

**Design Review & Historic Preservation Board  
Agenda  
March 28, 2019**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **29 Sandpiper Lane**  
The Applicant is requesting design review for the addition of a master bedroom. The addition will be approximately 429 sq. ft. and be located to the rear of the garage.
  
- **60 Knollwood Lane**  
The Applicant is requesting design review for the addition of a sunroom. The sunroom will be located to the rear of the existing home and will be approximately 380 sq. ft.

**RESIDENTIAL APPLICATION FOR REVIEW - NEW**

- **28 Aden Hill**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1893 sq. ft.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3380 Monroe Avenue**  
The Applicant is requesting design review for the color change to an existing business identification sign. The Genesee Regional Bank sign "GRB" will be changed from green to white and the raceway will be painted to match the brick on the building.

**OTHER – REVIEW OF 3/14/2019 MINUTES**

**Draft**  
**Design Review and Historic Preservation Board**  
**Minutes**  
**March 14, 2019**

**PRESENT**

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

**ALSO PRESENT**

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

**ABSENT**

Paul Whitbeck, David Wigg; Vice Chairman

**HISTORIC PRESERVATION DISCUSSION**

The letters to inventoried homeowners regarding historic designation have been sent out. There has been some response and Board members are contacting the interested homeowners. A reception with a tentative date of May 30 will be held at Spiegel Community Center for inventoried homeowners on East Avenue. An invitation needs to be drafted.

The demolition legislation was discussed. The Town Attorney is drafting this legislation which will require Town Board approval. There is no time table at the present time. Bonnie Salem will forward an email with the Design Review Board's comments on this legislation.

**CERTIFICATE OF APPROPRIATENESS - RETURNING**

- **3577 Monroe Avenue**  
The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

This public hearing remains open from the previous meeting.

There were no representatives present for this application and no further information has been submitted for consideration.

The Public Hearing remains open.

**RESIDENTIAL APPLICATIONS FOR REVIEW - RETURNING**

- **155 West Jefferson Road**  
The Applicant is requesting design review for the renovation to an existing porch. The existing porch is approximately 96 sq. ft. and is located to the front of the home. The porch will be framed in, new windows will be added and the exterior will be finished with cedar to blend with the existing architecture of the home.

No representative was present to discuss this application with the Board.

Allen Reitz discussed that the intentions of the homeowner in regards to the enclosure of the porch. The front facing side of the enclosure will have 3 windows wide and the side facing enclosure will be 2 windows wide.

The Board wants to ensure that the top of the enclosure sill will line up with the existing window.

Dirk Schneider moved to accept the application with a change to the plans to indicate the windows will be 6 over 6 double hung windows with the window sill aligned to the existing window on the home.

Kathleen Cristman seconded.

All Ayes.

## **RESIDENTIAL APPLICATION FOR REVIEW**

- **65 Parkridge Drive**

The Applicant is requesting design review for the addition of a front porch. The porch will be approximately 83 sq. ft. and feature exposed wood rafters, corrugated metal roof and 8 x 8 columns. The house will receive new Certainteed impression siding in a natural clay color with a herringbone trim and two new garage doors.

The homeowners, Lorelei and James Heliotis were present.

They indicated that they will be replacing the natural colored exterior siding and bone colored trim. They also plan to expand the front entrance and add a roof over the stoop. The garage doors will be replaced. The brick will remain. The roof color on the entrance will be a dull copper color.

John Mitchell made the suggestion the applicant consider a smaller column with casing instead of a solid timber piece. The opinion was that the timber may not weather well.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **255 Woodland Road**

The Applicant is requesting design review for the addition of a two-car garage and front porch. The garage will be a forward facing garage and will be approximately 528 sq. ft. The Applicant has received a variance for a side setback encroachment.

The homeowner and contractor, Taylor Wold, was present.

Mr. Wold indicated that all windows and siding would be replaced and a new garage door with 6 or 8 panels with a row of windows on top.

The Board made suggestions that the gables on the east and west side of the front elevation should match in style to create balance.

John Mitchell moved to accept the application as submitted with the condition the gables on the east and west of the front façade match.

Leticia Fornataro seconded.

All Ayes.

## **RESIDENTIAL APPLICATION FOR REVIEW - NEW**

- **27 Escena Rise (Lot P37)**

The Applicant is requesting design review for the construction of a new 2950 sq. ft. two story single family home.

Jeff Brokaw of Morrell Builders was present.

After review of the application the Board had no questions.

Dirk Schneider moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

## **COMMERCIAL APPLICATION FOR REVIEW**

- **3340 Monroe Avenue**

The Applicant is requesting design review for the addition of a 144 sq. ft. business identification sign.

Chris Hill of the I. Gordon Corporation was present representing American Sign.

Mr. Hill stated that the façade had previously been approved by the Board. The sign is as large as Town Code allows per the sign code.

Leticia Fornataro recommended that the sign be lowered to line up with the other signs on the plaza. Several Board members agreed with this recommendation.

Bonnie Salem moved to accept the application as submitted with the suggestion of lowering the sign one control joint to line up with the other signs on the building.

Kathleen Cristman seconded.

All Ayes.

- **930 Linden Avenue**

The Applicant is requesting design review for the addition of a storage building on an existing commercial property. The addition will be approximately 5700 sq. ft. and will be added onto the north east corner of the building. The existing building will also be renovated and will feature new windows, stone veneer, lighting and EIFS colored wall.

Dave Simonetti was present to discuss the application with the Board.

Mr. Simonetti detailed the changes to be made and described the new addition. The existing building will have new windows and front door installed and stone knee wall across the bottom. The addition will have (4) 14' x 14' overhead doors The west and north elevations will be painted to match the existing building. The garage doors will be painted to match the trim on the buildings. Stone samples were shown.

The Board felt this is a nice refresh to the building.

Leticia Fornataro moved to accept the application as submitted. Dirk Schneider seconded.

All Ayes.



- **155 Golf Avenue**

The Applicant is requesting design review for the construction of a new maintenance facility. The building will be located behind the old facility and will be approximately 12200 sq. ft.

Todd Longwell discussed the application with the Board.

Mr. Longwell showed a display of how the landscaping would appear from the street. He indicated that the existing building berm would screen the proposed building. He discussed how the trees that will be removed are dead or hazardous. The lighting will be downcast and not broadcast. The overall color will be green and a brown knee wall will around the building

The Board discussed the pitch of the roof and the color of the building. They reiterated their opinion that a brown tone color will blend in better with the surroundings.

Mr. Longwell expressed that the current building is green and that the overhead door color will be tan.

Dirk Schneider moved to accept the application as submitted with the condition that the pitch of the roof be changed to 1/12.

John Mitchell seconded.

All Ayes.

**OTHER – REVIEW OF 2/28/2019 MINUTES**

The minutes of the February 28, 2019 meeting were approved as written.

All Ayes.

