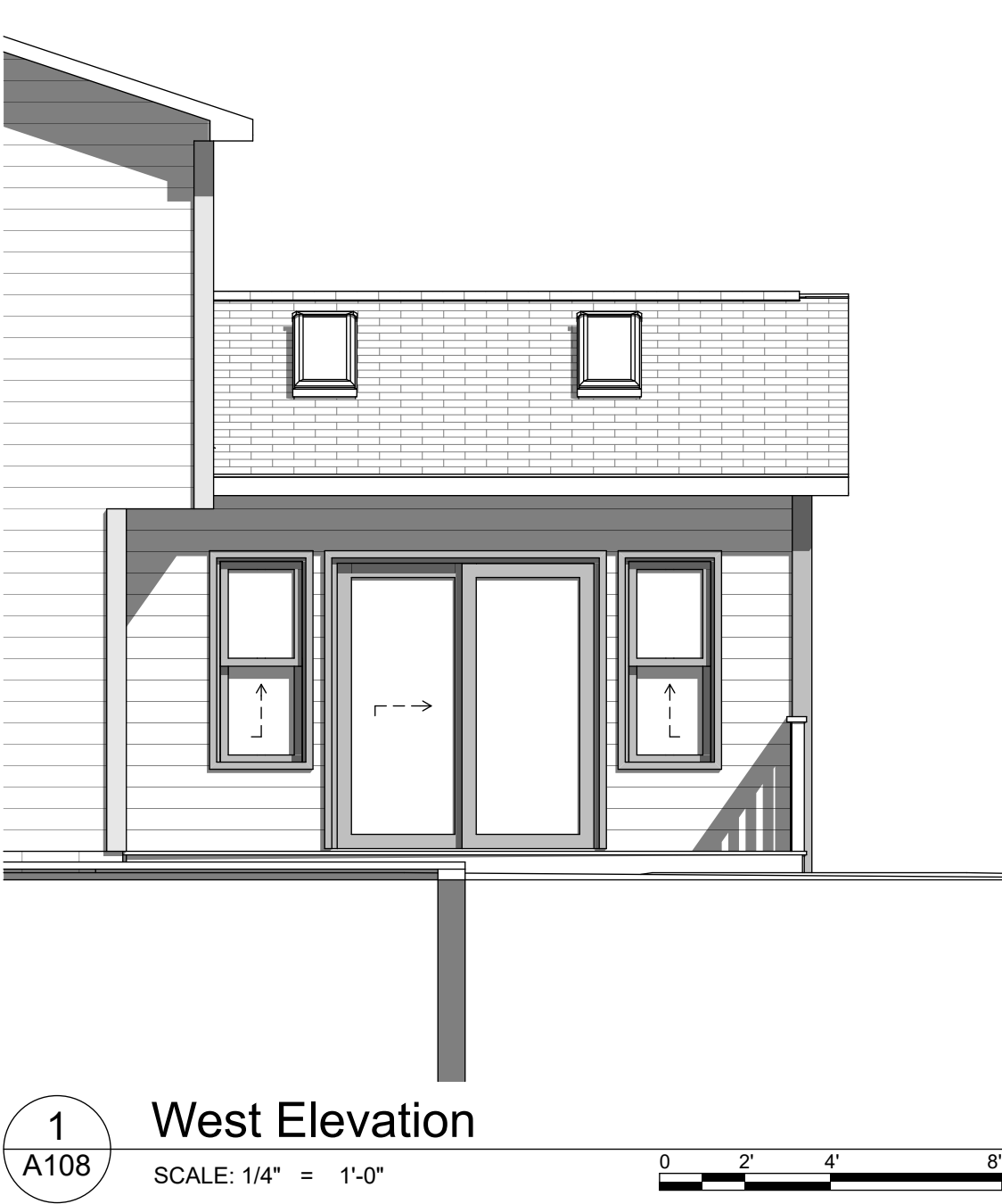
South Elevation

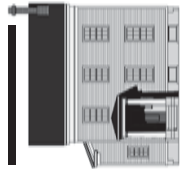
SCALE: 1/4" = 1'-0"



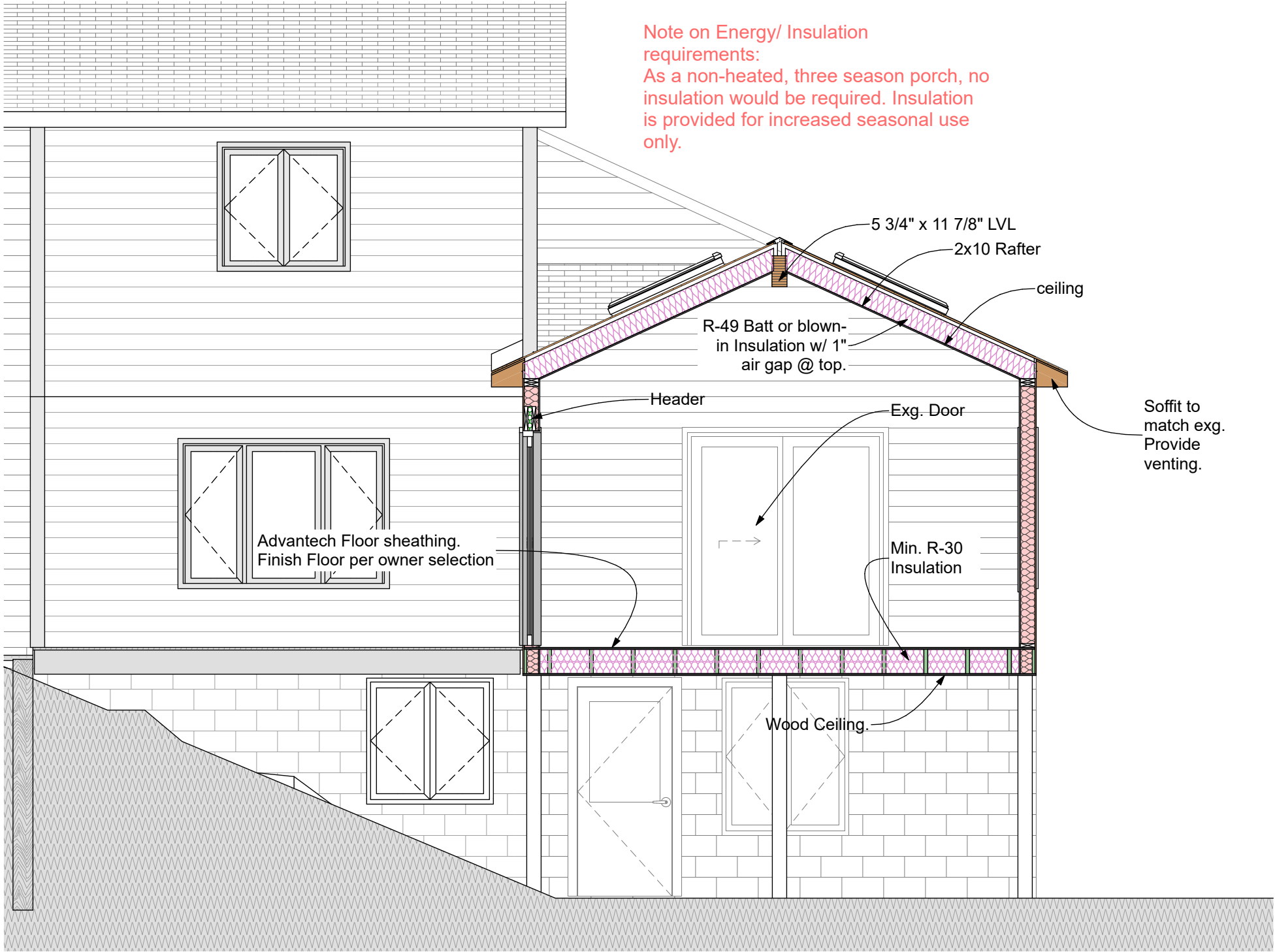
REVISNS:			
SCALE:	As Noted		
DATE:	A107	1/13/26	
<div><div></div><div><div>BLAKE H. HELD, A.I.A.</div><div>ARCHITECT</div><div>13 MARLEWOOD AVE. HONEOYE FALLS, NY 14472 p 585-766-5248</div></div></div>			
<p>Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.</p> <p>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.</p> <p>© BHA 2023</p>			





REVIS'NS:		West Elevation	
SCALE:		PROJECT:	
As Noted		PROJ. NO.:	
A108		Project	
DATE: 1/13/26		Project Number	
		<div><div></div><div><div>BLAKE H. HELD, A.I.A.</div><div>ARCHITECT</div><div>13 MARLEWOOD AVE. HONEYE FALLS, NY 14472 p. 585-766-5248</div></div></div>	
		<div>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. © BHH 2023</div>	





