

**Design Review & Historic Preservation Board  
Agenda  
January 23, 2020**

**HISTORIC PRESERVATION DISCUSSION**

**LANDMARK DESIGNATION**

- **201 Long Meadow Circle**  
The Applicant is requesting design review to designate the above address as a Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME**

- **9 Lexton Way**  
The Applicant is requesting design review for the construction of a single family one story home. The home will be approximately 2118 sq. ft. and will be located in the Wilshire Hill Subdivision.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3240 Monroe Avenue – Jos. A Bank Sign**  
The Applicant is requesting design review for the replacement of a business identification sign. The sign will be approximately 64.5 sq. ft. and will identify "Jos.A.Bank". The sign will be reverse lit (halo) channel white letters and the store windows will be framed in gold. The business identification sign at the front of the plaza will also change to reflect the new design.

**INFORMAL REVIEW – DEMOLITION AND NEW BUILD**

- **123 Sunset Boulevard**  
The Applicant is requesting an informal review for the construction of a new two story home. The home will be approximately 5000 sq. ft. and will replace the current home at the above address. The Applicant will have to apply for a demolition permit.

**OTHER – REVIEW OF 1/9/2020 MINUTES**

*draft*  
**Design Review and Historic Preservation Board  
Minutes  
January 9, 2020**

**PRESENT**

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, Leticia Fornataro, Kathleen Cristman, John Mitchell

**ALSO PRESENT**

Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

**ABSENT**

David Wigg

Dirk Schneider opened the meeting at 6:45 pm.

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem nominated 201 Long Meadow Circle for Landmark Designation. She noted that the structure has retained its original architectural integrity and is a contributing structure to a potential future historical district as stated in the most recent Bero inventory. A public hearing will be held on January 23.

The reception for homeowners who reside in inventoried homes is being planning for May 21. The guest list will be expanded this year. Bonnie Salem discussed updating the letter from last year and agreed to be an email contact for those interested in attending. Leticia Fornataro will look into reserving a room in the Spiegel Center for the event. It was agreed that desserts and coffee will be served.

**CERTIFICATE OF APPROPRIATENESS**

- **255 East Brook Road**  
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace two windows.

Dirk Schneider opened the Public Hearing.

The contractor for the project, John McKinnon, was present. Mr. McKinnon explained that the project is a kitchen remodel and the goal is to shorten the kitchen window to allow for more cabinet space on the interior. He indicated that the windows will have a sash to match the existing and will be of fiberglass or wood painted to match. The home already has a short window on the front elevation. He stated that the homeowner is flexible on the materials.

The Board inquired about the details of the wood window indicating that this is the preferred material. Mr. McKinnon shared that the window would be a double pane wood window with the muntins exposed on the inside and outside with an 8 over 1 pattern.

There were no further questions from the Board.

There was no public comment.

Kathleen Cristman moved to close the Public Hearing.

Bonnie Salem seconded.

All Ayes.

A resolution was read to grant a Certificate of Appropriateness for this project to the Homeowner.

Dirk Schneider called for a roll vote.

Dirk Schneider	Aye
David Wigg	Absent
Bonnie Salem	Aye
Kathleen Cristman	Aye
Leticia Fornataro	Aye
John Mitchell	Aye
Paul Whitbeck	Aye

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- a. The window is to be wood with simulated lites (8/1/) with color to match existing.
- b. The work is to be completed by 12/31/2020.

- **21 Founders Green**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to add a sun porch. This property is zoned RN- Residential and is located in a historic district.

Dirk Schneider opened the Public Hearing.

Phil Hart of Patio Enclosures was present to discuss the application with the Board.

Mr. Hart explained that the pergola would be removed and the present landing and steps would be moved. He stated that the Homeowners Association has granted approval and that this house is the second to last home at the end of the development and masked by trees.

The Board discussed the man door on the side. Mr. Hart submitted an updated drawing that depicted that the man door would not be covered up by the addition.

The Board suggested that the siding of the home be carried over to the side of the roofed area on the new sunroom to provide continuity.

There was no public comment.

Bonnie Salem moved to close the Public Hearing.

Kathleen Cristman seconded.

All Ayes.

A resolution was read to grant a Certificate of Appropriateness for this project to the Homeowner.

Dirk Schneider called for a roll vote.

Dirk Schneider	Aye
David Wigg	Absent
Bonnie Salem	Aye
Kathleen Cristman	Aye
Leticia Fornataro	Aye
John Mitchell	Aye
Paul Whitbeck	Aye

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- a. The construction will reflect the new rendering submitted (exhibit A) and the new layout of the exterior steps.
- b. The work will be completed by December 31, 2020.

#### **RESIDENTIAL APPLICATION FOR REVIEW**

- **5 Winding Road**

The Applicant is requesting design review for a dining and living room addition. The addition will be located on the south side of the home and will be approximately 336 sq. ft. The applicant did appear before the Zoning Board on 12/16/2019 and was approved for a front setback variance.

Kevin Feor was present to discuss the application with the Board.

The construction will involve installing two shorter windows on the addition. The hip roof will be extended. Mr. Feor indicated that the entire roof will be replaced.

Dirk Schneider moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

#### **RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME**

- **17 Blackwood Circle**

The Applicant is requesting design review for the construction of a new single-family one story home. The home will be approximately 1984 sq. ft. and will be located in the Wilshire Hill Development.

Jeff Brokaw of Morrell Builders was present to discuss the application with the Board.

This is a home in the new section of Wilshire Hill.

The Board discussed their concern with the massing on the left side elevation which only reflects three small windows on the lower level leaving a large expanse of siding on the upper level.

The Board did express their appreciation of the use of the courtyard design for the garage.

John Mitchell moved to accept the application as submitted.

Dirk Schneider seconded.

Ayes - Schneider, Salem, Mitchell, Fornataro, Whitbeck  
Nay – Cristman

**COMMERCIAL APPLICATION FOR REVIEW**

- **3349 Monroe Avenue – Deka Lash**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 12.10 sq. ft. and will identify the "Deka Lash" business. The sign will be internally illuminated pan channel letters with acrylic face in white and magenta.

Homera Gonzales was present to discuss the application with the Board.

Mr. Gonzales stated the sign would be internally lit LED.

The area will be painted to match the other panels.

Paul Whitbeck moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes

- **3349 Monroe Avenue – Spenga**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 45.41 sq. ft. and will identify "Spenga spin, strength and yoga". The sign will be internally illuminated pan channel letters.

Homera Gonzales was present to discuss the application with the Board.

Mr. Gonzales stated the sign would be internally lit LED and conforms to the Town sign code.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes

- **5611 Palmyra Road**

The Applicant is requesting design review for the construction of a detached garage and exterior renovations. The garage will be approximately 560 sq. ft. and will be located to the southeast side of the existing building. The existing building will receive new lap siding, shake siding, new shutters and a new entrance canopy.

Dan Mossien was present to discuss the application with the Board.

Paul Whitbeck and Leticia Fornataro indicated that they are acquainted with Mr. Mossien but that it would not affect their vote.

Mr. Mossien shared an exterior drawing of the proposed work and showed color samples of the siding.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

**OTHER – REVIEW OF 12/12/2019 MINUTES**

Bonnie Salem moved to approve the minutes of the 12/12/19 meeting. Kathleen Cristman seconded.

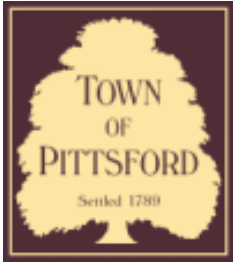
All Ayes.

The meeting adjourned at 8:05 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Board

DRAFT



# Town of Pittsford

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

**Permit #**  
**LD20-000001**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 201 Long Meadow Circle PITTSFORD, NY 14534

**Tax ID Number:** 150.20-2-18

**Zoning District:** RN Residential Neighborhood

**Owner:** Smethurst, Doreen

**Applicant:** Smethurst, Doreen

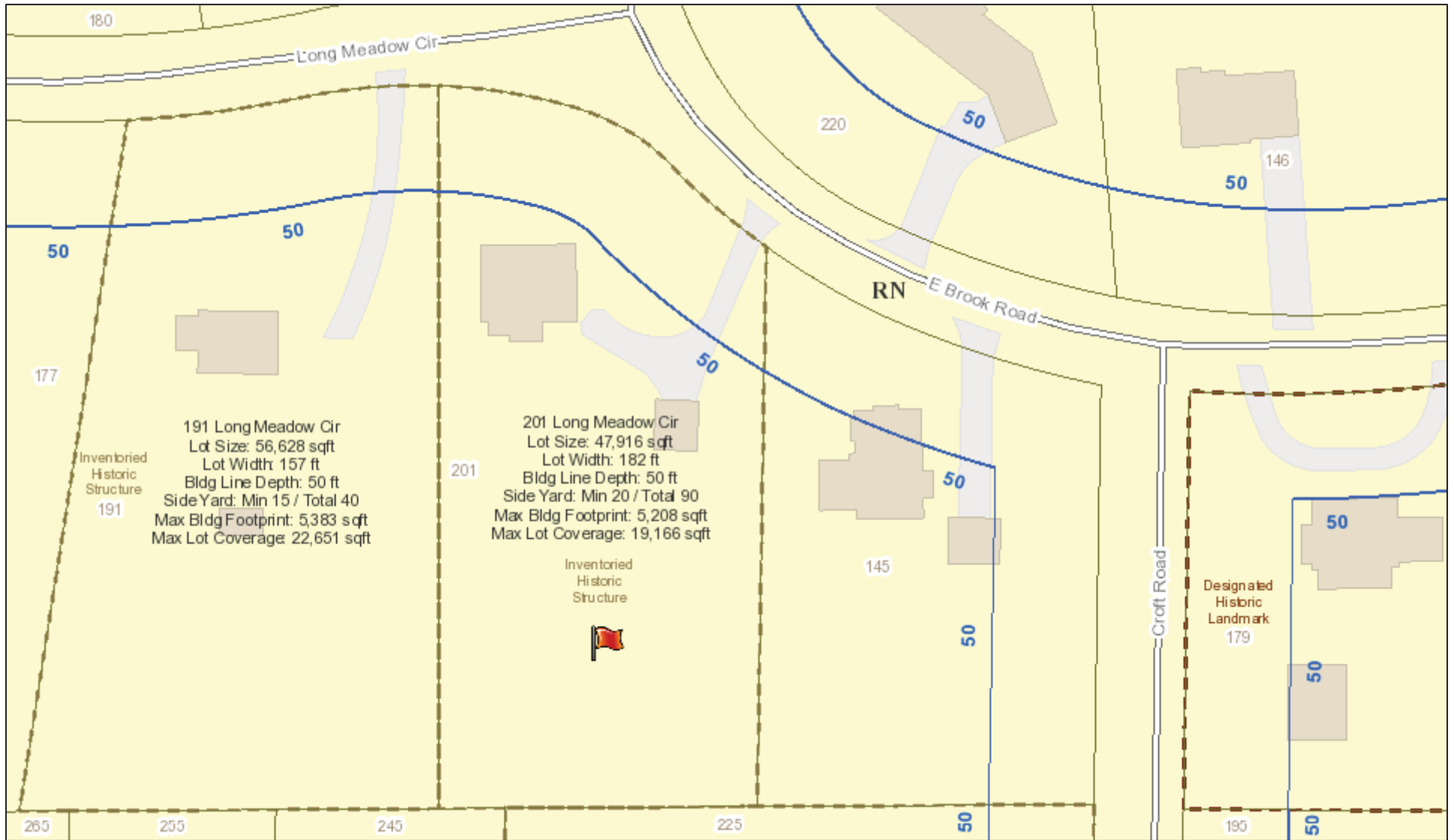
### Application Type:

- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)       | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input 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 checked="" 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                                 |   |

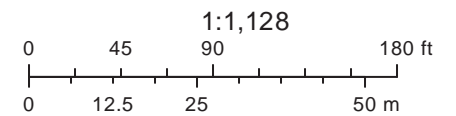
**Project Description:** Applicant is requesting design and review to designate the above address as an Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code. The property is zoned (RN) Residential Neighborhood.