The meeting adjourned at 8:07 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board



## Town of Pittsford

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

Permit #  
**B19-000037**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 29 Sandpiper Lane PITTSFORD, NY 14534

**Tax ID Number:** 164.13-2-33

**Zoning District:** RN Residential Neighborhood

**Owner:** Hammer, Nancy E

**Applicant:** Spiegel & Ghostlaw Inc. DBA Brooks Construction Company

#### Application Type:

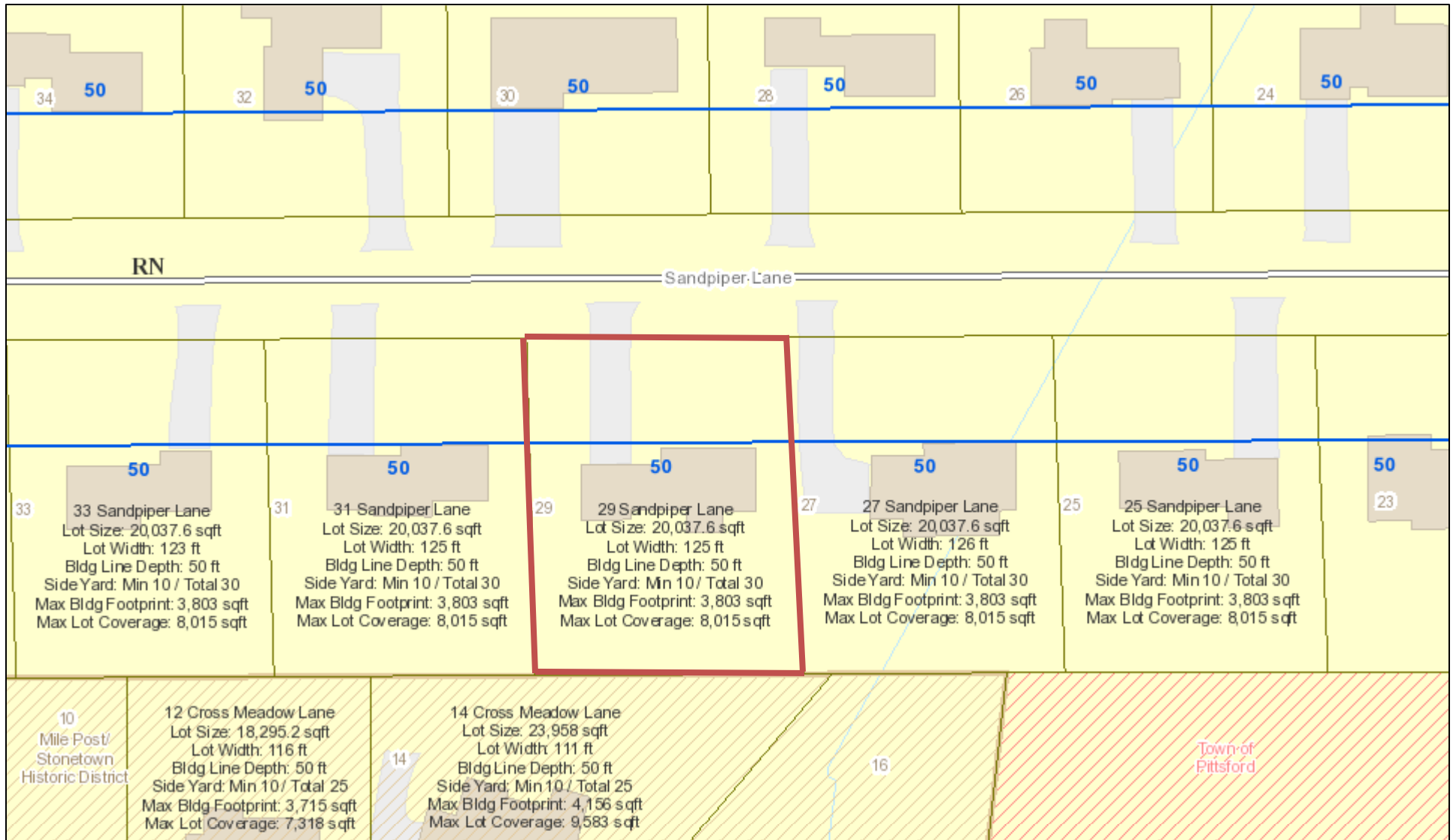
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building 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 master bedroom. The addition will be approximately 429 Sq. Ft. and be located to the rear of the garage. Materials will match the existing house.

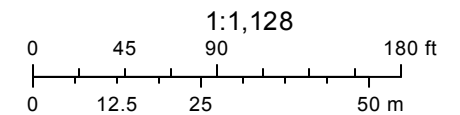
**Meeting Date:** March 28, 2019



# RN Residential Neighborhood Zoning



Printed March 21, 2019



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.