1  
A109

Building Section


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



Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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Section	PROJ. NO.:	Project Number
PROJECT:		
Project Name		
<div><p>BLAKE H. HELD, A.I.A. ARCHITECT 13 MARLEWOOD AVE. HONEYE FALLS, NY 14472 p. 585-766-5248</p></div>		

PRELIMINARY:  
Not For  
Construction

REVIS'NS:	As Noted
SCALE:	A109
DATE:	1/13/26





REVISNS:		As Noted	Views	PROJECT: PROJECT NO.: Project Number	Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
SCALE:					
DATE:					
A110					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. © BHHA 2023
1/13/26		BLAKE H. HELD, A.I.A. ARCHITECT 13 MARLEWOOD AVE. HONEYE FALLS, NY 14472 p 585-766-5248			
PRELIMINARY Not For Construction					







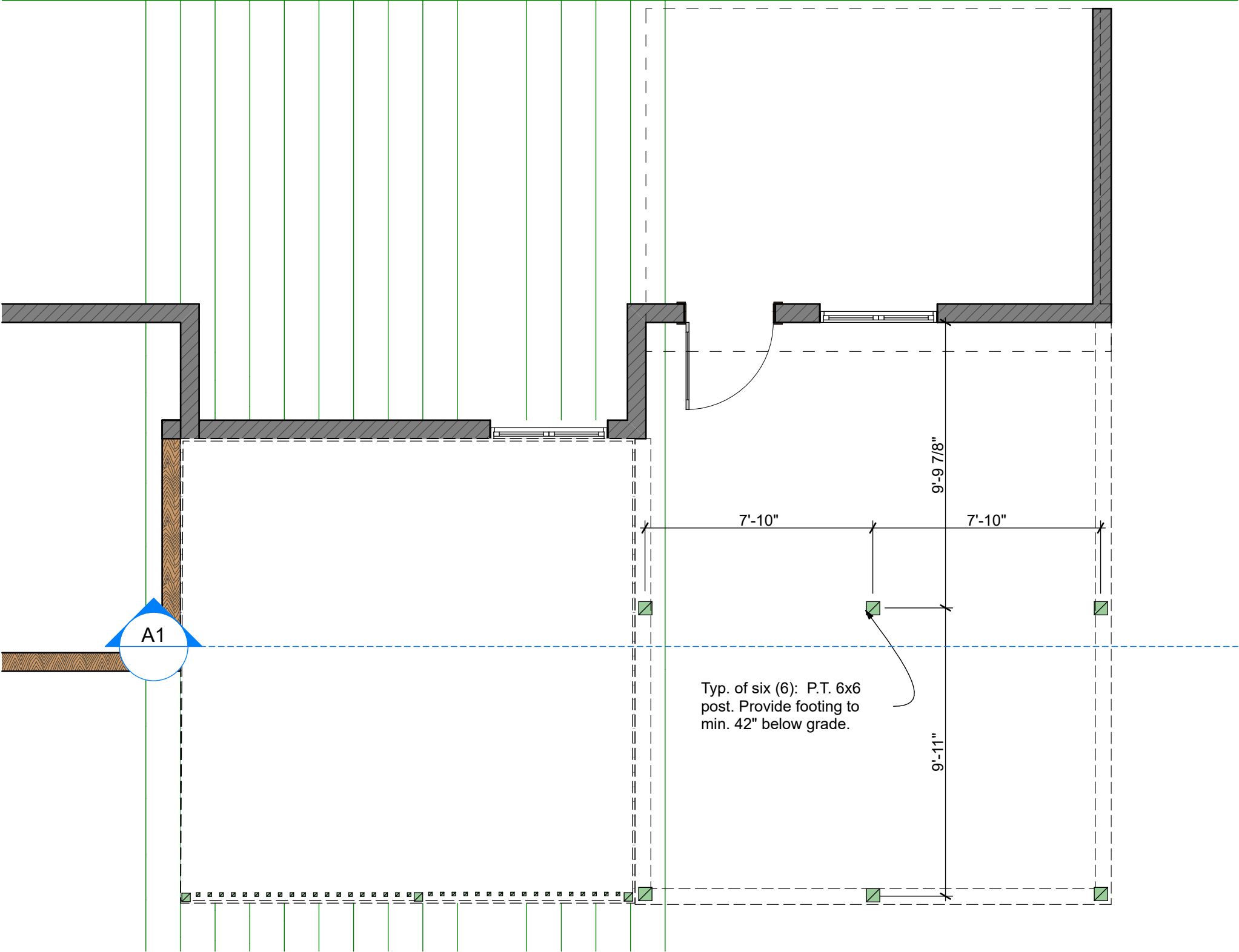


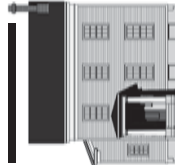


1  
A102

Lower Level Plan

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



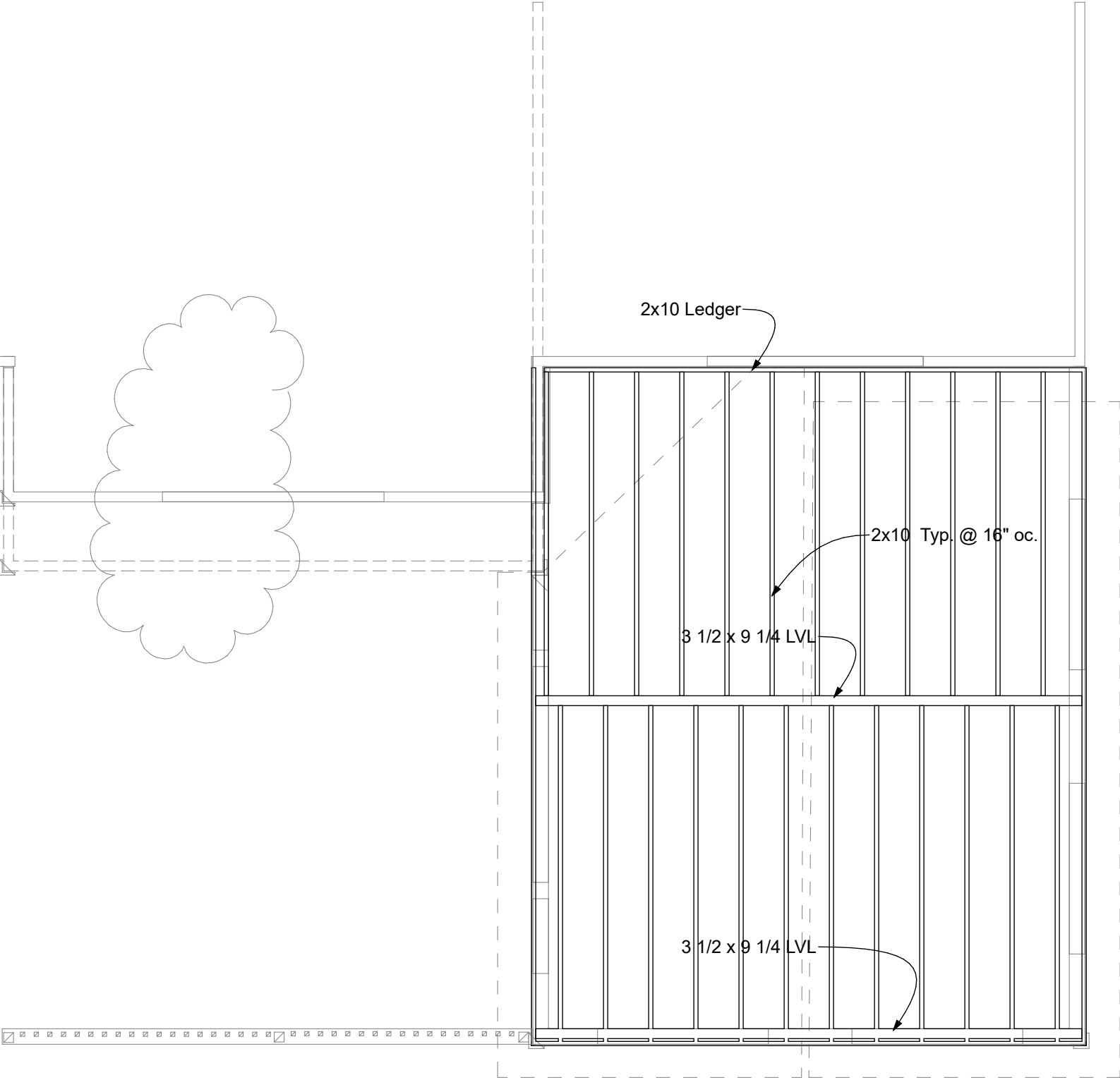
REVIS'NS:	Lower Level Plan			DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THE PROJECT FOR WHICH THEY WERE CREATED. THEY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON EXTENSIONS OF THE PROJECT, OR OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ARCHITECT.
	PROJECT:	PROJ. NO.: Project Number		
	Project Name			
SCALE:	As Noted		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. © BHHA 2023	
DATE:	A102		BLAKE H. HELD, A.I.A. ARCHITECT 13 MAPLEWOOD AVE. HONEYE FALLS, NY 14472 p. 585-766-5248	
	1/13/26			