**Meeting Date:** January 23, 2020

# RN Residential Neighborhood Zoning



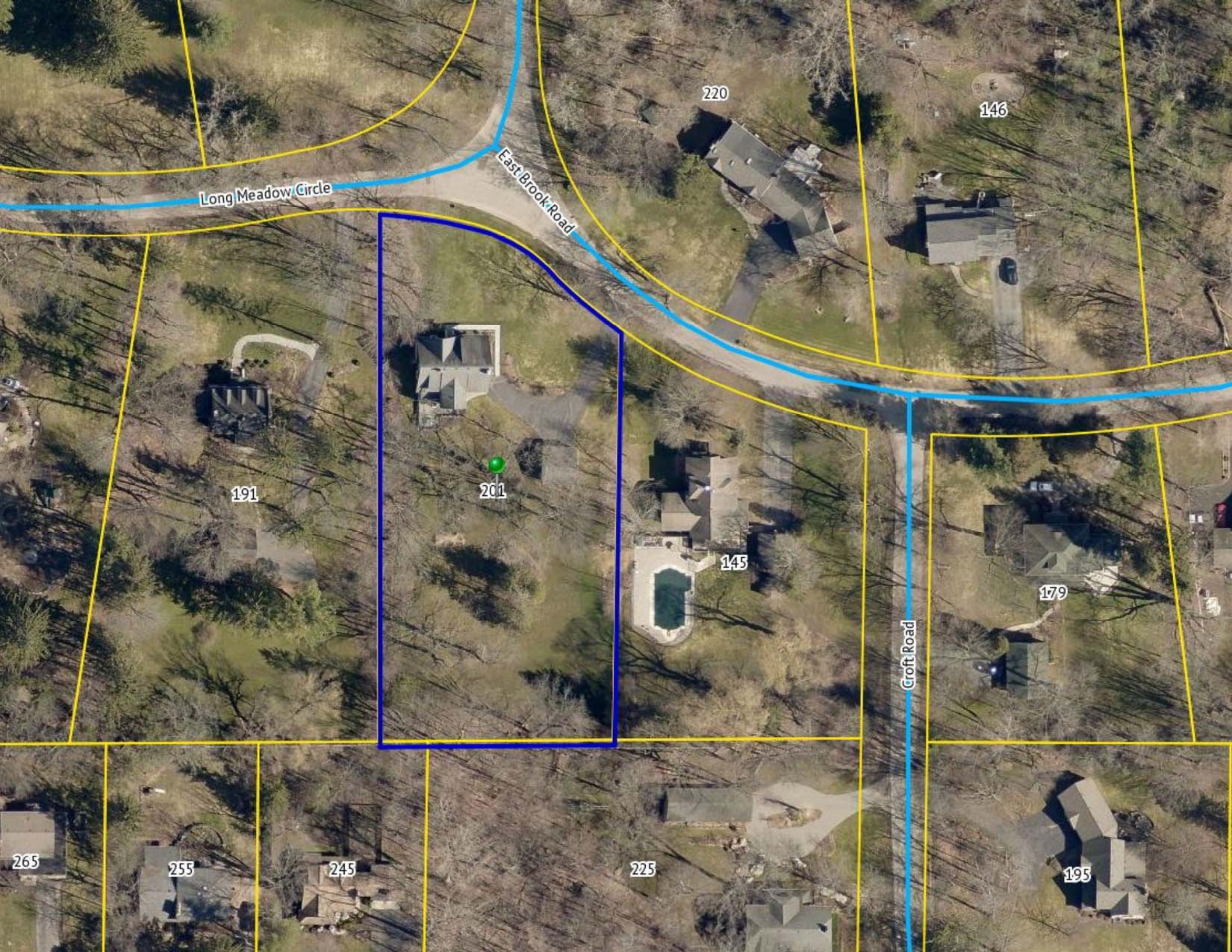
Printed January 16, 2020



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.





Long Meadow Circle

East Brook Road

Croft Road

220

146

191

201

145

179

195

225

245

255

265

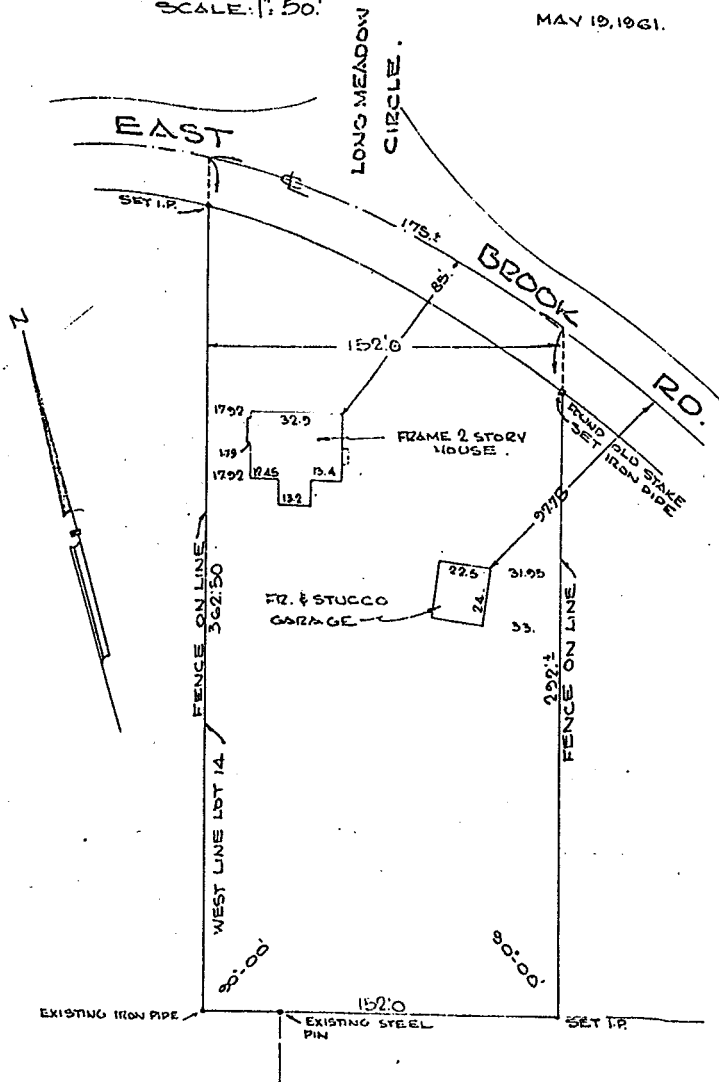
Smethurst, Phillip. A. #10-100-178859

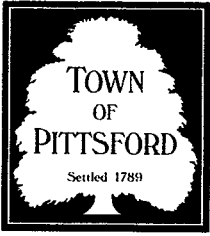
MAP OF A SURVEY  
OF PT. OF LOT 14 LONG MEADOW  
SUBD., TOWN OF PITTSFORD  
COUNTY OF MONROE, STATE N.Y.

SMITH & DENLUCK  
SURVEYORS  
31 EXCHANGE ST.  
ROCHESTER N.Y.

SCALE: 1" = 50'

MAY 19, 1961.





# TOWN OF PITTSFORD

## Design Review & Historic Preservation Board Application for Landmark Designation

Case # LD20-0001

1. Property Address: 201 Long Meadow Circle

2. Tax Account Number: 150.20-2-18

3. Applicant's Name: Doreen Smethurst

Address: 201 Long Meadow Circle Phone: (585) 358-6050

Pittsford Street New York 14534 E-mail: doreccles@mac.com  
City State Zip Code

4. Applicant's Interest in Property:  
Owner:  Lessee:  Holding Purchase Offer:   
Other (explain): \_\_\_\_\_

5. Owner (if other than above): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Street  
\_\_\_\_\_  
City State Zip Code E-mail: \_\_\_\_\_

Has the Owner been contacted by the Applicant? Yes  No

6. Application prepared by: Bonnie Salem with consent and input from owner

Address: Design Review and Historic Preservation Board Phone: \_\_\_\_\_

Town of Pittsford Street  
\_\_\_\_\_  
City State Zip Code E-mail: bsalem@rochester.rr.com

7. Present use of Property: Residence

8. Zoning District of Property: RN

9. **STATEMENT OF SIGNIFICANCE:** Use the discussion items below to explain why the structure should be considered for designation as a Landmark. Include reference sources used to address each item (attach additional sheets if necessary):

A. **Summary Statement:** Provide a brief Summary Statement describing why this Application should be considered for designation as a Landmark.

Completed circa 1912, this home is a very good example of the Craftsman style that is prevalent in Long Meadow. It retains its architectural integrity and is considered a "contributing" property to a potential Long Meadow historic district. It gains historic significance by its location in the first major residential tract development in the Town of Pittsford and one of the first Rochester suburbs.

B. **Description of Property's History:**

i. Chronologically identify the original and subsequent property owners (include dates, if possible):

Leo & Julia Beach 1910; Joseph & Louise Hill 1913; Edith Booth 1923; Levi & Laura Warner 1925; Bradley & Daisy Cook 1926; Daniel & Mattie Scobell 1931; Harold Wynn 1941; Timothy & Lizbeth Nichols 1961; Philip and Doreen Smethurst 1964

ii. **Date of Initial Construction:** 01/01/1912

**Architect:** probably none; owner followed bungalow style typical of Long Meadow

**Builder:** Leo Beach (1st owner)

iii. **Facts/Information on original plan and construction of building(s):**

Mr and Mrs Beach bought Lot 14 of the Long Meadow Tract in 1910 from Jared Hopkins and Charles Schoen. They sold off part of it to Victor and Florence Clum and built their home on the remaining parcel completing it circa 1912. According to Long Meadow History (1969), Mr Beach built the house himself and took several years to complete the work.

iv. **Facts/Information on known alterations and additions, with dates, architects, and/or builders:**

1964 - frame and stucco garage (construction date unknown) razed and current 2 car garage built in its place.  
Builder unknown  
1980 - approximately 12' by 20' addition built on rear of home in keeping with the style and material of the original structure. John Fayko, Architect; Charles Markham, Builder  
2001 - deck added on the rear of the property. US Decks  
2003 - bump out for a gas fireplace added. Ken Rogers, Builder

C. Statement of Architectural Significance:

i. Architecture style or period:

Built in the Craftsman style, the home displays some typical craftsman features. It is an interesting example of early 20th century architectural design in a development laid out by a landscape architect. The Long Meadow tract was advertised as "Long Meadow Bungalow Sites" and craftsman style bungalows are prominent there.

ii. Architecture interest and merit:

In the 1917 Historic Resource Inventory, this home is rated G+ which indicates high architectural and/or historical significance and high physical integrity. The home is a 1 1/2 story with L-shaped roof, gable to the side and over half of the facade. It has wide eaves with triangular brackets and a shed roofed dormer. There is a shed roof on brackets over the front door. Many of the windows are original

iii. Current exterior condition (describe construction, finishes, and state of repair):

The house is clapboard in excellent condition; a large brick chimney is also well maintained.

D. Significance of any additional on-site buildings and property surroundings:

i. Describe natural features of parcel:

Like most Long Meadow homes, this home is situated well back from the road on a slight rise. The property is large and includes numerous trees and plantings.

ii. Outbuildings (list existing outbuildings with associated state of repair and describe their significance):

A well maintained 2 bay garage is detached and set well apart from the house. It was constructed in 1964 and has no historic significance.

iii. Describe surrounding structures and neighborhood:

Long Meadow is the first major residential tract development in Pittsford. Designed by noted landscape architect Alling DeForest who worked with the natural setting, Long Meadow is characterized by winding streets, large lots, and homes set well back from the road and often situated on a rise. Since its development in the early 1900's, Long Meadow has retained its historic architectural and landscape characteristics and consequently has the potential to be designated as an historic district.