32

30

28

26

Sandpiper Lane

31

29

27

12

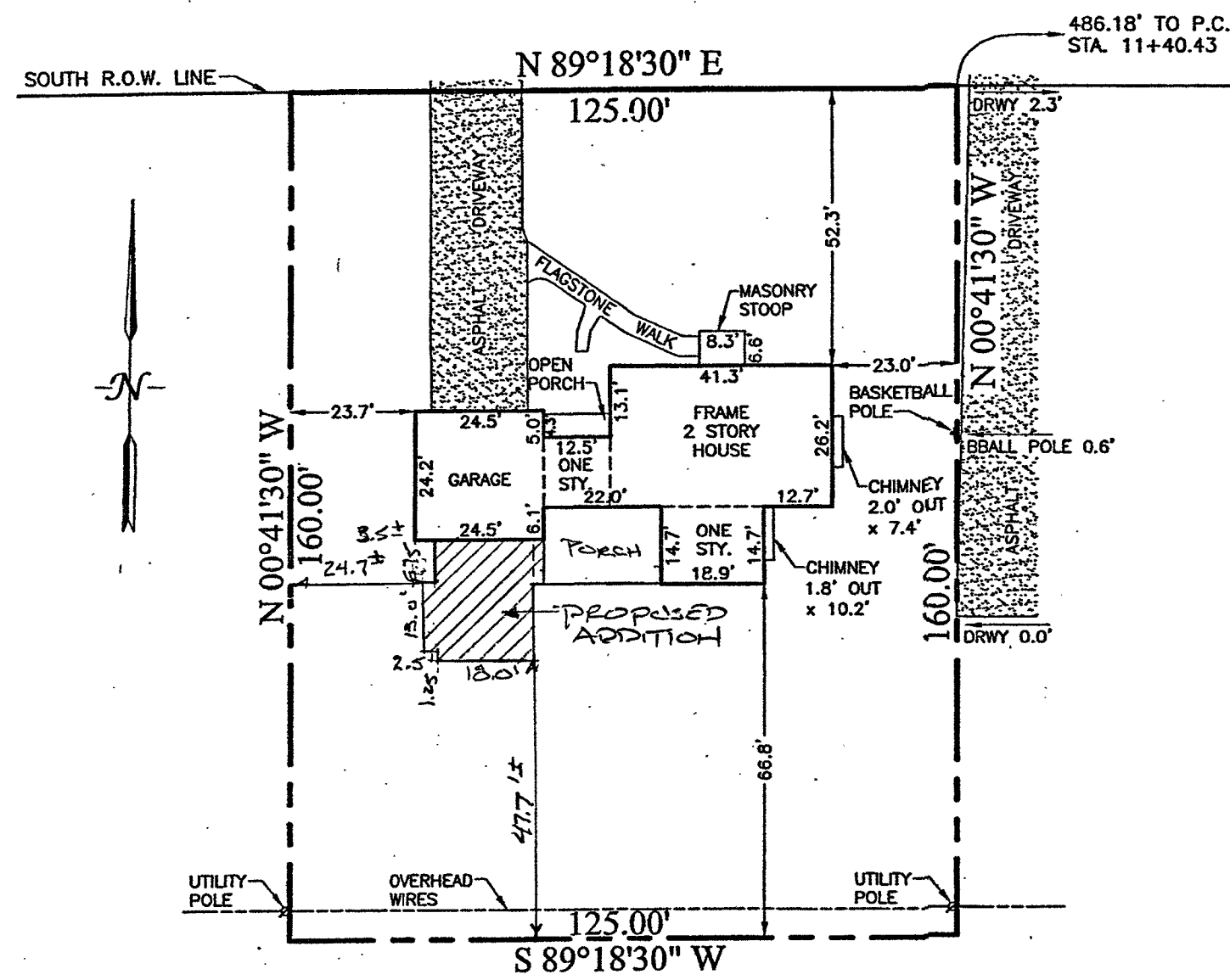
14

16



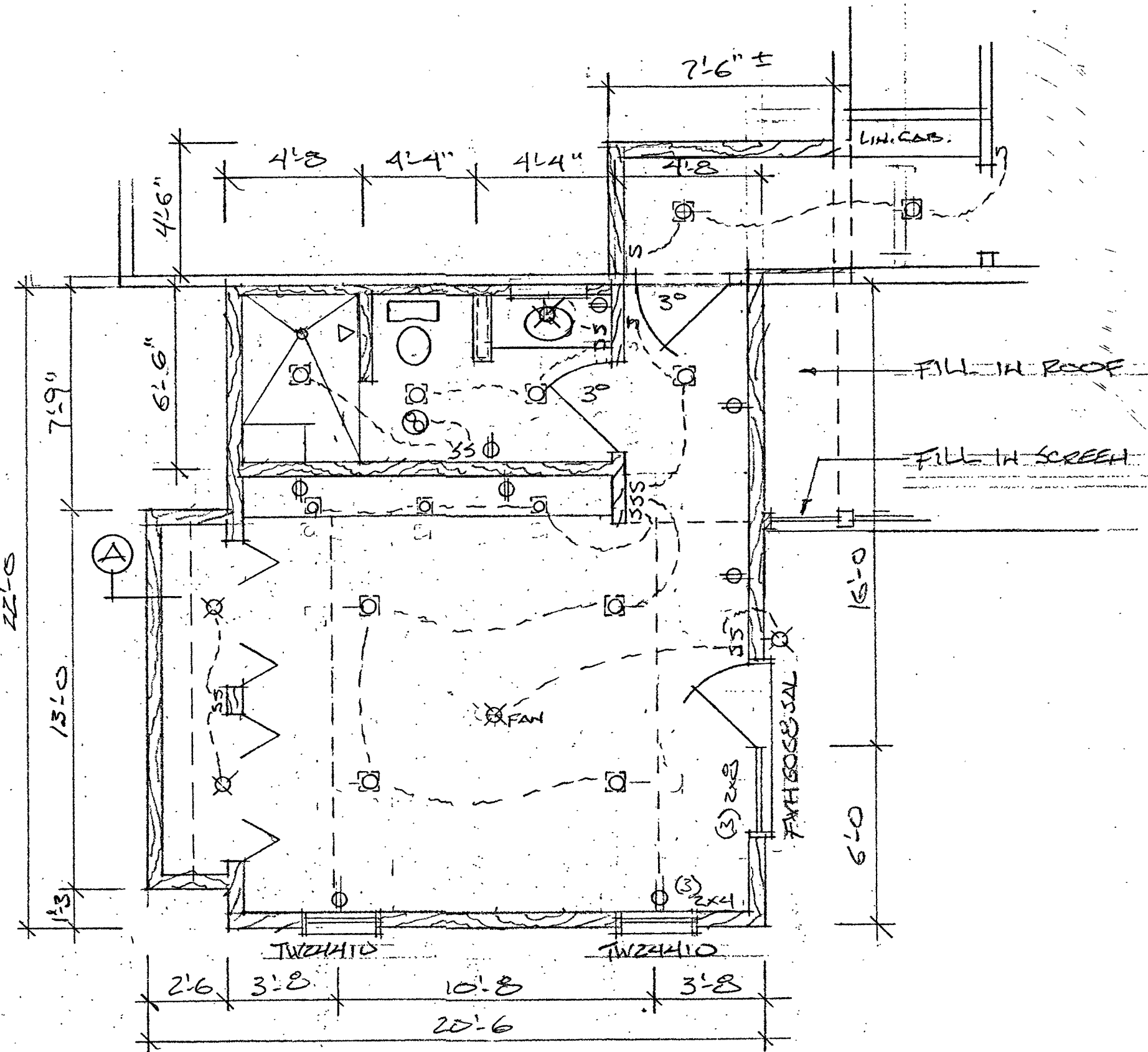