BLAKE H. HELD, A.I.A.  
ARCHITECT

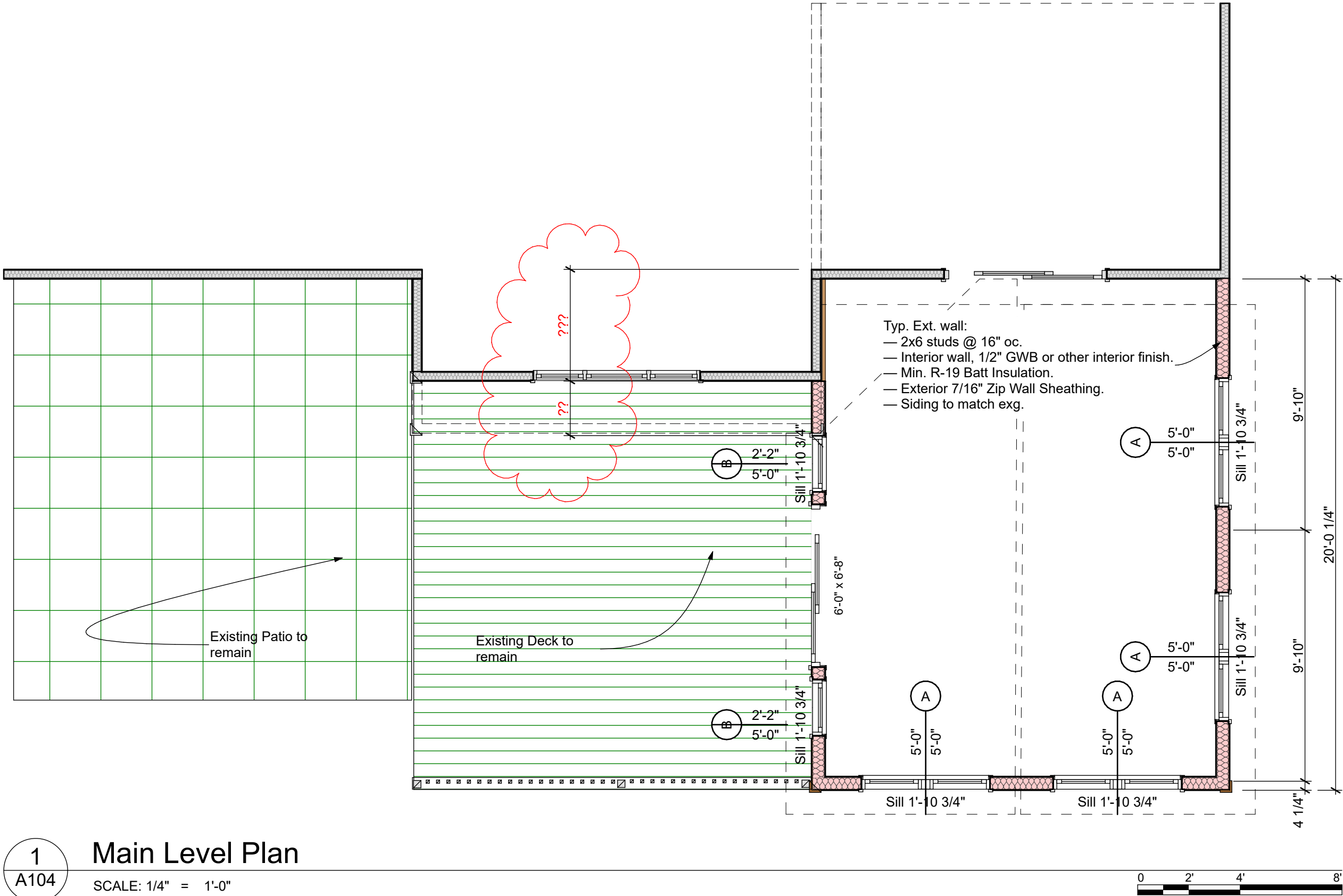
13 MARLEWOOD AVE.  
HONEYE FALLS, NY 14472  
p 585-766-5248

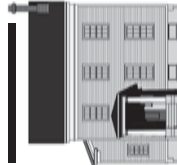




REVIS'NS:	Structural Floor Plan		PROJECT: Project Name	PROJ. NO.: Project Number	<div><div></div><div>BLAKE H. HELD, A.I.A. ARCHITECT 13 MARLEWOOD AVE. HONEYE FALLS, NY 14472 p. 585-766-5248</div></div>	<p>Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.</p> <p>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.</p> <p>© BHA 2023</p>
	SCALE: As Noted	DATE: 1/13/26				





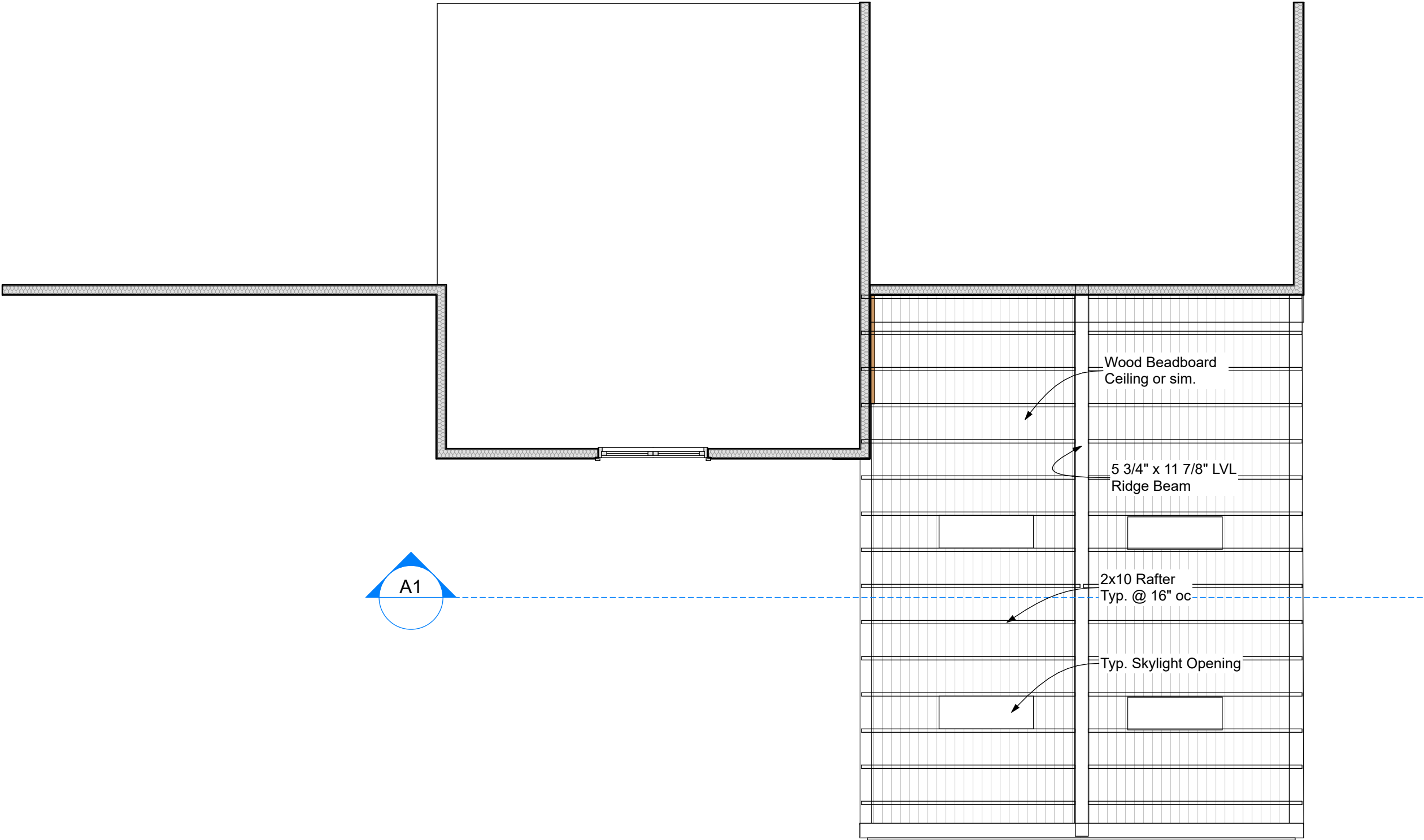
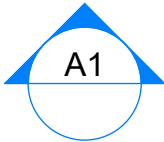
REVISNS:		Floor Plan	
SCALE: As Noted		PROJECT: PROJECT NO.: Project Number	
A104		BLAKE H. HELD, A.I.A. ARCHITECT 13 MAPLEWOOD AVE. HONEOYE FALLS, NY 14472 p. 585-766-5248	
DATE: 1/13/26			
<p>Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.</p> <p>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.</p> <p>© BHA 2023</p>			