E. Statement of Historic Importance:

i. Historical events associated with the property and dates:

none known

ii. Well-known persons associated with the property:

Long Meadow was designed by Alling DeForest, the same noted landscape architect who designed George Eastman's gardens. Mr DeForest worked with the natural setting by designing meandering roads and large lots. Long Meadow is significant for its landscape scheme.

F. Statement of Other Significance (if any):

Like most homes in Long Meadow, the home at 201 Long Meadow Circle is sited on a rise on a typically large lot and is set well back from the narrow, winding street. A simple landscape of trees and plantings enhance the appearance of the home. Because this home retains its original architectural integrity, including materials, it is further distinguished by being considered "contributing" to a potential Long Meadow historic district.

10. Provide a List of Documents and Publications that relate directly to this application.

Historic Resource Inventory Update Town of Pittsford 2017; Town of Pittsford Property File (current); The History of Long Meadow 2005; Abstract of Title 1993 provided by owner; Building-Structure Inventory Form 1980; The Long Meadow Story 1969; Long Meadow Bungalow Sites brochure

11. Additional materials submitted with this application (if available):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Parcel map  | <input type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Architectural plans      |
| <input type="checkbox"/> Other materials        |   |

**Applicant Certification:**

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.

Bonnie Salem  
Signature of applicant

11/11/2019  
Date

**Owner Consent:**

If the applicant is other than the owner, does the owner concur with this application?

Yes  No

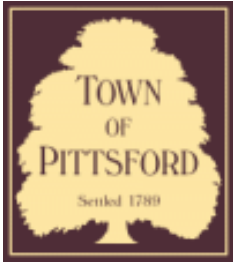
If Yes, owner's signature:

Doreen Smolinsky 11/14/2019









## Town of Pittsford

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

Permit #  
**S20-000003**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3240& 3246 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.12-1-10.1

**Zoning District:** C Commercial

**Owner:** Buffalo-Pitt Sq Assoc LLC

**Applicant:** Premier Signs Systems, 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 type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input checked="" 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 replacement of a business identification sign. The sign will be approximately 64.5 sq. f.t and will identify "Jos.A.Bank". The sign will be reverse lit (halo) channel white letters and the store windows will be framed in gold. The business identification sign at the front of the plaza will also change to reflect the new design.

**Meeting Date:** January 23, 2020

3200

3220

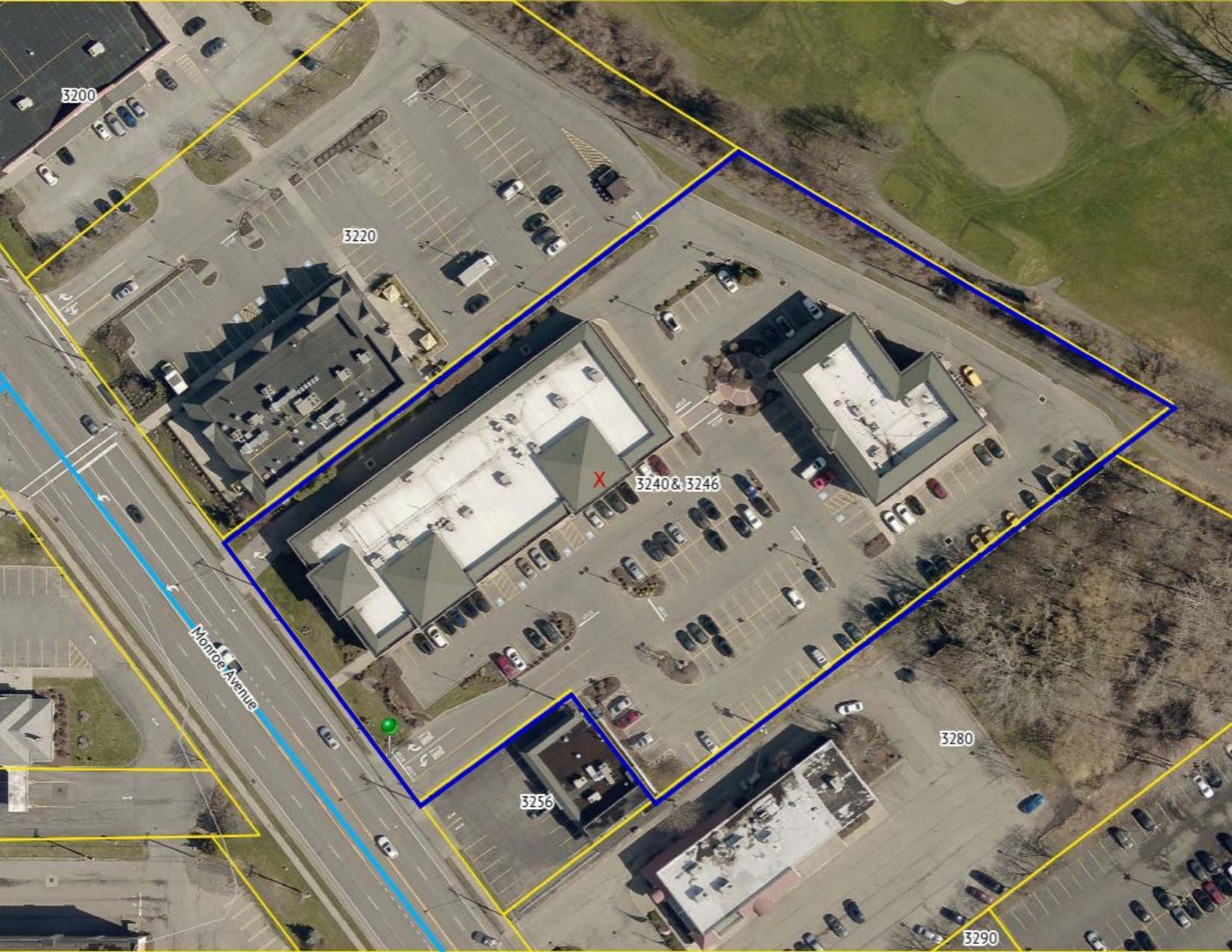
3240 & 3246

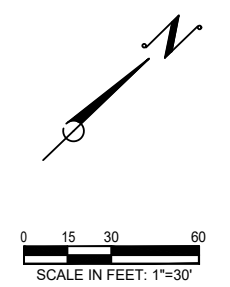
Monte Avenue

3256

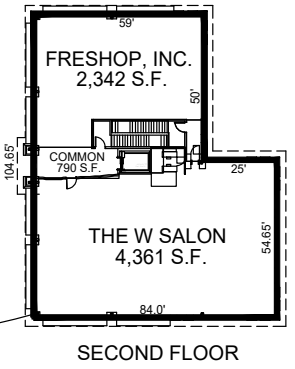
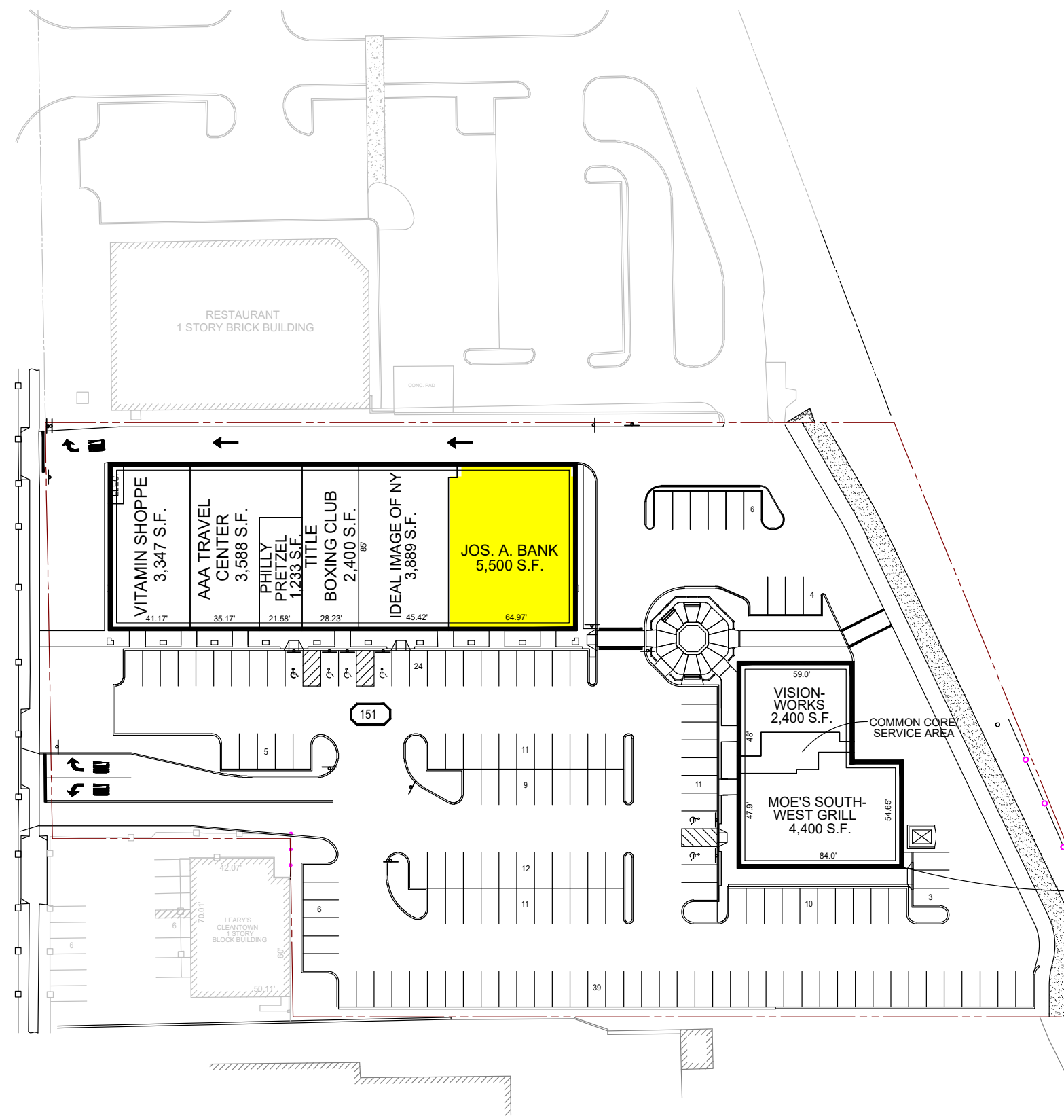
3280

3290





MONROE AVENUE (RT. 31)



**PITTSFORD SQUARE**

3240 & 3246 MONROE AVENUE  
PITTSFORD, NEW YORK 14618

PROPERTY ID#: 2086
02-08-19

THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE DEMISED PREMISES. NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ILLUSTRATION.