# SANDPIPER (60' R.O.W.) LANE

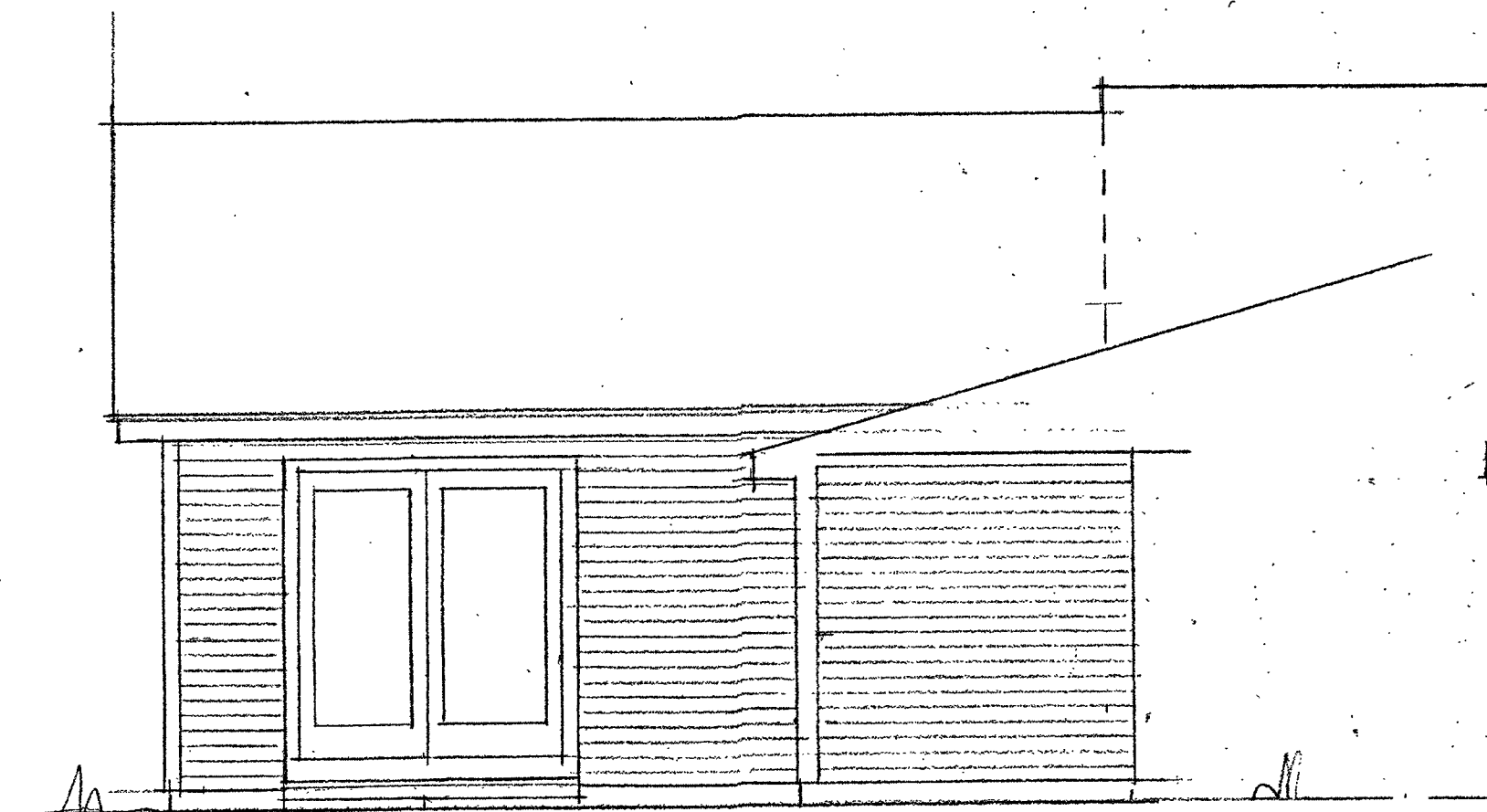


**SITE PLAN**  
1" = 1'-0"

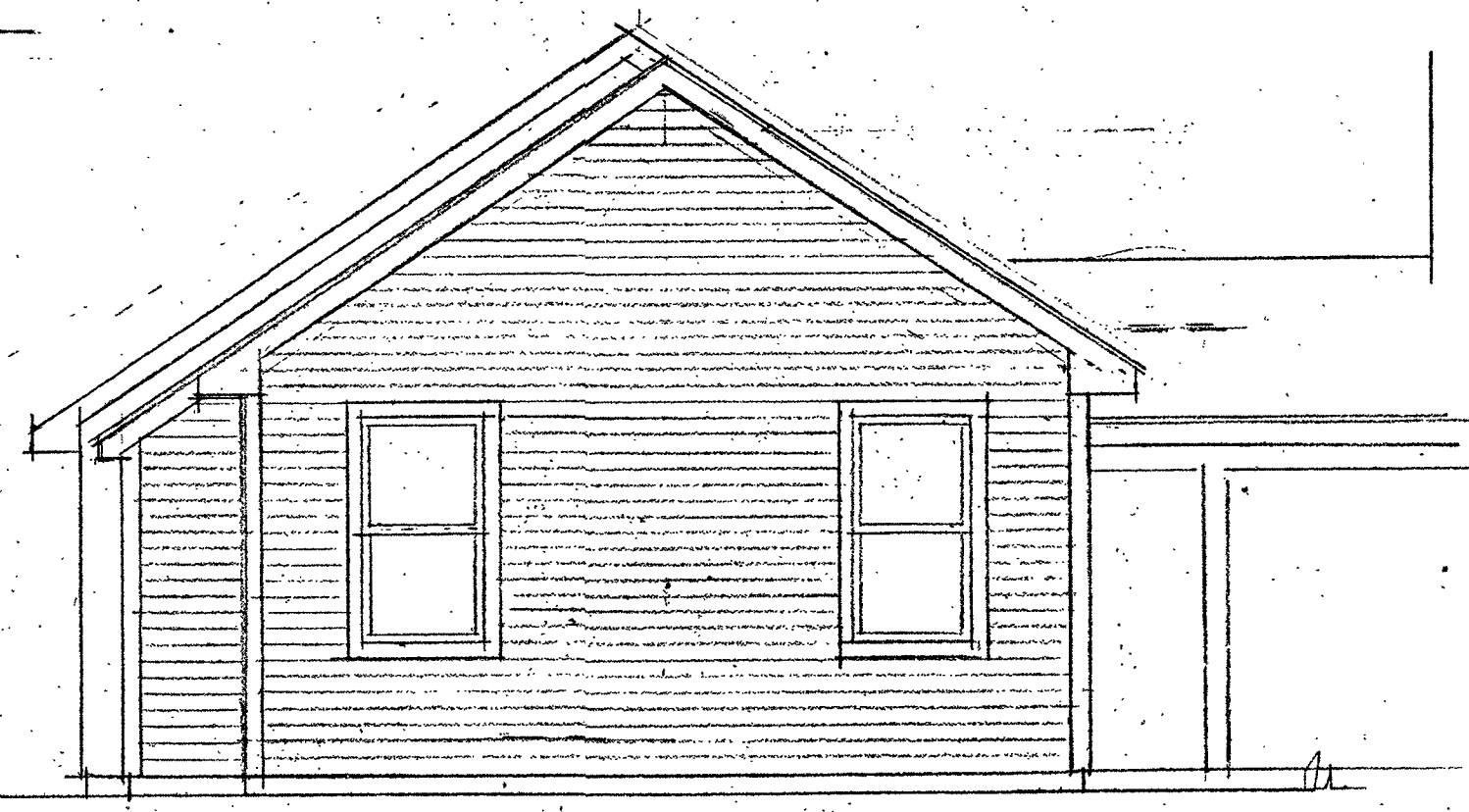
BLDG COVERAGE - 15%  
LOT COVERAGE - 21%