1  
A105

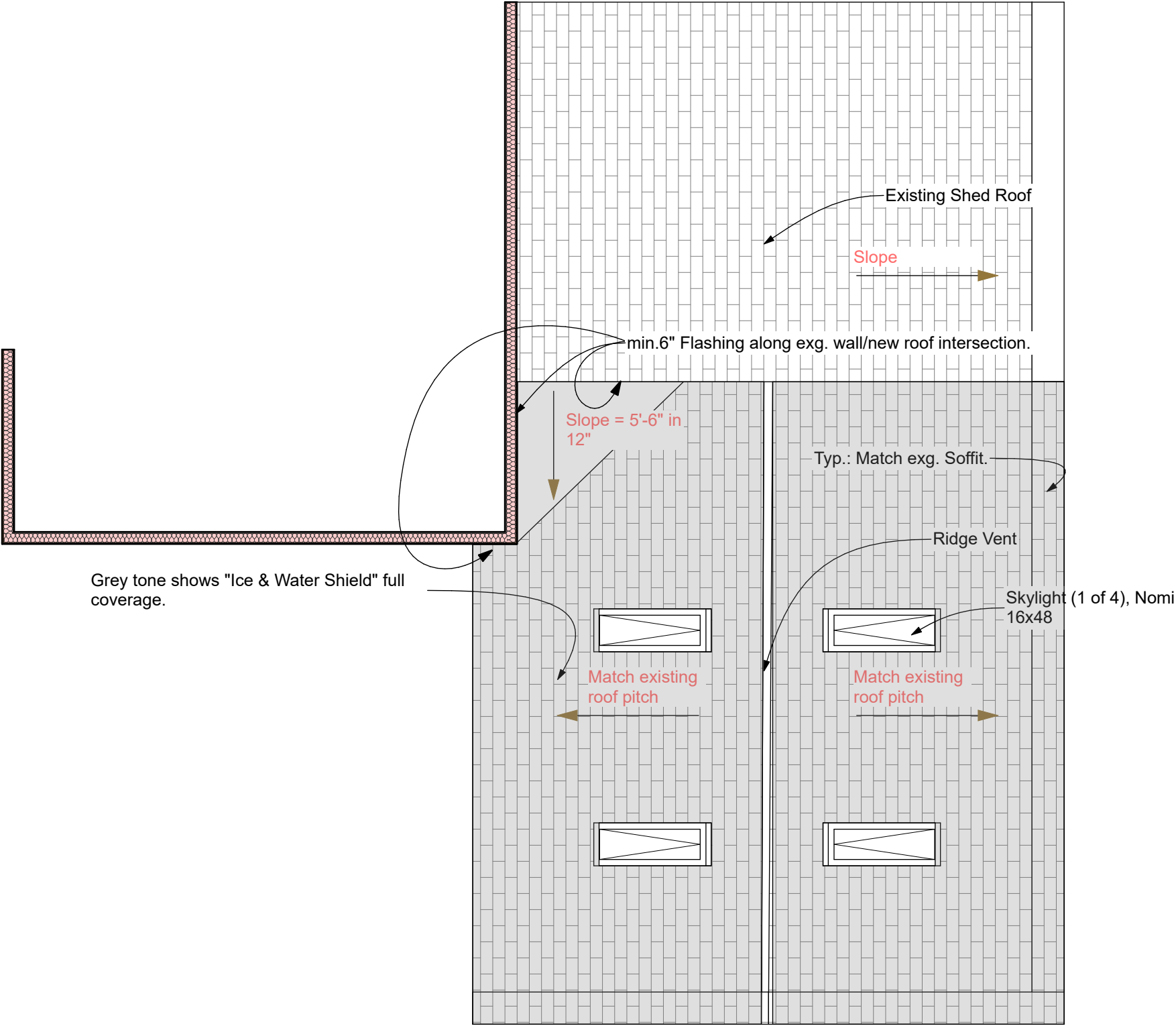
Ceiling Plan w/ Roof Structure shown

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




REVIS'NS:	Ceiling Plan		DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THE PROJECT FOR WHICH THEY WERE CREATED. THEY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON EXTENSIONS OF THE PROJECT, OR OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ARCHITECT.  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. © BHA 2023
	PROJECT:	PROJ. NO.: Project Number	
SCALE:	Project Name	<div> BLAKE H. HELD, A.I.A. ARCHITECT 13 MARLEWOOD AVE. HONEYE FALLS, NY 14472 p. 585-766-5248</div>	
<div>PRELIMINARY: Not For Construction</div>			
<div>REVIS'NS: As Noted</div>			
<div>A105</div>			
<div>DATE: 1/13/26</div>			





REVISNS:	Roof Plan	
	PROJECT:	PROJ. NO.: Project Number
SCALE:	As Noted	
DATE:	A106	
	1/13/26	

PRELIMINARY:  
Not For  
Construction



BLAKE H. HELD, A.I.A.

ARCHITECT

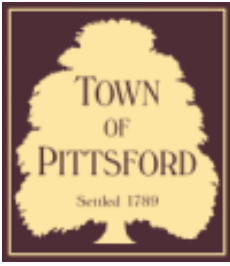
13 MARLEWOOD AVE.  
HONEYE FALLS, NY 14472  
p 585-766-5248

Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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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:

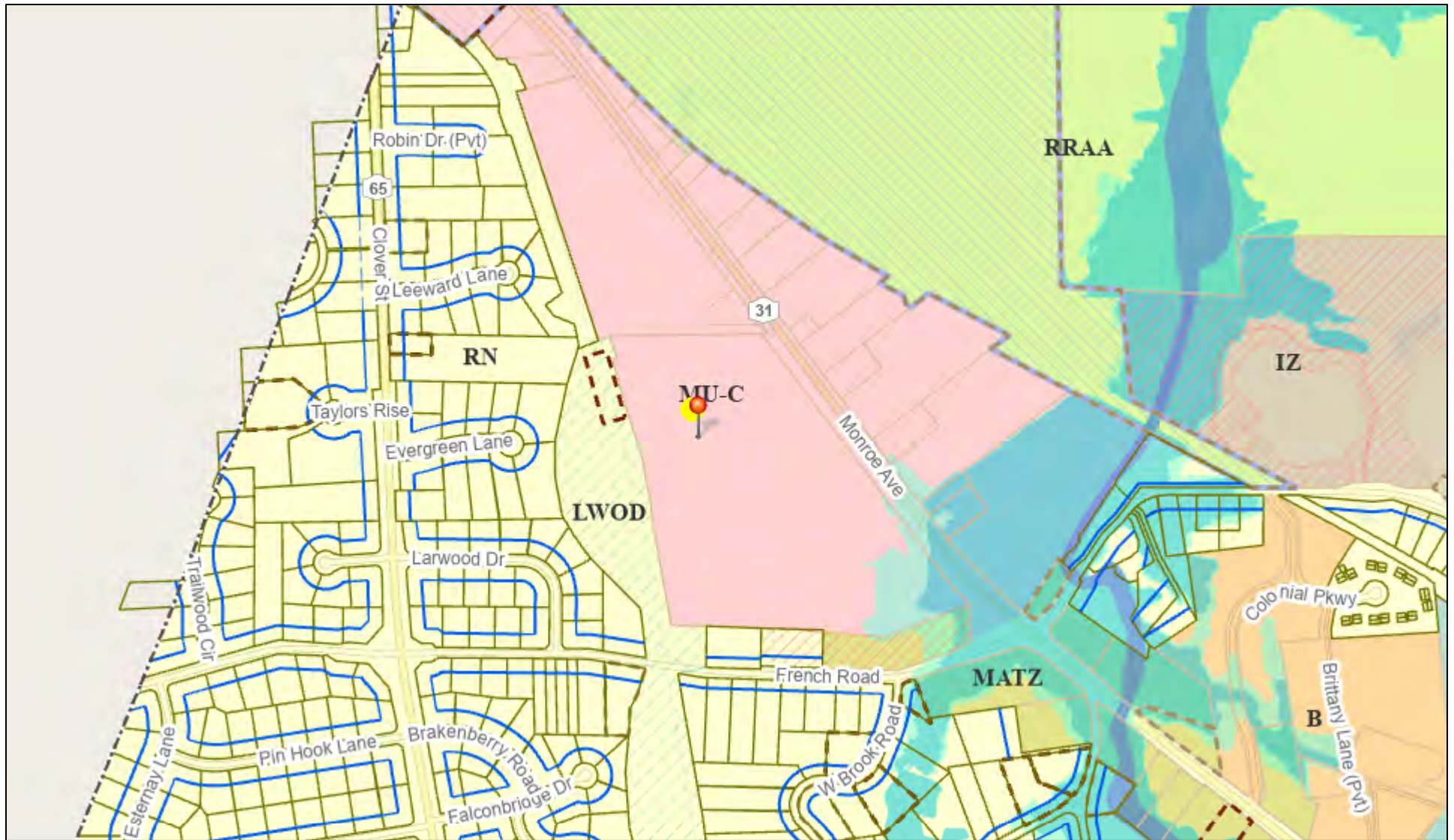
- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)           | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input checked="" type="checkbox"/> Commercial Design Review<br>§185-205 (B) | <input type="checkbox"/> Building Height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