570 DELAWARE AVENUE, BUFFALO, NY 14202  
Phone: (716) 886-0211 Fax: (716) 886-1026  
www.benderson.com

**LEASING PLAN**

DRAWN BY: XXX CHECKED BY: XXX SCALE: 1"=30'

HDCC:MOBOT WORK AREA:DWG: LAYOUT: LAYOUT: - - - PLOTTED BY: TOM YOUNG

**EXISTING CONDITION: STOREFRONT**

**APPROVED AS NOTED**  
 By Carissa Lau at 1:24 pm, Dec 17, 2019



**SCOPE OF WORK**  
 1. REMOVE & DISPOSE OF EXISTING JOB CHANNEL LETTERS.

**CODE:**  
 100sf max on primary face.

**EXISTING SQUARE FOOTAGE**  
 CH LETTERS: 68.6 SF  
 TOTAL: 68.6 SF

**ADART**  
 700 Parker Sq STE 205  
 Flower Mound, TX 75028  
 T. 800.675.6353

<b>Project:</b> Jos A Bank #388
<b>Location:</b> 3240 Monroe Avenue Suite 3 Rochester, New York 14618
<b>Date:</b> 12/12/19 <b>Sales:</b> DH <b>Designer:</b> MH
<b>File Name:</b> Jos A Bank - Rochester, NY

<b>Revision</b>

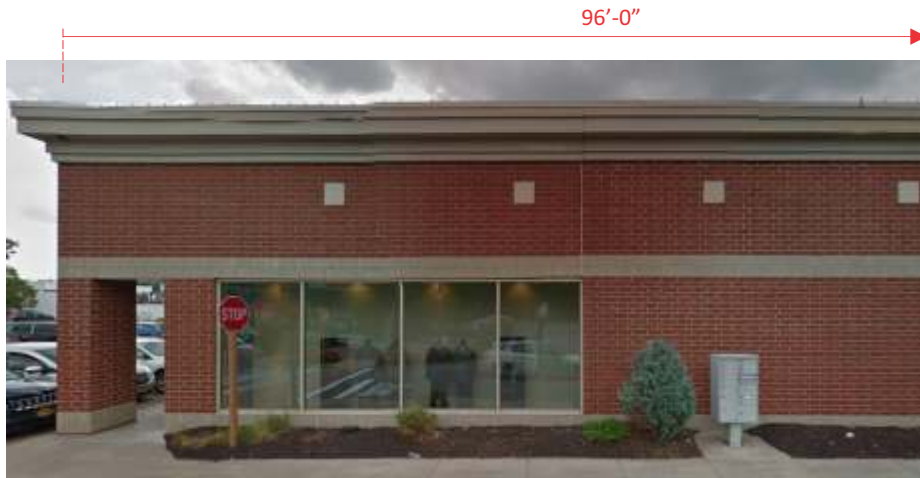
<b>Approvals</b>
<b>Customer:</b>
<b>Landlord:</b>

**CONCEPTUAL DRAWINGS ONLY:**  
 Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

**ALL RIGHTS RESERVED:**  
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# EXISTING CONDITION

# PROPOSED EXTERIOR



**CODE:**  
100sf max on primary face.



**NOTE: BUILDING TO BE PAINTED BY OTHERS.**  
**NOTE: GOLD WINDOW FRAMES (FRAME VINYL) TO BE PROVIDED BY OTHERS.**  
**NOTE: GOLD BASE SHIELD VINYL TO BE PROVIDED BY OTHERS.**

**SIGN SHOP DRAWING**

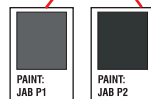


**SCOPE OF WORK**  
 1. FABRICATE & INSTALL (1) ONE SET NEW CHANNEL LETTERS.  
 2. FABRICATE & INSTALL (2) TWO SHIELD WALL PLAQUES.

**NOTE:** BUILDING TO BE PAINTED BY OTHERS.  
 NOTE: GOLD WINDOW FRAMES (FRAME VINYL) TO BE PROVIDED BY OTHERS.  
 NOTE: GOLD BASE SHIELD VINYL TO BE PROVIDED BY OTHERS.

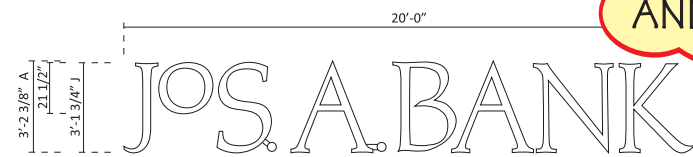
**CODE:**  
 100cf max on primary face.

**NEW SQUARE FOOTAGE**  
 CH LETTERS: 64.5 SF  
 ENTRANCE PLAQUES: 2.3 ea. / 4.6 com.  
 TOTAL: 69.1 SF

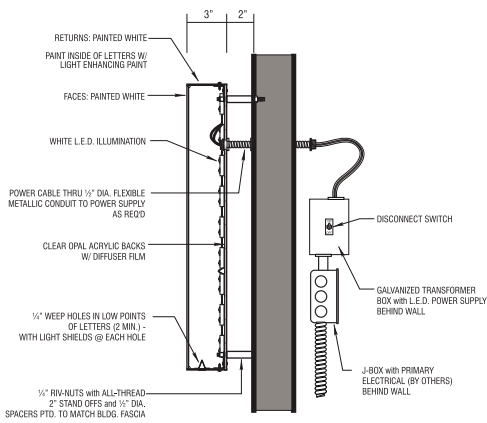


<p>700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353</p>	Project: Jos A Bank #388 Location: 3240 Monroe Avenue Suite 3 Rochester, New York 14618	Revision _____ _____ _____	Approvals Customer: _____ Landlord: _____	SHEET <b>3</b>
	Date: 12/12/19 Sales: DHI Designer: MLL File Name: Jos A Bank - Rochester, NY	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.		

SEE BDCI ELEVATION DRAWING AND NOTE BELOW IN RED



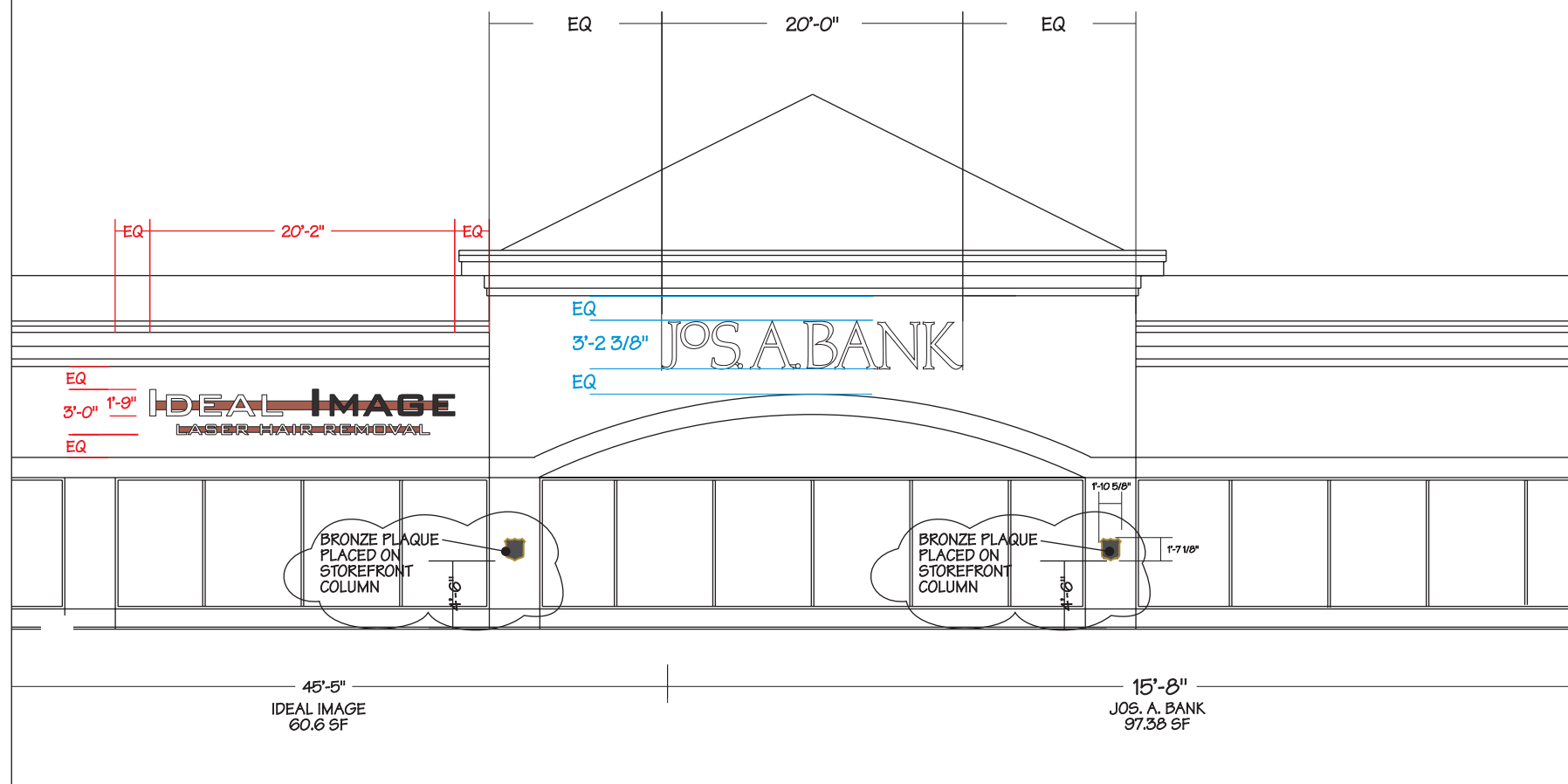
**REVERSE LIT (HALO) CHANNEL LETTERS** SCALE: 1/4" = 1'-0"  
 (1) SET REQUIRED - FABRICATE AND INSTALL - 64.5 SQ. FT.



**REVERSE CHANNEL LETTER SECTION - ELECTRICAL DETAIL**

<p>700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353</p>	Project: Jos A Bank #388 Location: 3240 Monroe Avenue Suite 3 Rochester, New York 14618	Revision _____ _____ _____	Approvals Customer: _____ Landlord: _____	SHEET <b>4</b>
	Date: 12/12/19 Sales: DHI Designer: MLL File Name: Jos A Bank - Rochester, NY	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.		

**BDCI DRAWING**



**PHOTO/EXISTING**



SIGN COMPANY MUST CALL BDCI REPRESENTATIVE TO SCHEDULE INSTALLATION AND FOR ACCESS TO THE PROPERTY AT 716.878.9445. UPON ARRIVAL TO THE JOB SITE, IF THE SIGN INSTALLER FINDS ANY DIFFERENCES BETWEEN BDCI DRAWINGS & THE ACTUAL PHYSICAL CHARACTERISTICS OF THE BUILDING WHICH MAY REQUIRE REPOSITIONING OF THE SIGN, THEY ARE REQUIRED TO CONTACT BDCI AT THE NUMBER LISTED ABOVE FOR AUTHORIZATION PRIOR TO INSTALLATION. IF AUTHORIZATION IS NOT OBTAINED, THE INSTALLER WILL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE RELOCATION OF THE SIGN TO THE CORRECT LOCATION & THE REPAIRS & REPAINTING OF THE BUILDING FACADE.

**EXTERIOR STOREFRONT SIGNAGE**

APPROVED  APPROVED AS NOTED  NOT APPROVED

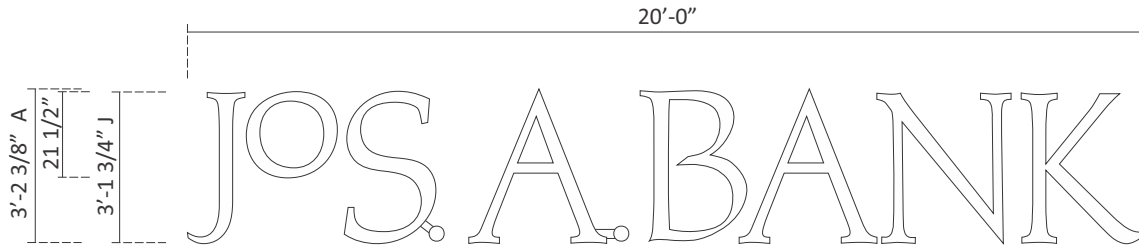
- UPON REMOVAL OF EXISTING SIGN AND PRIOR TO INSTALLATION OF THE NEW SIGN, TENANT IS RESPONSIBLE FOR FACADE REPAIRS UTILIZING AN AUTHORIZED VENDOR PER BDCI SPECS. COORDINATE WITH THE PROPERTY MANAGER MIKE WALKER, 585-330-3640.
- INDIVIDUAL CHANNEL LETTERS TO BE STUD MOUNTED TO THE CANOPY SIGN BAND AREA USING 2" STAND OFFS.
  - DISCONNECT SWITCH IS TO BE LOCATED AT THE END OF THE LETTERING, FLUSH WITH THE BASELINE OF THE LAST LETTER.
  - NO EXPOSED MOUNTING HARDWARE, BRACKETS, BRACING, OR ELECTRICAL CONDUIT PERMITTED.
  - INSTALL AS PER BDCI ELEVATION DRAWING. ALSO SEE BELOW NOTE IN RED.
  - ALL WALL PENETRATIONS MUST BE FILLED WITH EXTERIOR GRADE, EXPANSIVE CAULKING TO CREATE A WATER TIGHT SEAL.
  - UL LABELS VISIBLE.
  - SUBJECT TO MUNICIPAL APPROVAL.