**FLOOR PLAN**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"

MARK P. MULLER  
ARCHITECT

Tel 657-8905

3509 Taft Road  
Bloomfield, NY 14469

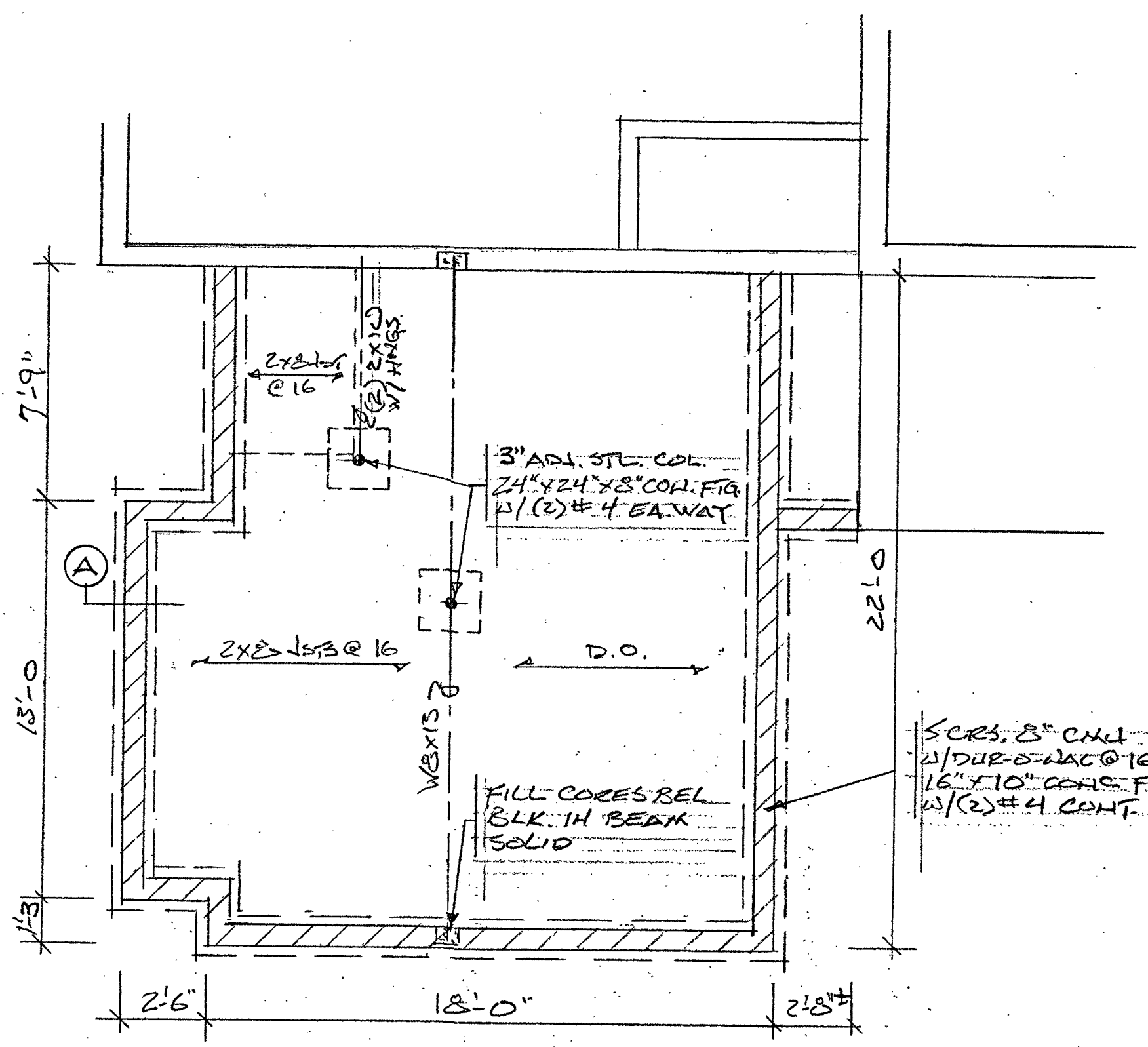


HAYKER ADDITION  
A SANDPIPER LANE  
PITTSFORD

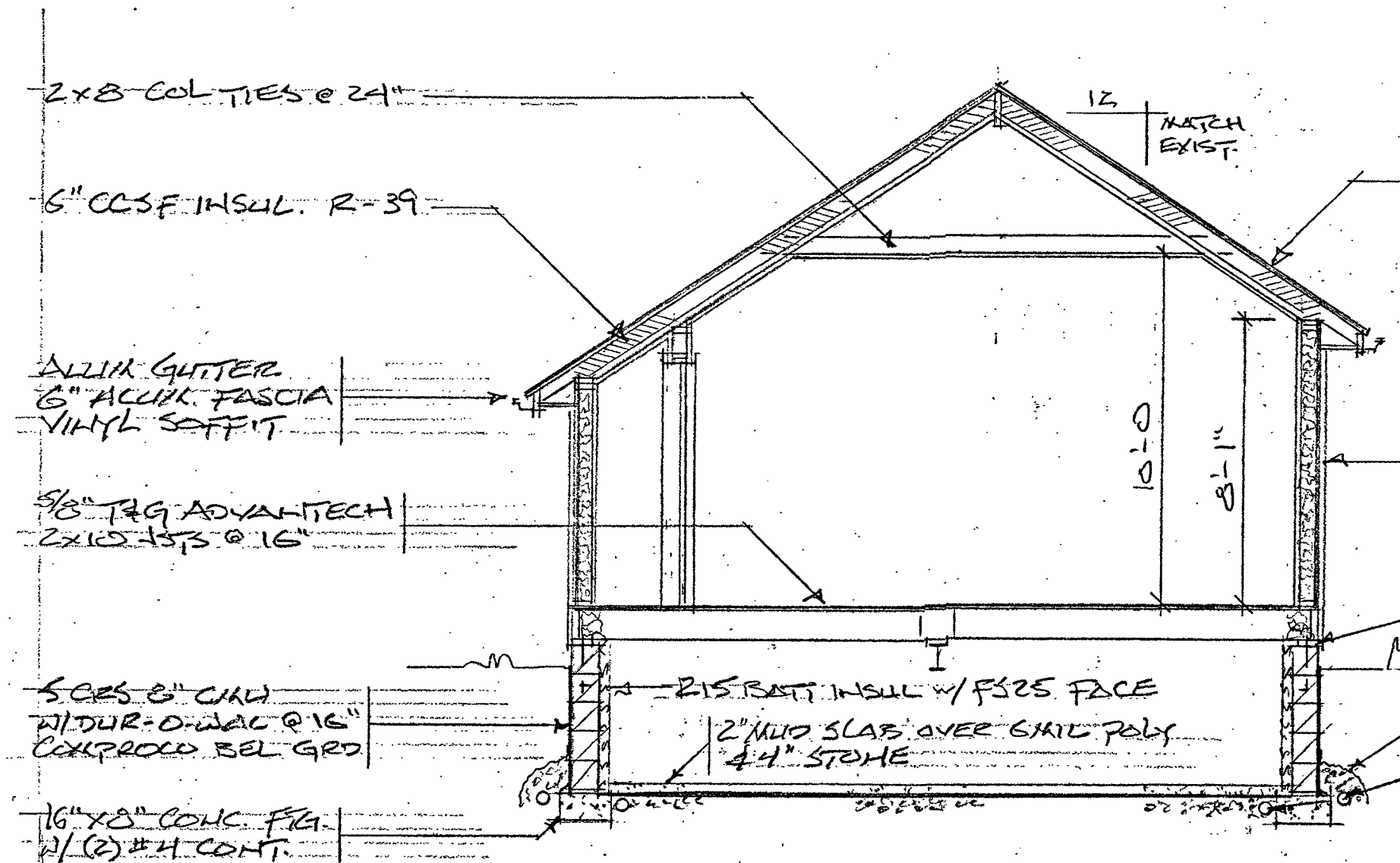
3.5.17



HAMMER ADDITION  
29 SANDPIPER LANE  
PITTSFORD



FOUNDATION PLAN  
1/4" = 1'-0"



SECTION A  
1/4" = 1'-0"

ASPHALT SHINGLES  
36" ICE SHIELD STARTER  
SYNTHETIC UNDERLAY  
1/2" ADVANTECH w/ CLIPS  
2x8 FTTRS @ 24"

VINYL SIDING  
KEYSEWRAP  
1/16" OSB  
2x6 STDS @ 16"  
R-21 FACED INSUL

2x6 P.T. 2 ON SILL SEAL  
w/ 1/2" x 12" ANCH. BOLTS @ 6"

FILTER FABRIC  
4" DRAIN TILE IN STONE  
CONNECT TO EXIST.

ENERGY CODE COMPLIANCE

Energy Conservation Code of New York State  
Prescriptive Method - Zone 5

Item	Required	Actual
Fenestration	U = 0.32	Windows U = 0.29 Doors U = 0.15
Ceiling	R = 38	R = 38
Walls	R = 20	R = 21
Crawl Walls	R = 15	R15 continuous

3-5-19















## Town of Pittsford

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

Permit #  
**B19-000038**

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:** James L. Garrett Co. 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 addition of a sun room. The sun room will be located to the rear of the existing home and will be approximately 380 sq. ft.