**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).

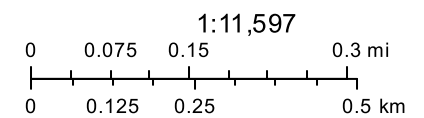
**Meeting Date:** January 22, 2026



# Residential Neighborhood Zoning



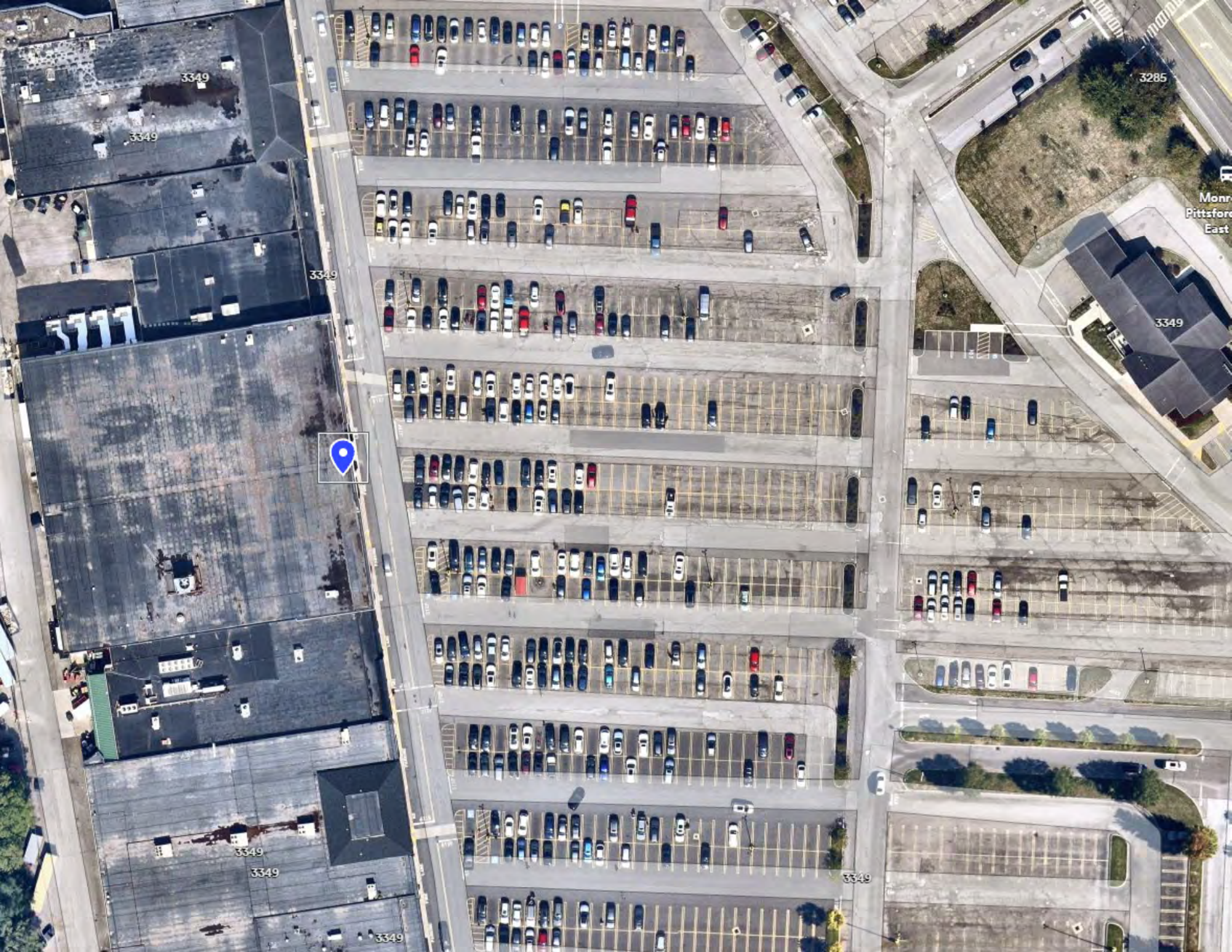
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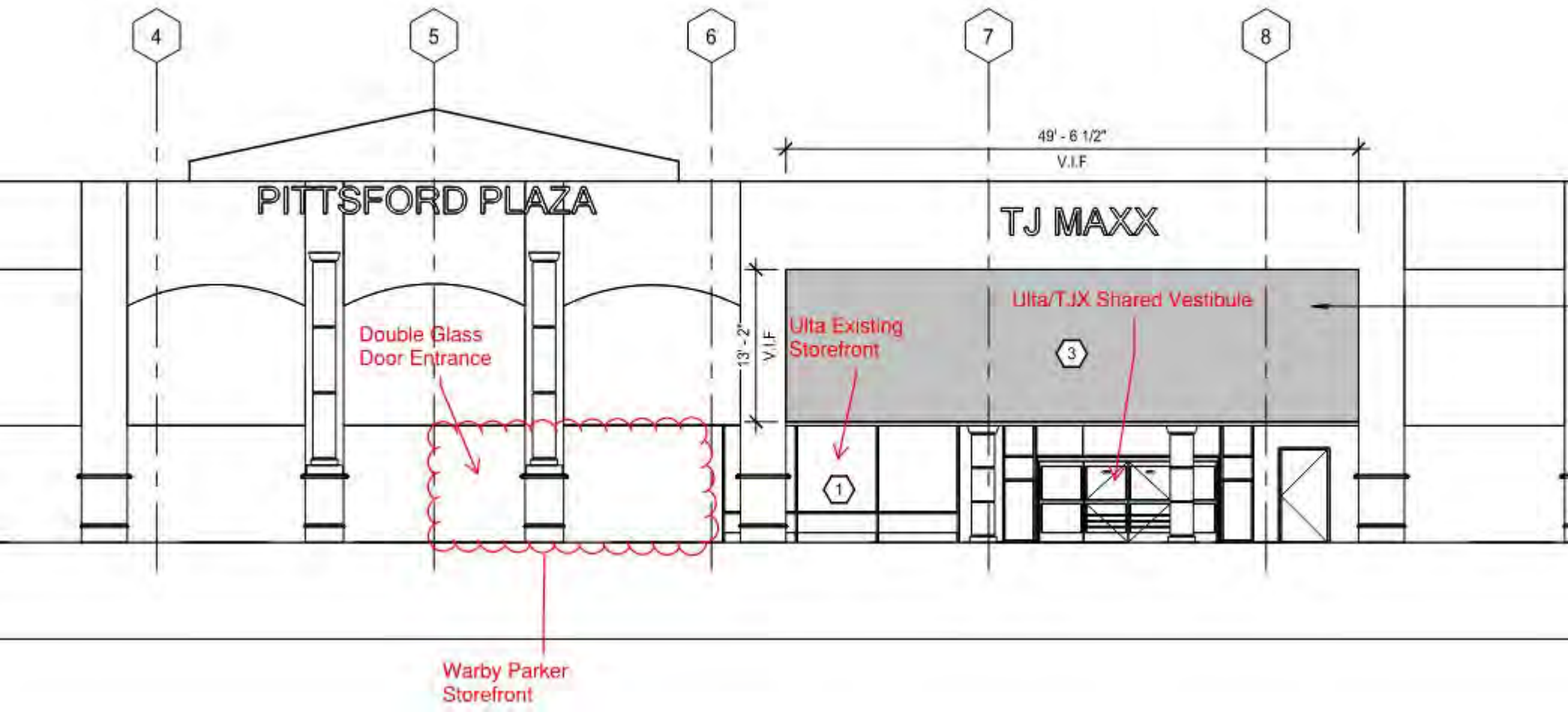
Town of Pittsford GIS