BENDERSON

570 DELAWARE AVE. | BUFFALO, NEW YORK 14202

PROPERTY PITTSFORD SQUARE	
PITTSFORD, NY	
PROP. # 2086	DRWG. # 2086-007 JOS. A BANK
DATE 12.30.19	BY V. FRAGALE
REVISION	





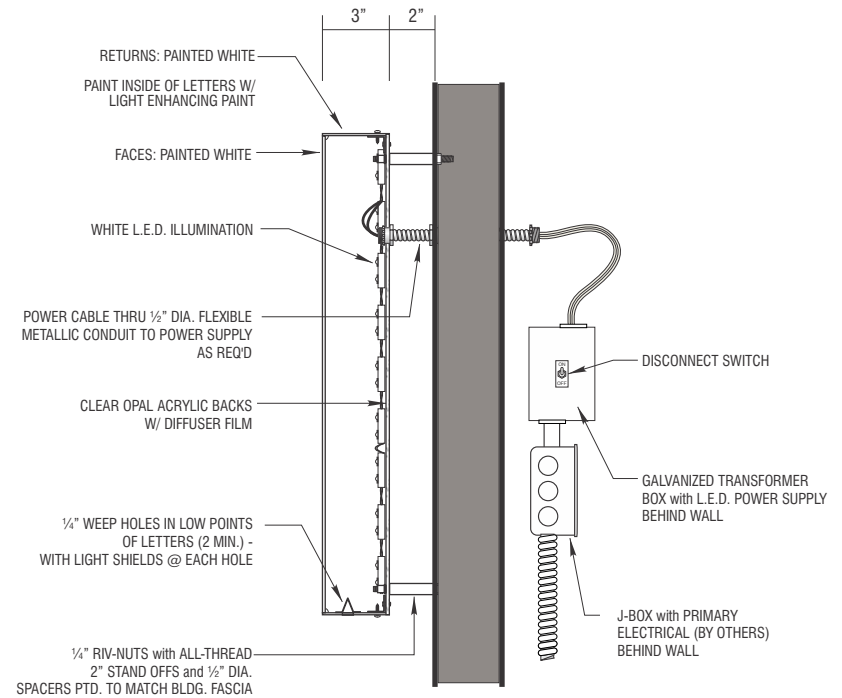
**A** **REVERSE LIT ( HALO ) CHANNEL LETTERS**

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

( 1 ) SET REQUIRED - FABRICATE AND INSTALL -

64.5 SQ. FT.

**COLOR CHART**



**U.L. LABELS REQUIRED**  
INSTALL IN ACCORDANCE W/  
NATIONAL ELECTRIC CODES

**REVERSE CHANNEL LETTER SECTION - ELECTRICAL DETAIL**

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

<b>Project:</b> Jos A Bank #388
<b>Location:</b> 3240 Monroe Avenue Suite 3 Rochester, New York 14618
<b>Date:</b> 12/12/19 <b>Sales:</b> DH <b>Designer:</b> MH
<b>File Name:</b> Jos A Bank - Rochester, NY

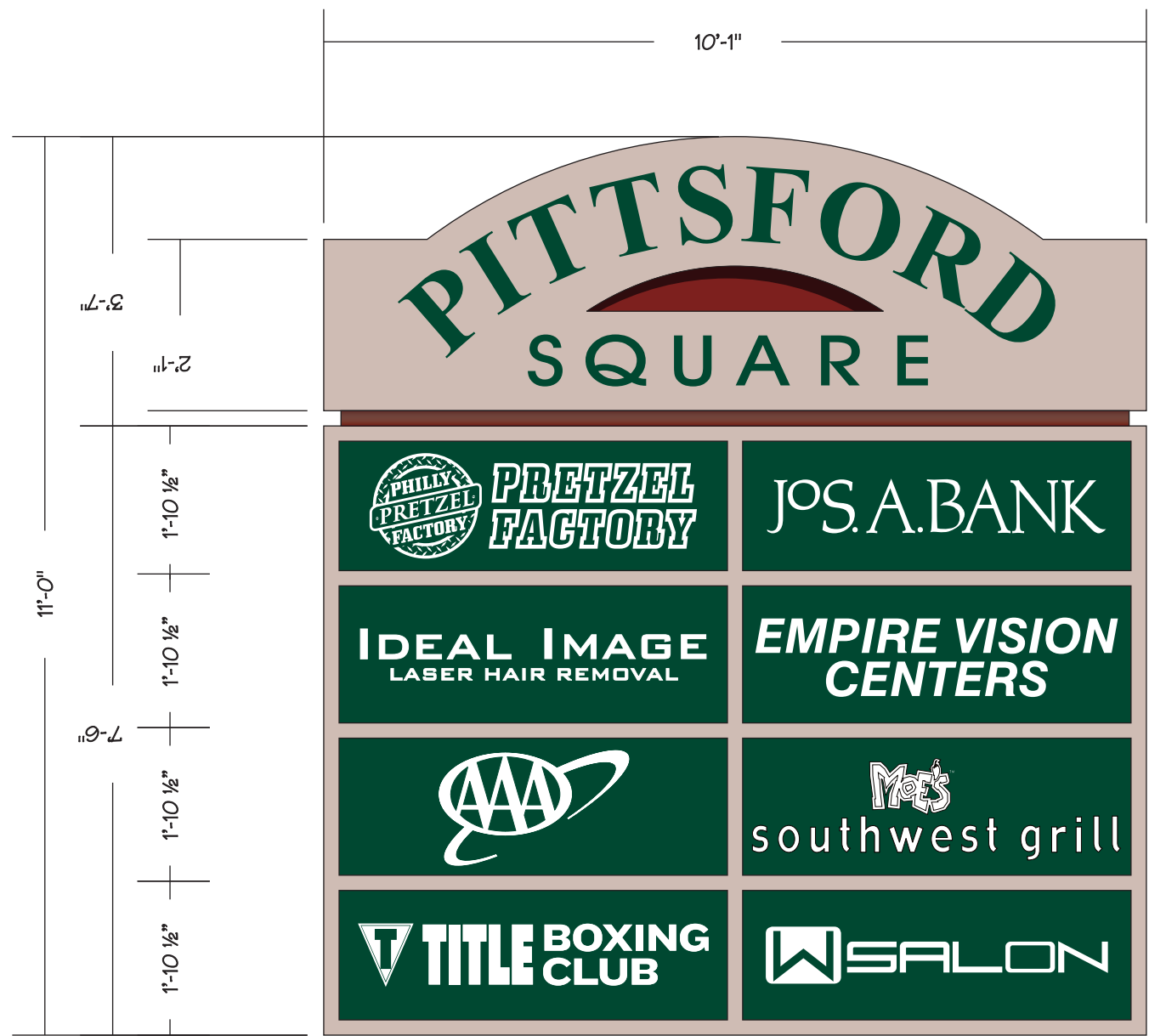
<b>Revision</b>

<b>Approvals</b>
<b>Customer:</b>
<b>Landlord:</b>


**CONCEPTUAL DRAWINGS ONLY:**  
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

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TENANT PANELS:  
 3/16" WHITE ACRYLIC W/TRANSLUCENT  
 SURFACE APPLIED BACKGROUND.  
 TENANT'S COPY STYLE TO BE WHITE.

 3M #230-76 HOLLY GREEN

**WALL DIRECTORY SIGNAGE**

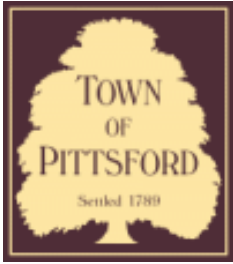
APPROVED    APPROVED AS NOTED    NOT APPROVED

1. FIELD VERIFY EXACT PANEL SIZE AND VISUAL OPENING PRIOR TO MANUFACTURING.

**BENDERSON**  
 570 DELAWARE AVE. | BUFFALO, NEW YORK 14202

<b>PROPERTY</b> PITTSFORD SQUARE	
PITTSFORD, NY	
<b>PROP. #</b> 2086	<b>DRWG. #</b> 2086-007 JOS. A BANK
<b>DATE</b> 12.30.19	<b>BY</b> V. FRAGALE
<b>REVISION</b>	

SIGN COMPANY MUST CALL BDCI REPRESENTATIVE TO SCHEDULE INSTALLATION AND FOR ACCESS TO THE PROPERTY AT 716.878.9379. UPON ARRIVAL TO THE JOB SITE, IF THE SIGN INSTALLER FINDS ANY DIFFERENCES BETWEEN BDCI DRAWINGS & THE ACTUAL PHYSICAL CHARACTERISTICS OF THE BUILDING WHICH MAY REQUIRE REPOSITIONING OF THE SIGN, THEY ARE REQUIRED TO CONTACT BDCI AT THE NUMBER LISTED ABOVE FOR AUTHORIZATION PRIOR TO INSTALLATION. IF AUTHORIZATION IS NOT OBTAINED, THE INSTALLER WILL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE RELOCATION OF THE SIGN TO THE CORRECT LOCATION & THE REPAIRS & REPAINTING OF THE BUILDING FACADE.



## Town of Pittsford

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

Permit #  
**B20-000008**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 9 Lexton Way PITTSFORD, NY 14534

**Tax ID Number:** 178.03-5-18

**Zoning District:** IZ Incentive Zoning

**Owner:** S&J Morrell Builders Inc.

**Applicant:** S & J Morrell Builders Inc.

#### 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                                      |   |

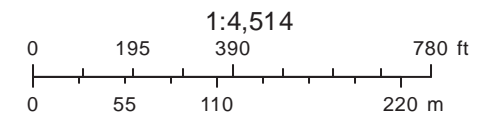
**Project Description:** Applicant is requesting design review for the construction of a single family one story home. The home will be approximately 2118 sq. ft. and will be located in the Wilshire Hills Subdivision.