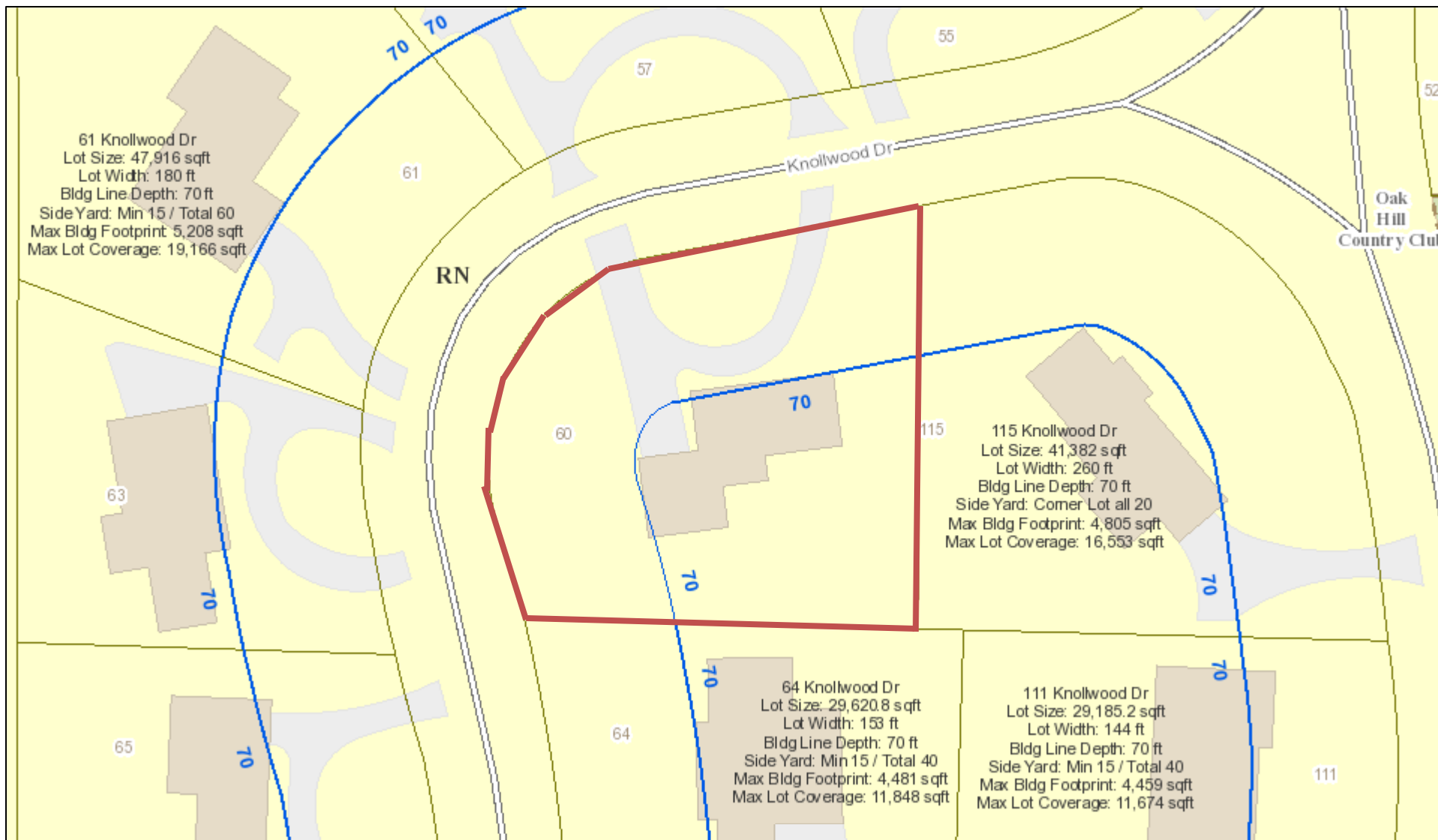
**Meeting Date:** March 28, 2019



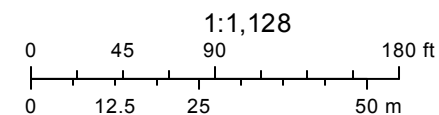


60

# RN Residential Neighborhood Zoning



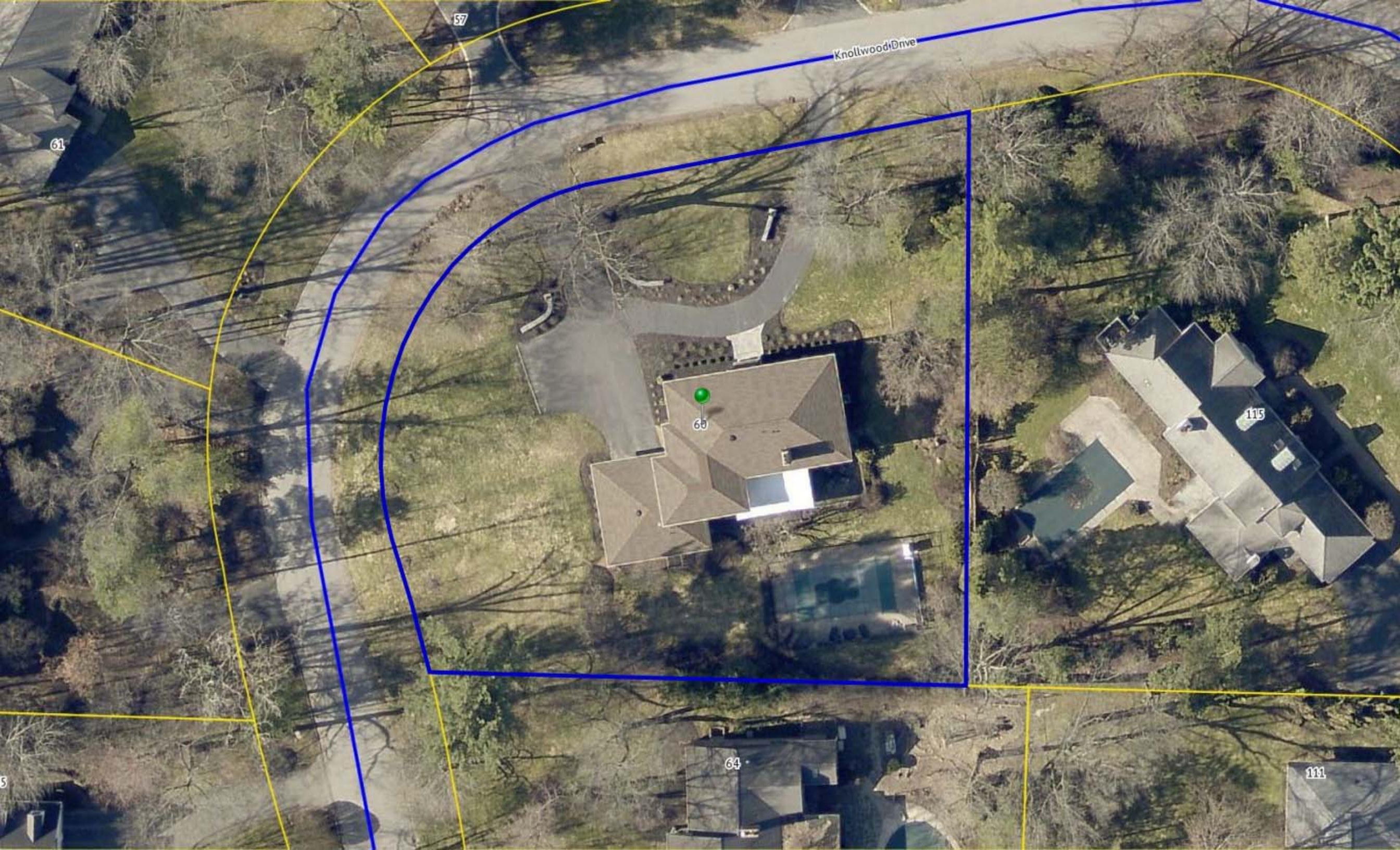
Printed March 21, 2019



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.





57

Knollwood Dnve

61

69

115