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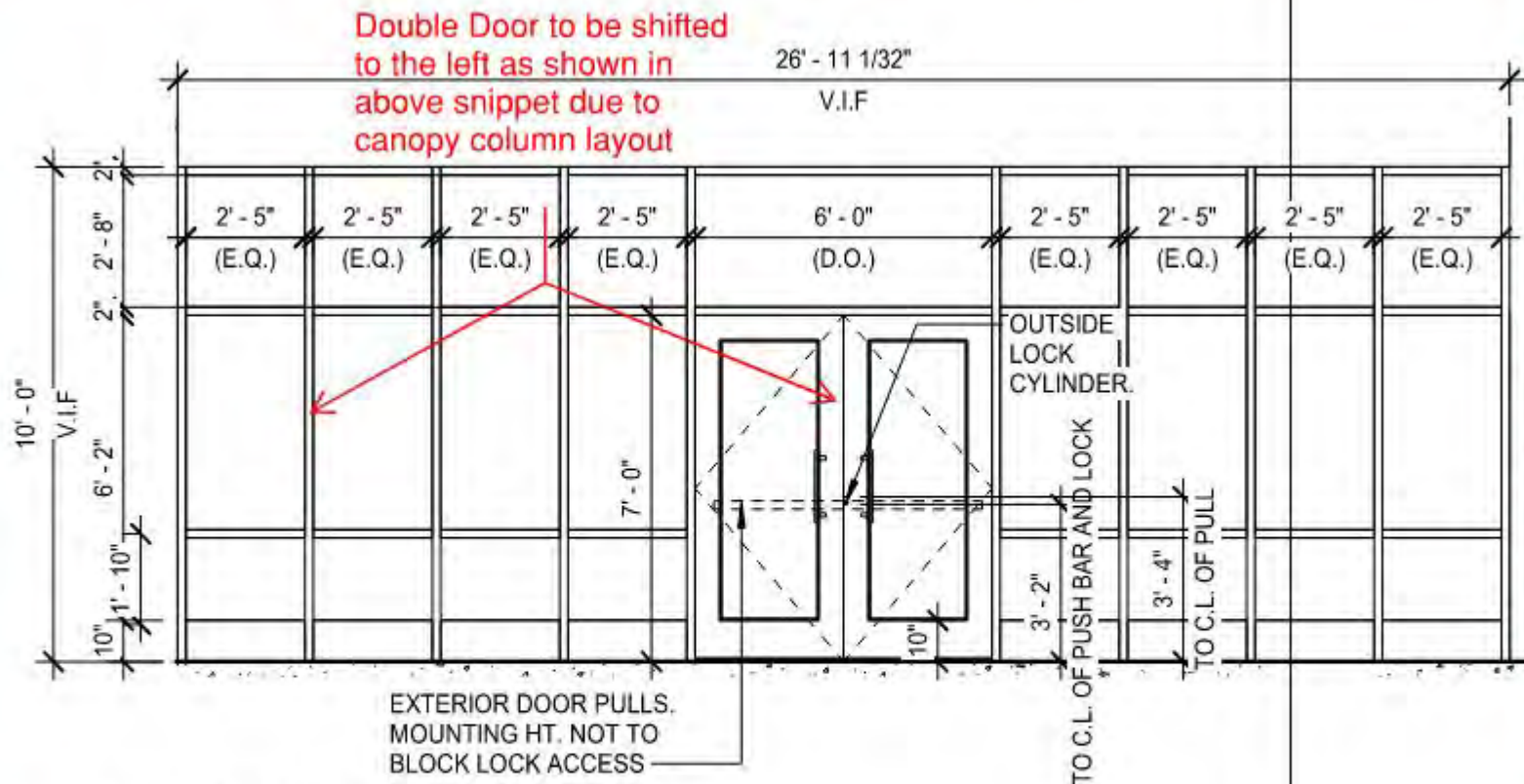