**Meeting Date:** January 23, 2020

# RN Residential Neighborhood Zoning

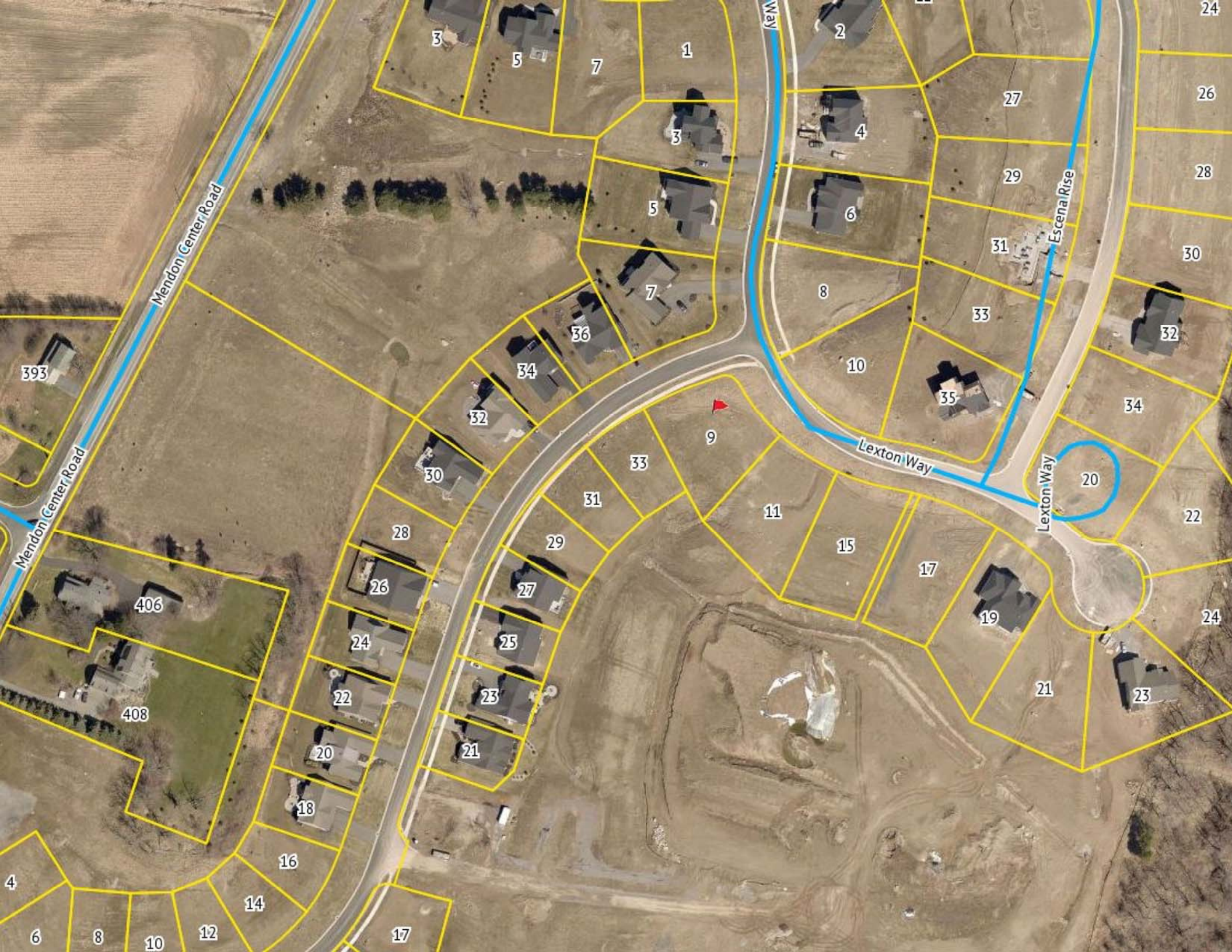


Printed January 16, 2020



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.



Mendon Center Road

Mendon Center Road

Way

Escena Rise

Lexton Way

Lexton Way

393

406

408

3

5

7

1

2

3

4

27

26

5

6

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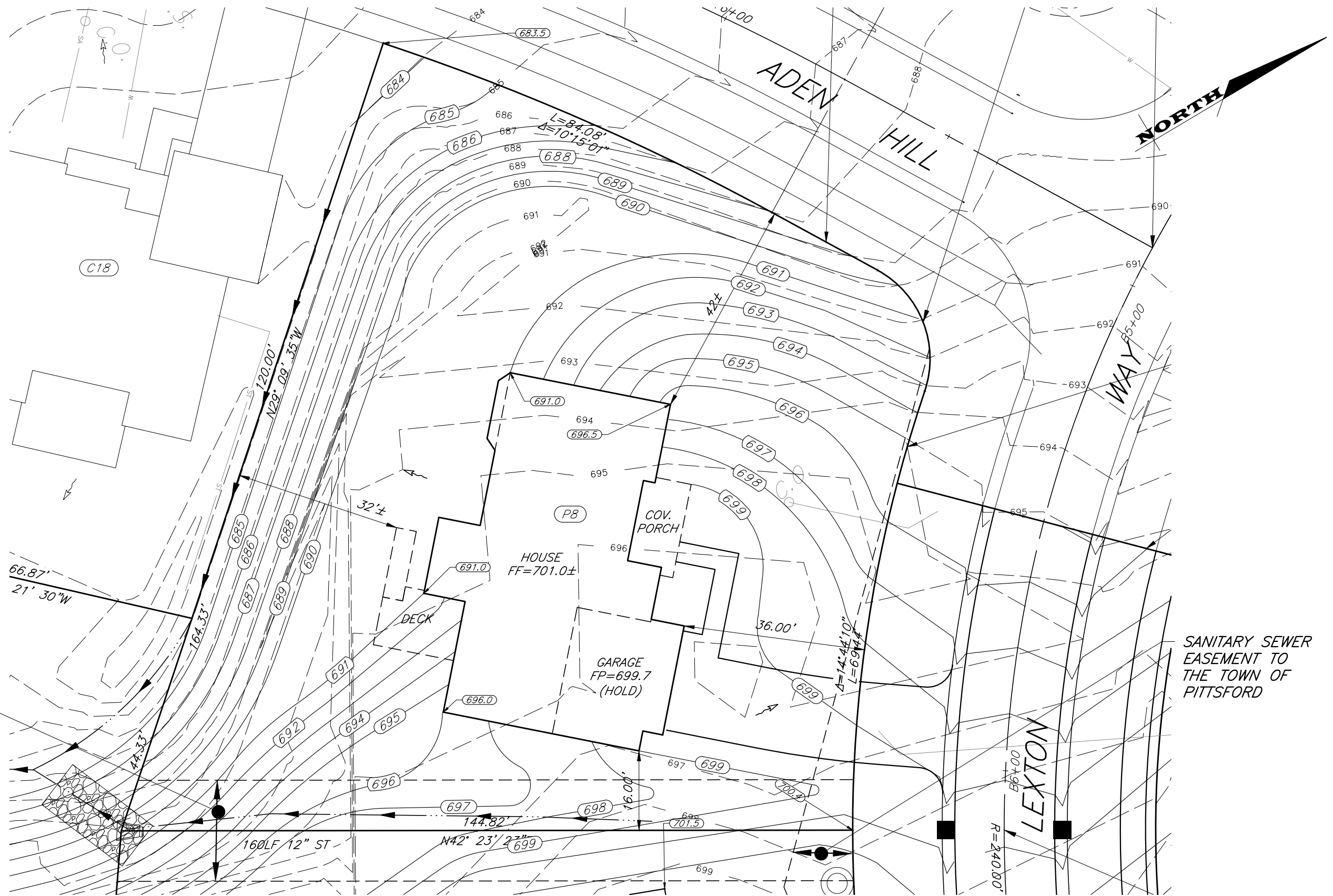
8

10

12

File: Z:\Engineering\Job Files\0423-12\Drawings\Section 3\Plot Plans\Lot P8\LOT P-8.dwg, Plot Date: 1/16/2020, By: RTEDE

DRAINAGE  
EASEMENT TO THE  
TOWN OF PITTSFORD



SANITARY SEWER  
EASEMENT TO  
THE TOWN OF  
PITTSFORD

TITLE:

**PLOT PLAN - LOT P8**

**WILSHIRE HILL - SECTION 3**



JOB NO: 0423-13  
SCALE: 1" = 20'  
DRAWN: RJT  
DESIGNED: RJT  
DATE: 1/8/2020  
REV: 1/15/2020

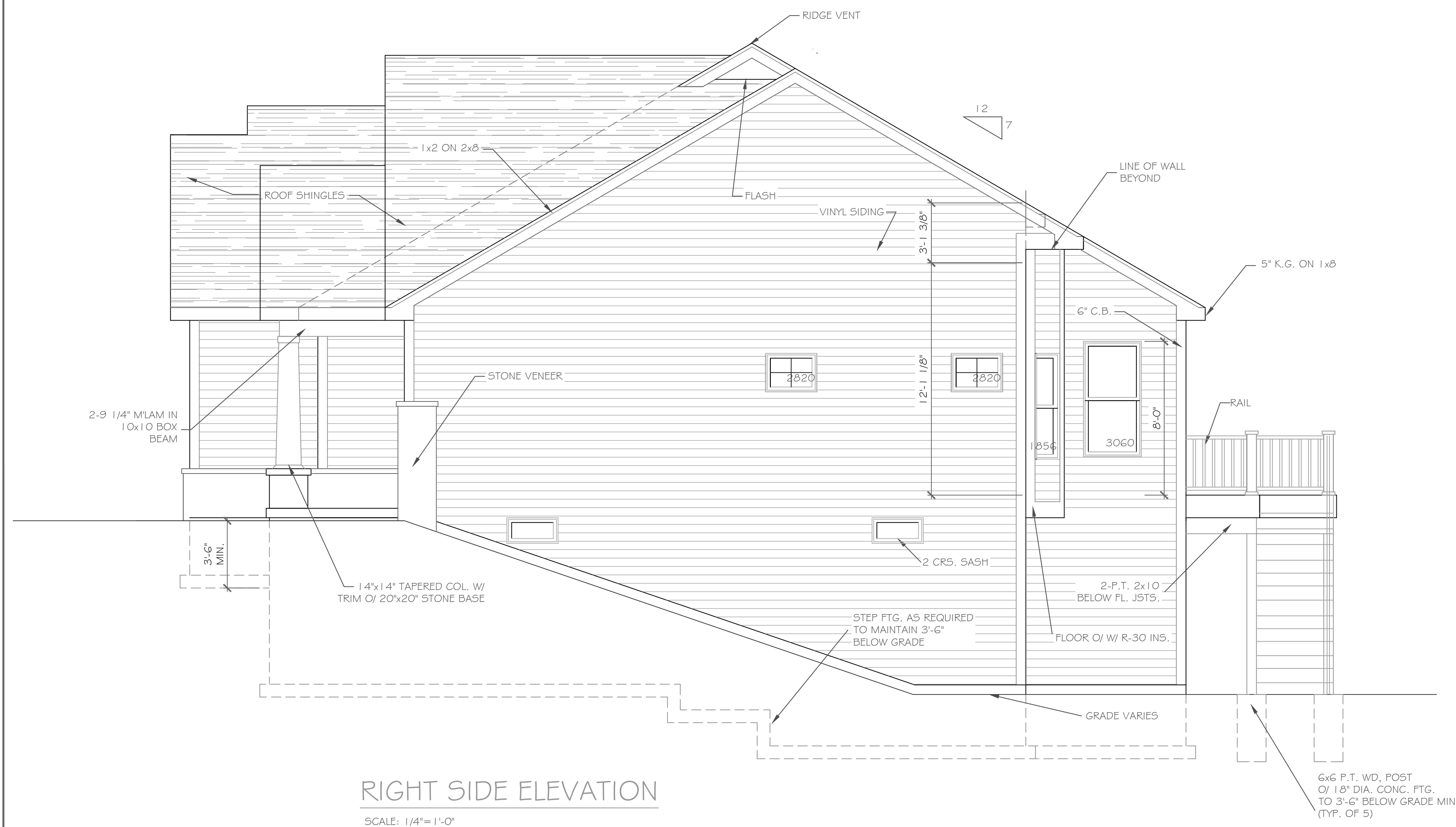
SETBACK	REQUIRED	PROVIDED
FRONT	35'	36' ±
SIDE	10'	16.0'
REAR	20'	32' ±



FRONT ELEVATION 2118 S.F.