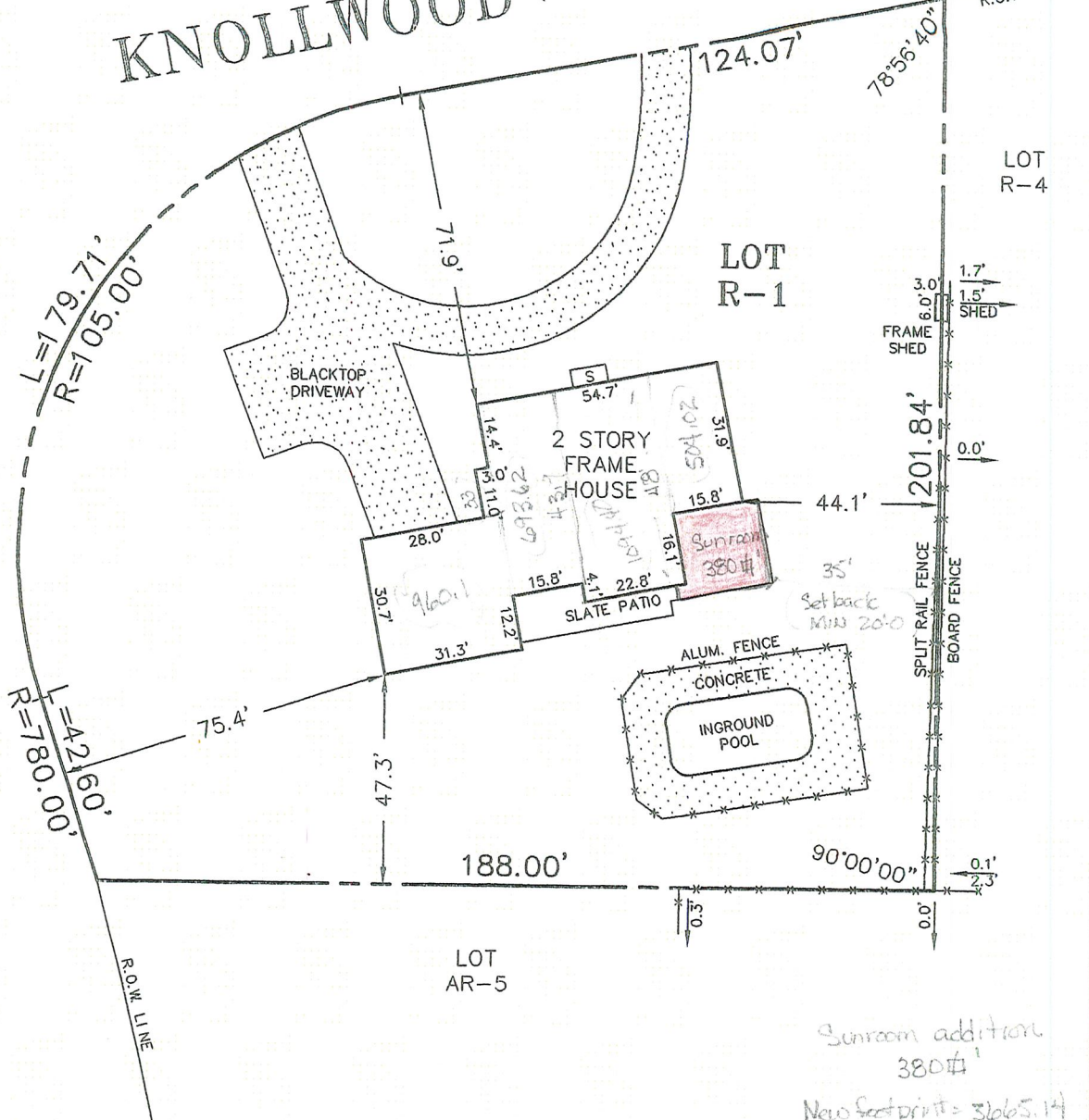
64

111





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



Sunroom addition  
380 ft<sup>2</sup>  
New foot print = 3665.14

Lot size 0.91 acres  
35263.6 ft<sup>2</sup>

4550 + 4% (11) = 4561 ft<sup>2</sup> allowable  
Exist sqft = 4580  
Existing Foot print = 3285.8