3

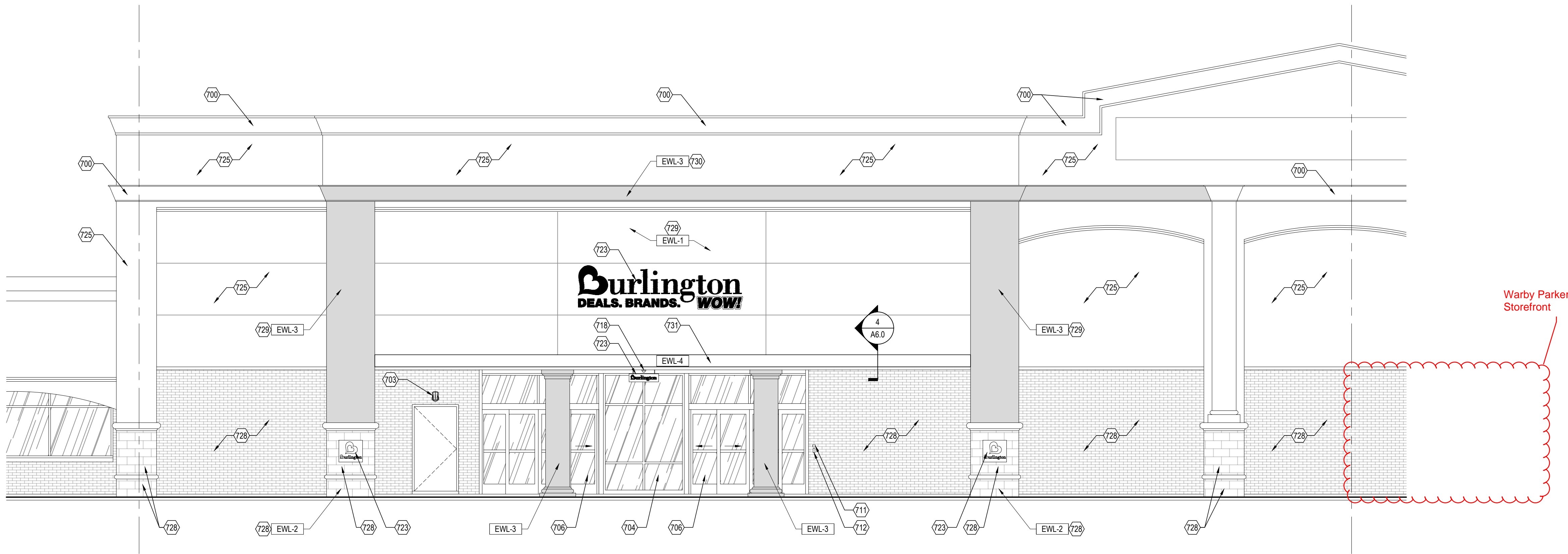
## STORE FRONT WEST

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

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

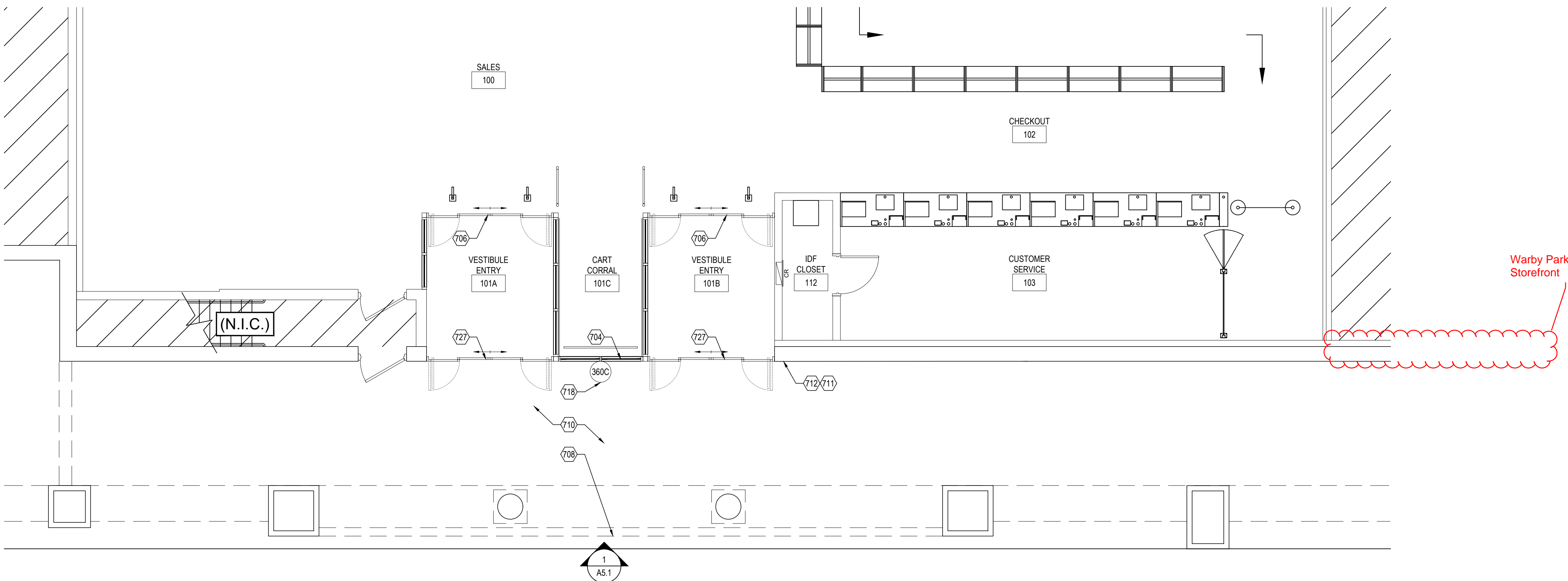


EXTERIOR PAINT & FINISH SCHEDULE							KEYED NOTES	GENERAL NOTES
CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	LOCATION	REMARKS	700. EXISTING PARAPET CORNICE/COPING. PAINT TO MATCH EXISTING CENTER THEME. 701. NOT USED. 702. NOT USED. 703. EXTERIOR EGRESS LIGHTING. REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION. 704. EXISTING STOREFRONT WINDOWS TO REMAIN; CLEAN AS REQUIRED. MODIFY FOR NEW SLIDING DOOR SYSTEM. 705. NOT USED. 706. NEW 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 DWGS. 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. EXISTING 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 CORNICE TO REMAIN. PAINT AS NOTED. 731. EIFS ARCHITECTURAL EYEBROW ELEMENT. REFER TO DETAIL 4/A6.0 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. (U.N.O.) 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 AND PATCH 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 SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS 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 MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.) 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.
EP-1	ELASTOMERIC PAINT COLOR	TBD	ELASTOMERIC PAINT COLOR	MATCH ADJACENT WALL	REAR DOOR & GUARDRAIL	-		
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)	FACADE / ARCHITECTURAL ELEMENT	-		
EWL-4	EXTERIOR	TBD	TBD	MATCH SW #6861 (RADISH)	EYEBROW ELEMENT	-		
EXPOSED GAS PIPE TO BE PAINTED AS FOLLOWS. ON ROOF TO BE PAINTED SAFETY YELLOW (OR COLOR APPROVED BY AHJ). ON EXTERIOR WALLS TO BE PAINTED TO MATCH WALLS.  SHADED ITEMS NOT USED IN THIS PROJECT.								



ENLARGED ENTRY ELEVATION

SCALE	1
3/16" = 1'	



ENLARGED ENTRY PLAN

SCALE	A
3/16" = 1'	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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epoch  
EPOCH DESIGN GROUP, INC.  
1000 West 10th Street  
Suite 100  
Rochester, NY 14609  
Tel: 585.424.1100  
Fax: 585.424.1101

**Burlington**  
SITE / STORE ID #: TBD. 3349 MONROE AVE. ROCHESTER, NY  
PITTSFORD PLAZA  
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REVISIONS

DATE	TYPE	BY	DATE	TYPE	BY	DATE	TYPE	BY	DATE	TYPE	BY
1			2			3			4		
5			6			7			8		
9			10								

DO NOT SCALE PLANS

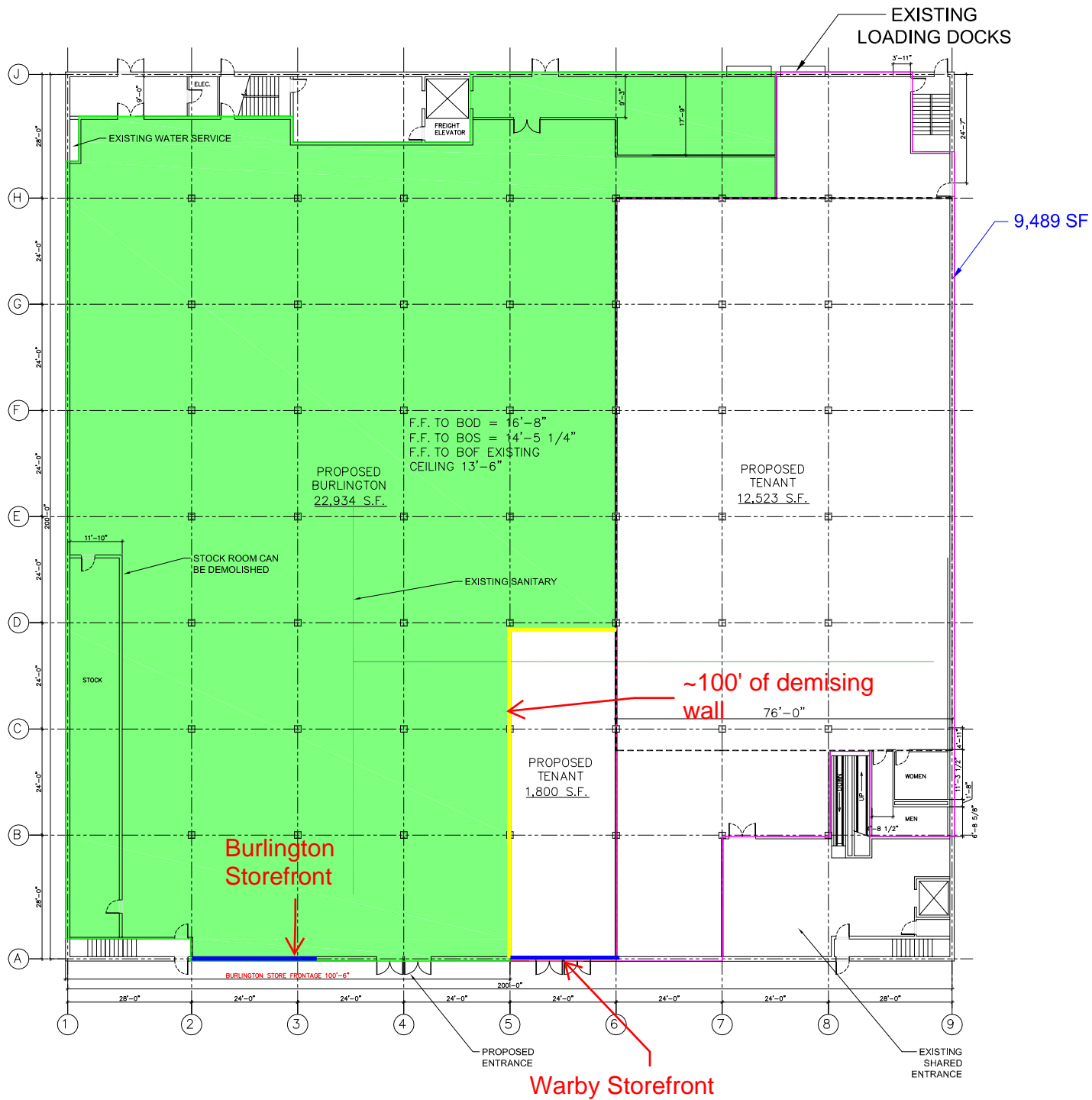
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DRAWN BY AS  
REVIEWED BY PS / BD  
DATE 12/08/2025  
JOB NO. 25124

ENLARGED  
ENTRY PLAN &  
ELEVATION

A5.1  
SHEET NO.





REVISIONS:

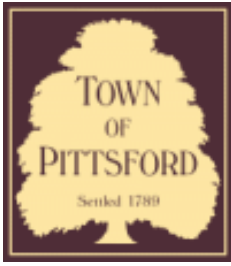
LAWLORD MATTHEW REPRESENTS FOR THE PROPOSED TENANT ON THIS PLAN WILL OCCUPY SPACES SHOWN ON THE PLAN AND WILL BE RESPONSIBLE FOR THE PROPOSED TENANT'S LEASE DOCUMENT.