1/4" = 1'-0"

- NOTE:
- WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG
  - DOORS TO BE "THERMA-TRU" OR EQ.
  - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
  - ⊕ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
  - \* : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



RIGHT SIDE ELEVATION

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

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- <b>Elevations</b>	PHASE- Construction Documents

PROJECT- <b>Lot 8P, Wishire Hill Pittsford, New York</b>	DATE- November 2019
CLIENT- <b>Morrell Builders</b>	JOB NO.- A19-044

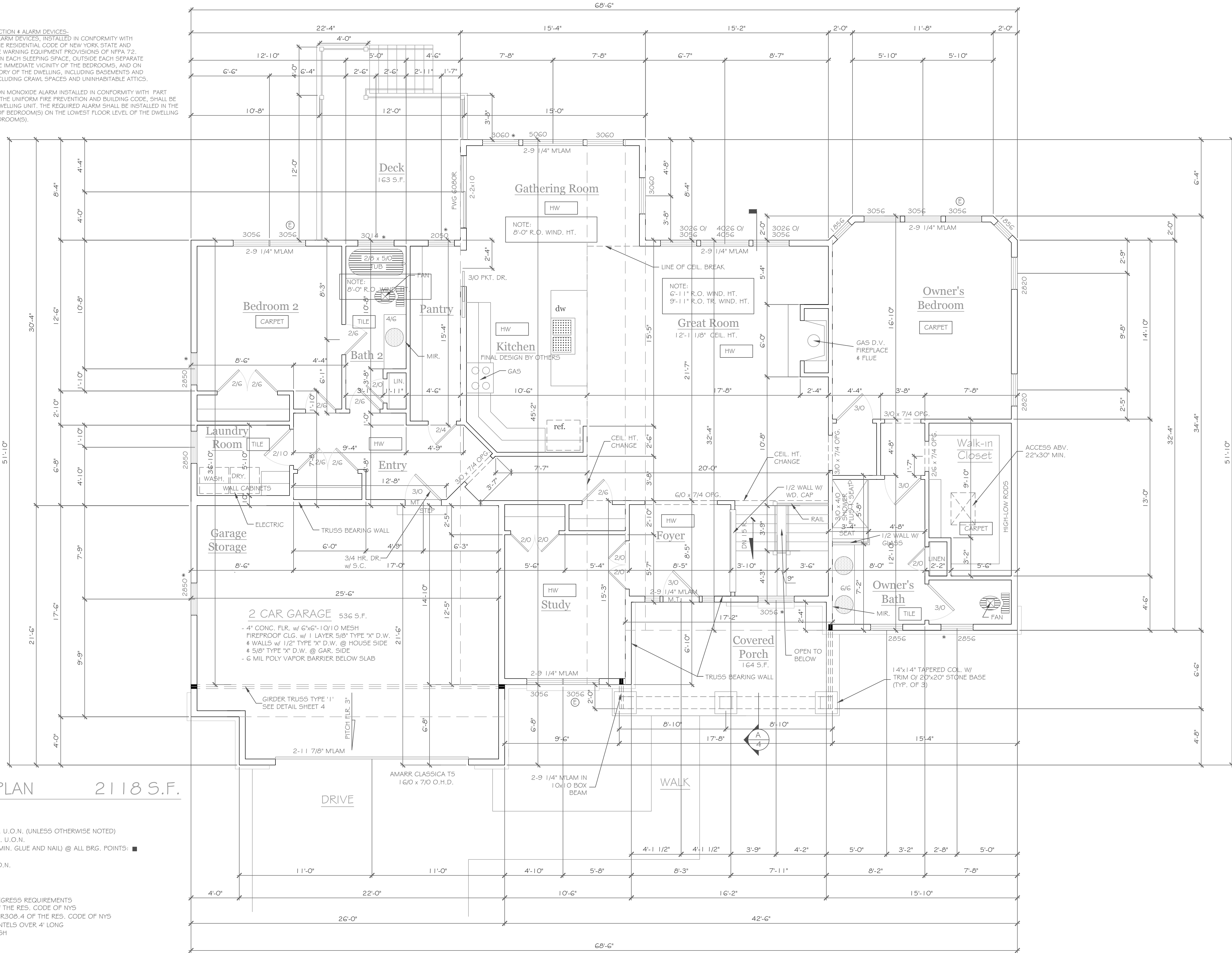
**CKH**  
 architecture  
 1501 Pittsford Victor Road  
 Suite 100  
 Victor, New York 14564  
 phone: (585) 249-1334  
 fax: (585) 249-1333  
 e-mail: CKHennessey@frontiernet.net

DRAWING NO.-  
**A-1**



NOTES: SMOKE DETECTION & ALARM DEVICES:  
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART 1225.2, TITLE 19 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE, SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).



**FIRST FLOOR PLAN** 2118 S.F.

1/4" = 1'-0"

**NOTES:**

- EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 1 2/12 U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- Ⓢ: WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- \* : SAFETY GLASS REQ. PER SECTION R306.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. UNLESS OVER 4' LONG
- ALL CEILINGS TO HAVE A SMOOTH FINISH

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REVISIONS:	NO.	DATE	DESCRIPTION

DRAWING TITLE:	First Floor Plan
PROJECT:	Lot 8P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-044
DATE:	November 2019
PHASE:	Construction Documents

PROJECT:	Lot 8P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-044
DATE:	November 2019
PHASE:	Construction Documents

**CKH**  
architecture  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
fax: (585) 249-1333  
email: CKHennessey@frontiernet.net



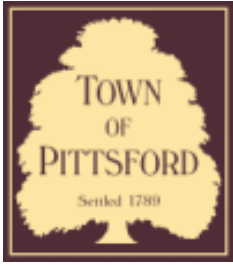






19 LEXTON WAY





# Town of Pittsford

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

Permit #  
**B20-000009**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 123 Sunset Boulevard PITTSFORD, NY 14534

**Tax ID Number:** 164.10-4-22

**Zoning District:** RN Residential Neighborhood

**Owner:** Sharpe, Miles

**Applicant:** Sharpe, Miles

### 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 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 checked="" type="checkbox"/> Informal Review                 |   |

**Project Description:** Applicant is requesting an informal review for the construction of a new two story home. The home will be approximately 5000 sq. ft. and will replace the current home at the above address. Applicant will have to apply for a demolition permit.

**Meeting Date:** January 23, 2020

January 15, 2020

Town of Pittsford  
Zoning Department, Design Review Board  
Main Street  
Pittsford, NY

RE: Project Description – Preliminary DRB Review  
PROJECT: Concept Design for 123 Sunset Blvd., Pittsford, NY

Dear Board Members

Attached are preliminary documents describing a proposed residence at 123 Sunset Blvd.

My clients, Miles & Elizabeth Sharpe. They are relocating to the USA from the UK within the year. They currently have 3 young children. Because their UK family will be visiting frequently, and staying for extended periods, they would like a 1<sup>st</sup> floor guest bedroom suite.

After extensive searching for the right house, close to the Village that they could renovate, they determined that buying a satisfactory lot, with an existing house, that they could tear down, was the best way to get the house they need, in the desired neighborhood. They recently closed on the house at 123 Sunset Blvd., with the intent of tearing down the existing house and constructing a new 2-story, wood-framed residence in its place.

The existing house is a 1 ½ story, wood-framed cape, with 1766 SF. There are 3 bedrooms, 2 baths and a single car garage. The lot is heavily treed with many established trees and hedge screening; helping to create an established landscaped lot.

The proposed house would be approximately 5,000 square feet with a 3-car garage. It would have 4-bedrooms on the 2<sup>nd</sup> floor, and the guest suite on the 1<sup>st</sup> floor. The lot is a good size. It is rectangular, but irregular; getting slightly narrower as it extends to the rear. The grade rises slightly to the rear.

The design of the house was generated by the desire to not have a front-loaded garage design, but also not eating up the entire back yard with a long driveway, accessing the garage extending out the rear.

Integrating the garage into the volume of the house was considered undesirable, because it defeats the desire to diminish the scale of the house. Which is how we ended up with the garage wing projecting out the front of the house. In discussions with Mark Lenzi, from the Town, he informed us that this was an acceptable 'parti', that the Design Review Board has

approved in many other subdivisions. We are asking the board to look at the preliminary concept drawings for such a designed house.

Because the house is much larger than the house that currently exists, we have used various design techniques to try to disguise the scale of the house.

First of all, the ridge is broken and steps down. The primary volume of the house is 50' wide x 32' deep. A smaller wing of the house extending to the east, is 24' wide and about 21' deep. The shallower depth yields a smaller, lower gable.

Secondly, we lowered the eave on the front of the house below the 2<sup>nd</sup> floor top plate. The eave is then broken by gable dormers facing the street. The entry wing, facing the street, further breaks up the front elevation.

The garage wing projects out towards the street, attached to the smaller, lower volume. So not only is the east wing lower, it is effectively behind the garage. The focal point of the house from the street will be the main 50' volume.

Additionally, existing trees in the front yard, combined with future landscaping will screen the garage wing projecting out towards the street. Because the grade rises, the autocourt in the front yard will be approximately 24" above the elevation of the street. With appropriate landscaping, the autocourt can be effectively screened from the street. Having tall trees at the rear and neighboring properties will also allow the house to recede into the landscape.

These design features will help to mitigate the scale of the house.

Attached are some preliminary plans, simple elevations, and a massing model, which will hopefully illustrate some of the design features discussed above.

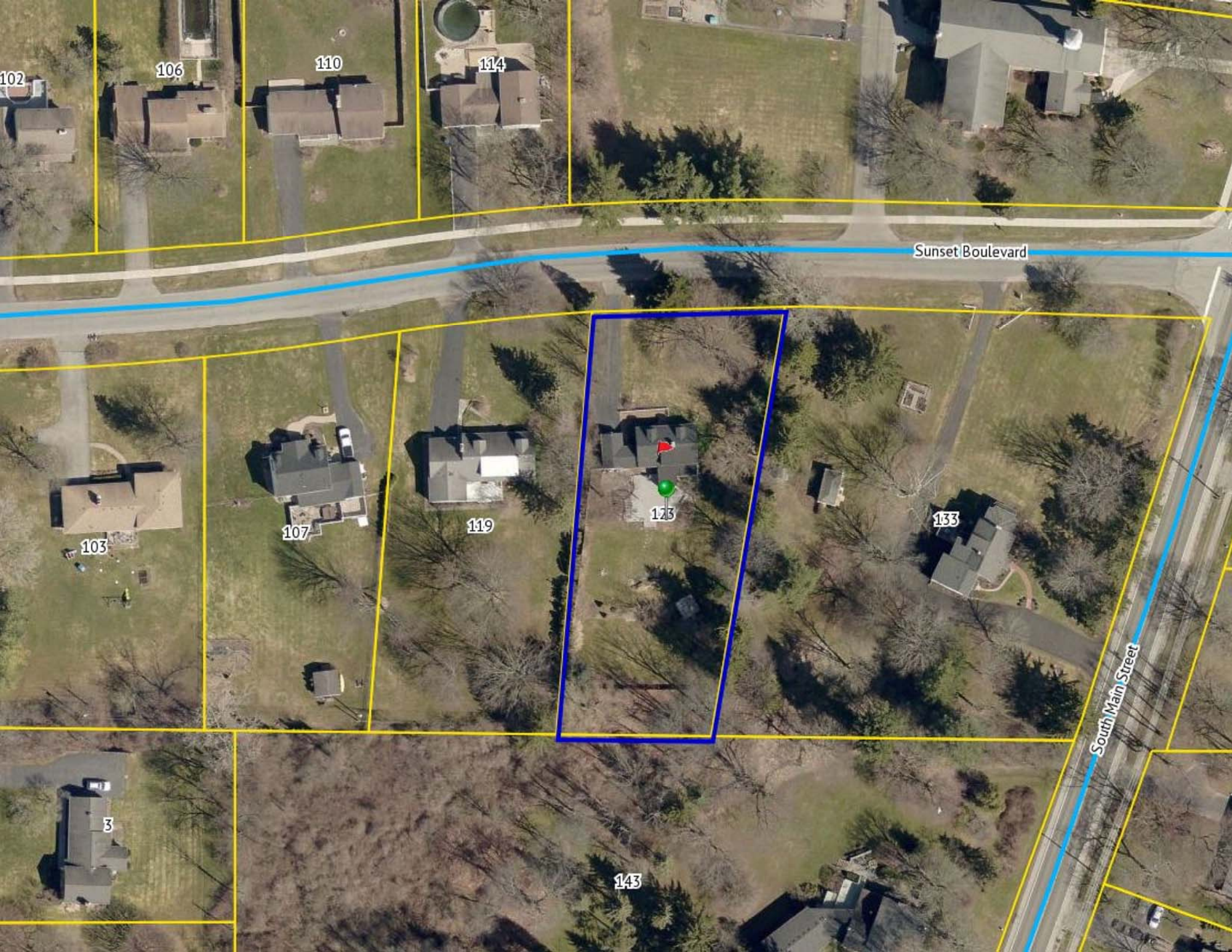
The additive 'nodules' on the back of the house are a screen porch to the east and a playroom to the west. Our current plans we are working on integrates the playhouse much more, so that it does not feel so extended.