WILMORITE  
1285 Southville Road  
Pittsford, NY 14534  
Telephone: (585) 464-4400  
Commercial Real Estate  
Development & Management

PROPOSED TENANT  
PITTSFORD PLAZA  
LEASE OUTLINE DRAWING

TD-1A  
DATE: 12-13-23  
SCALE: 1/8"=1'-0"  
DRAWN BY: CAJ  
SPACE & Burlington





## 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:

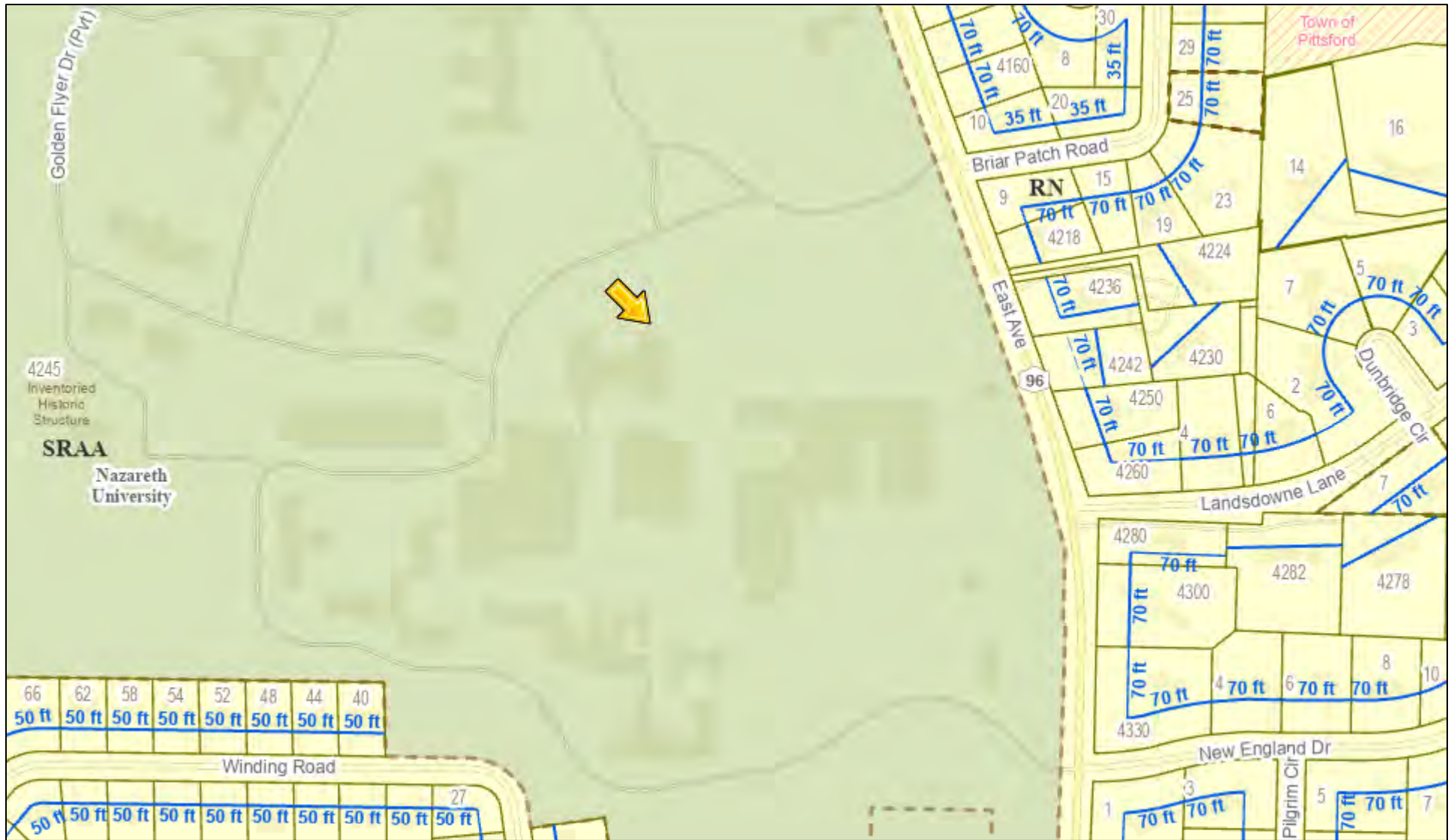
- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)           | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input checked="" type="checkbox"/> Commercial Design Review<br>§185-205 (B) | <input type="checkbox"/> Building Height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

**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).

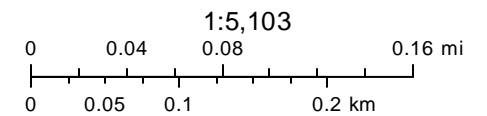
**Meeting Date:** January 22, 2026



# Residential Neighborhood Zoning



1/14/2026, 2:33:06 PM



Town of Pittsford GIS

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Thu Apr 25 2024

Imagery © 2026 Nearmap, HERE

20 ft

Nearmap





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## Revisions

**Sacred Heart University**  
245 East Avenue  
Rochester, NY 14618

**A-000**  
SITE PHOTOS

DESIGN REVIEW BOARD  
SUBMISSION





SWBR

387 East Main Street Rochester NY 14604  
585 232 8300 | rochester@swbr.com

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

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Revisions

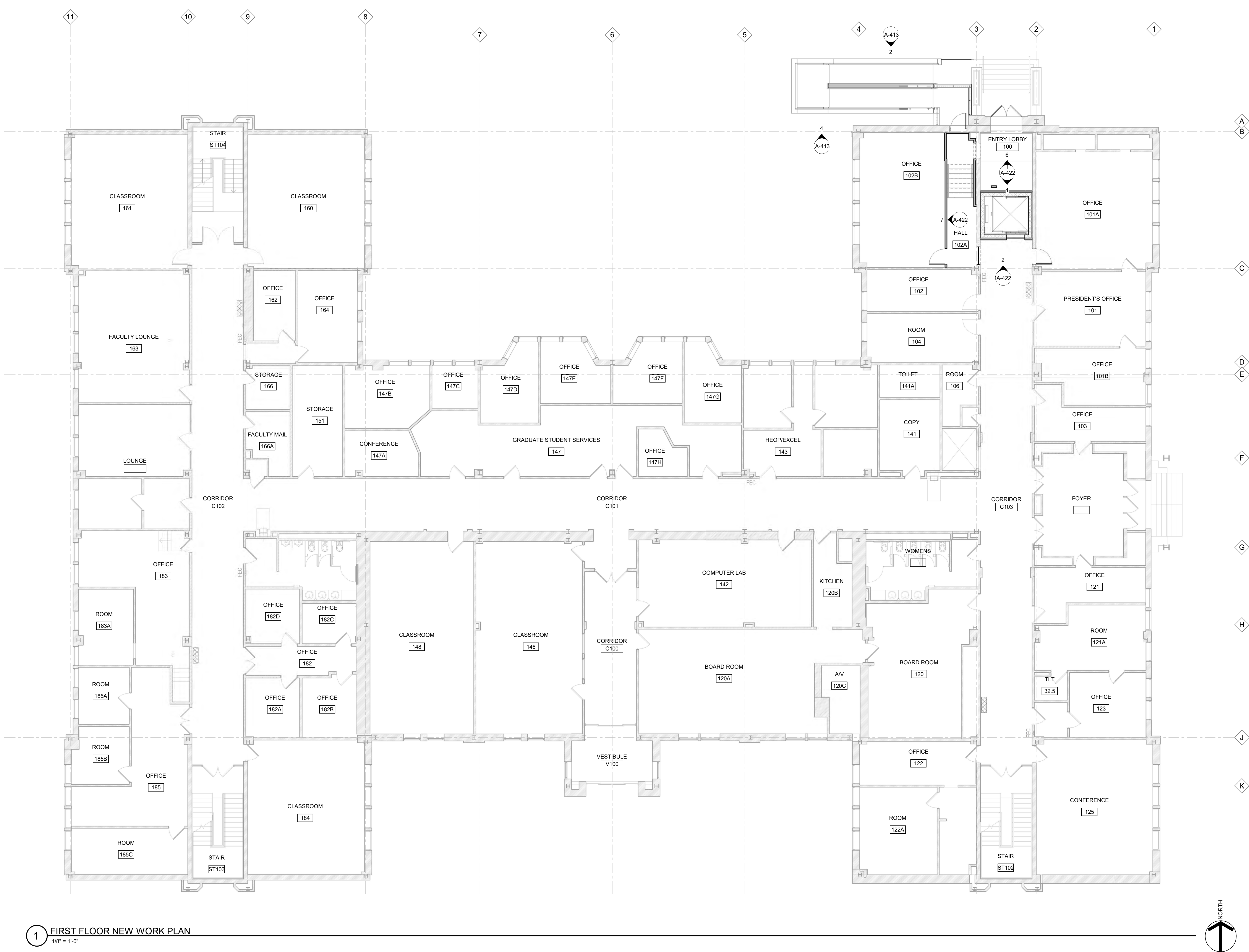
NAZARETH UNIVERSITY  
4245 East Avenue  
Rochester, NY 14618  
SWBR Project Number 25167.00

Nazareth University  
4245 East Avenue  
Rochester, NY 14618

A-000a  
RENDERING

1/14/2026  
DESIGN REVIEW BOARD  
SUBMISSION





1

FIRST FLOOR NEW WORK PLAN

1/8" = 1'-0"

PROGRESS PRINT

NOT FOR CONSTRUCTION

Drawn By: Author

Checked By: Checker

Project Manager: KMP

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Revisions

NAZARETH UNIVERSITY

4245 East Avenue

Rochester, NY 14618

SWBR Project Number 25167.00

Nazareth University

4245 East Avenue

Rochester, NY 14618

A-111

FIRST FLOOR PLAN

1/14/2026

DESIGN REVIEW BOARD

SUBMISSION