We look forward to hearing the Boards comments about the proposed house for 123 Sunset Blvd.

Thank you,



R. Jon Schick, AIA



102

106

110

114

Sunset Boulevard

103

107

119

123

133

3

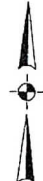
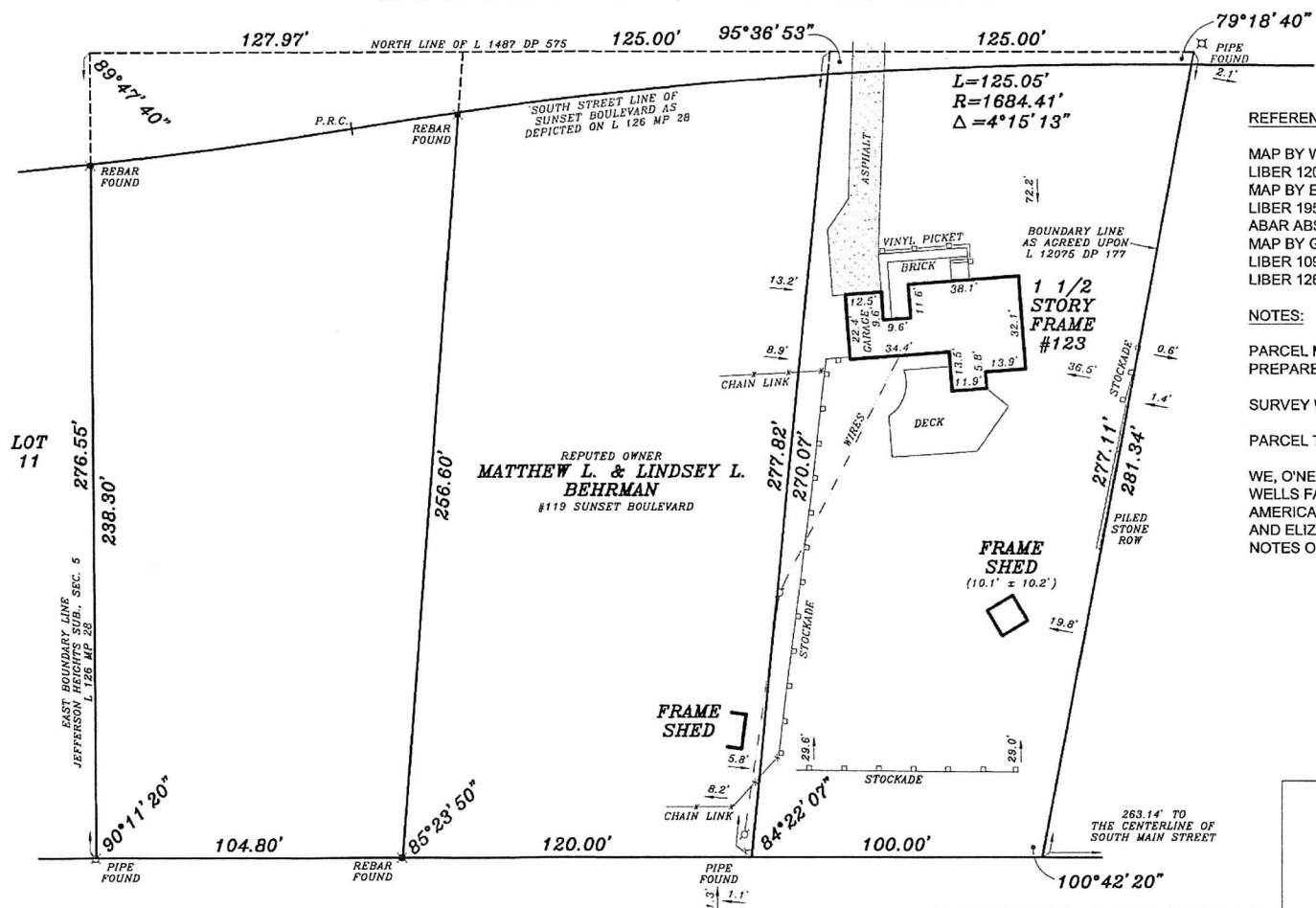
143

South Main Street



# SUNSET BOULEVARD

(70' WIDE)



**REFERENCES:**

MAP BY WILLIAM A. SEYMOUR, L.S. DATED AUGUST 9, 2018 RECORDED IN LIBER 12075 OF DEEDS, PAGE 177  
 MAP BY E. J. FRICKER, L.S. DATED SEPTEMBER 12, 1949 RECORDED IN LIBER 1959 OF MORTGAGES, PAGE 483  
 ABAR ABSTRACT #LR-0-10916 DATED OCTOBER 18, 2019  
 MAP BY GREGORY D. BLY, L.S. DATED JUNE 20, 1996  
 LIBER 10947 OF DEEDS, PAGE 271  
 LIBER 126 OF MAPS, PAGE 28

**NOTES:**

PARCEL MAY ALSO BE REFERRED TO AS "LOT C" AS SHOWN ON THE MAP PREPARED BY E. J. FRICKER, L.S. REFERENCED HEREON.  
 SURVEY WAS PERFORMED UNDER HEAVY SNOW COVER.  
 PARCEL TAX ID #164.10-4-22

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY; GALLO & IACOVANGELO, LLP AND ELIZABETH M. SHARPE THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED NOVEMBER 12, 2019.

*Thomas A. Rodak*  
 THOMAS A. RODAK, P.L.S. #050246

ADDED CERT. 12/05/19 TMO

5 SOUTH FITZHUGH STREET  
 ROCHESTER, NY  
 14614  
 PHONE (585) 325-7520 FAX (585) 325-1708  
 e-mail surveyors@oneillrodak.com

MAP OF A SURVEY  
 PARCEL SITUATE IN TOWN LOT 20  
 TOWNSHIP 12, RANGE 5  
 TOWN OF PITTSFORD  
 MONROE COUNTY, NEW YORK

**O'NEILL-RODAK**  
 LAND SURVEYING ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS  
 BOUNDARY CONSULTANTS  
 FEMA ELEVATION CERTIFICATES  
 ALTA/NSPS SURVEYS

\*Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law\*  
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.  
 \*Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.  
 Guarantees or certifications are not transferable to the institutions or subsequent owners\*

CLIENT		DOLLINGER ASSOCIATES, P.C.	
SCALE	DATE	PROJECT NO.	
1" = 40'	11/14/2019	2019-1674	









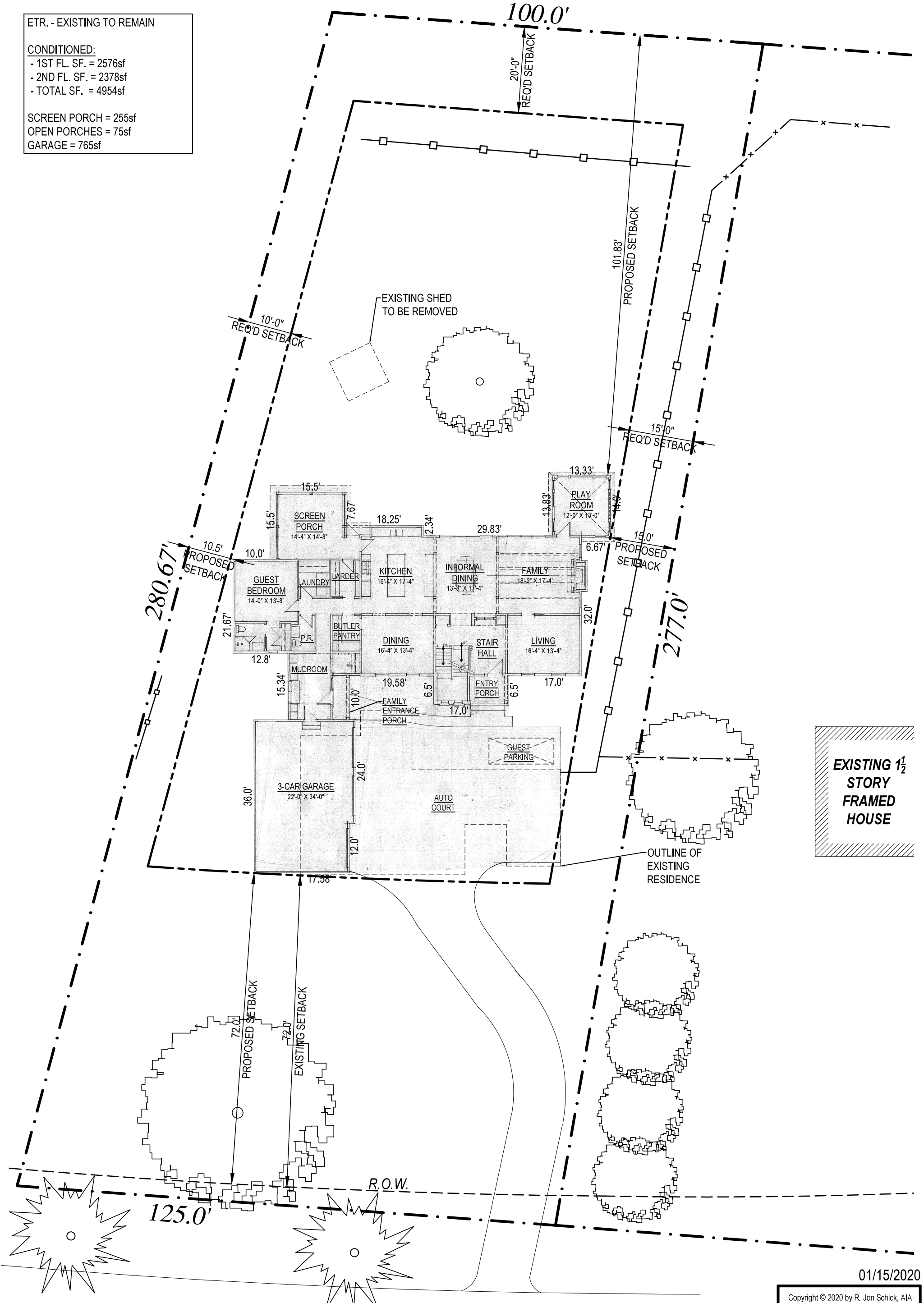


ETR. - EXISTING TO REMAIN

CONDITIONED:

- 1ST FL. SF. = 2576sf
- 2ND FL. SF. = 2378sf
- TOTAL SF. = 4954sf

- SCREEN PORCH = 255sf
- OPEN PORCHES = 75sf
- GARAGE = 765sf



**EXISTING 1 1/2  
STORY  
FRAMED  
HOUSE**

01/15/2020

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**R. JON SCHICK, AIA**  
ARCHITECT

248 East Avenue  
Rochester, NY 14604  
p 585.454.5101  
c 585.330.1620  
jon@jonschick.com

**SUNSET BLVD.**  
70' R.O.W.

**PROPOSED SITE PLAN**

SCALE: 1" = 20'



NORTH