### REFERENCES:

1. ABSTRACT OF TITLE NO. 112087 (STEWART 5-7-15).
2. LIBER 10670 OF DEEDS, PAGE 108.
3. LIBER 119 OF MAPS, PAGE 15.
4. RESTRICTIONS PER L-1959D, P-462.

### CERTIFICATION:

I hereby certify to: THOMAS M. BARTLETT;  
JULIE C. BARTLETT;  
GERARD G. ANTEMASO, P.C.;  
PITTSFORD FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS;  
STEWART TITLE INSURANCE COMPANY;  
OLIVER KORTS LLP.

that this map was made MAY 7, 2015 from notes of an Instrument Survey completed MAY 5, 2015 and from references listed hereon.

*Gregory J. Bileschi*

NOTE: Property corners should only be set by a licensed, registered land surveyor.

GREGORY J. BILESCHI, N.Y.S.L.S. # 50342 Snow cover has impeded ability to locate ground features



TITLE: **INSTRUMENT SURVEY MAP**  
**60 KNOLLWOOD DRIVE**  
**BEING LOT R-1 OF THE KNOLLWOOD**  
**RESUBDIVISION, SITUATE IN THE TOWN OF**  
**PITTSFORD, COUNTY OF MONROE,**  
**STATE OF NEW YORK**

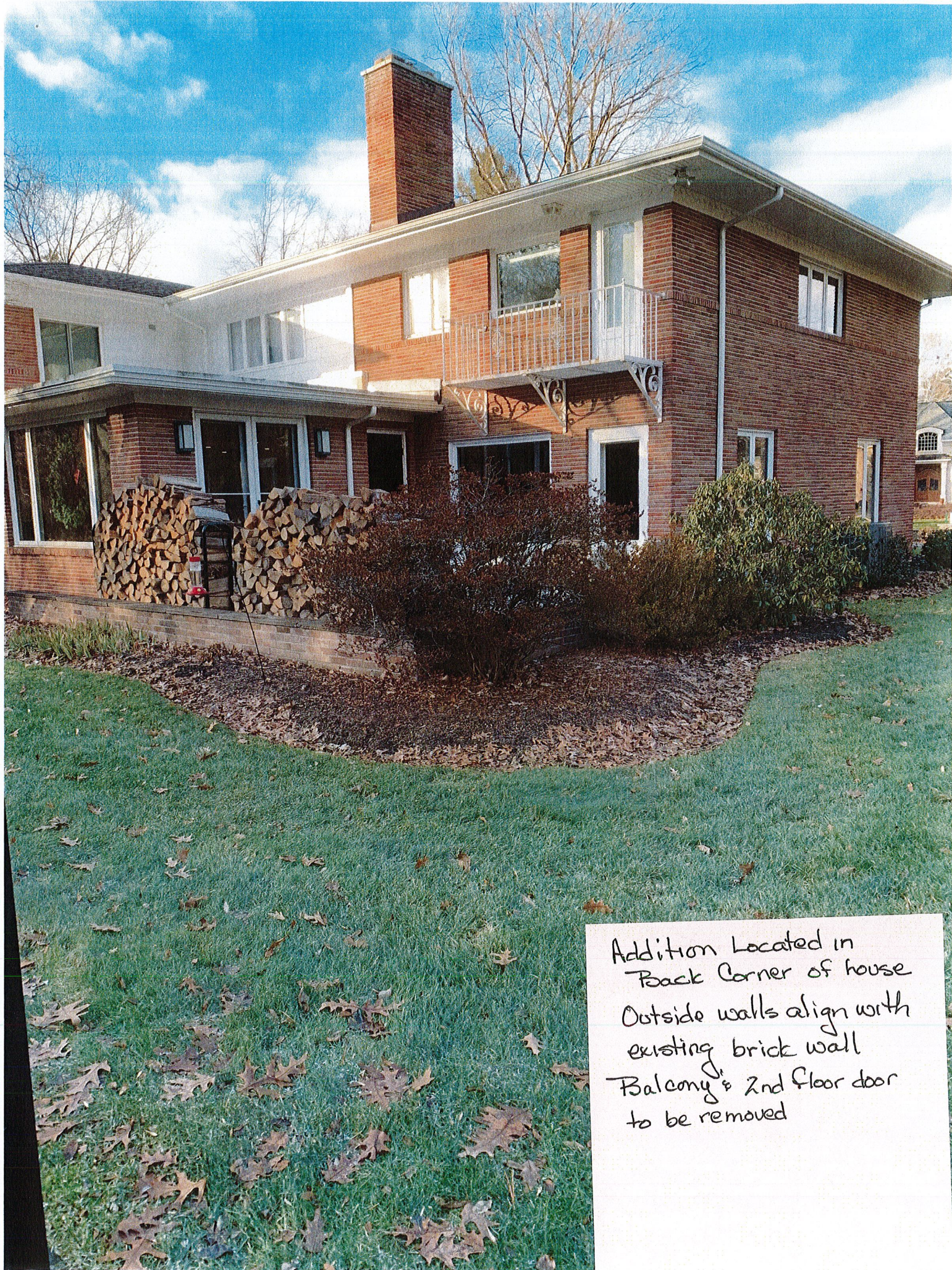
Tax Account No.  
**138.130-01-015**

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209 Subdivision 2, of the New York State Education Law."  
"Only copies from the original of this survey marked with an original land surveyors seal, shall be considered to be valid true copies."  
Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company insuring the fee, the governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Location of subterranean improvements and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified. ©

**BILESCHI LAND SURVEYING**  
435 REYNOLDS ARCADE  
ROCHESTER, NEW YORK 14614  
(585) 454-6010 (phone)  
(585) 454-6015 (fax)  
JAMES M. LEONI, L.S. OF CONSULT

DATE: MAY 7, 2015  
FILE No. 150181JK  
OWNER: BIEDENKOPF  
SCALE: 1" = 40'





Addition Located in  
Back Corner of house  
Outside walls align with  
existing brick wall  
Balcony's 2nd floor door  
to be removed

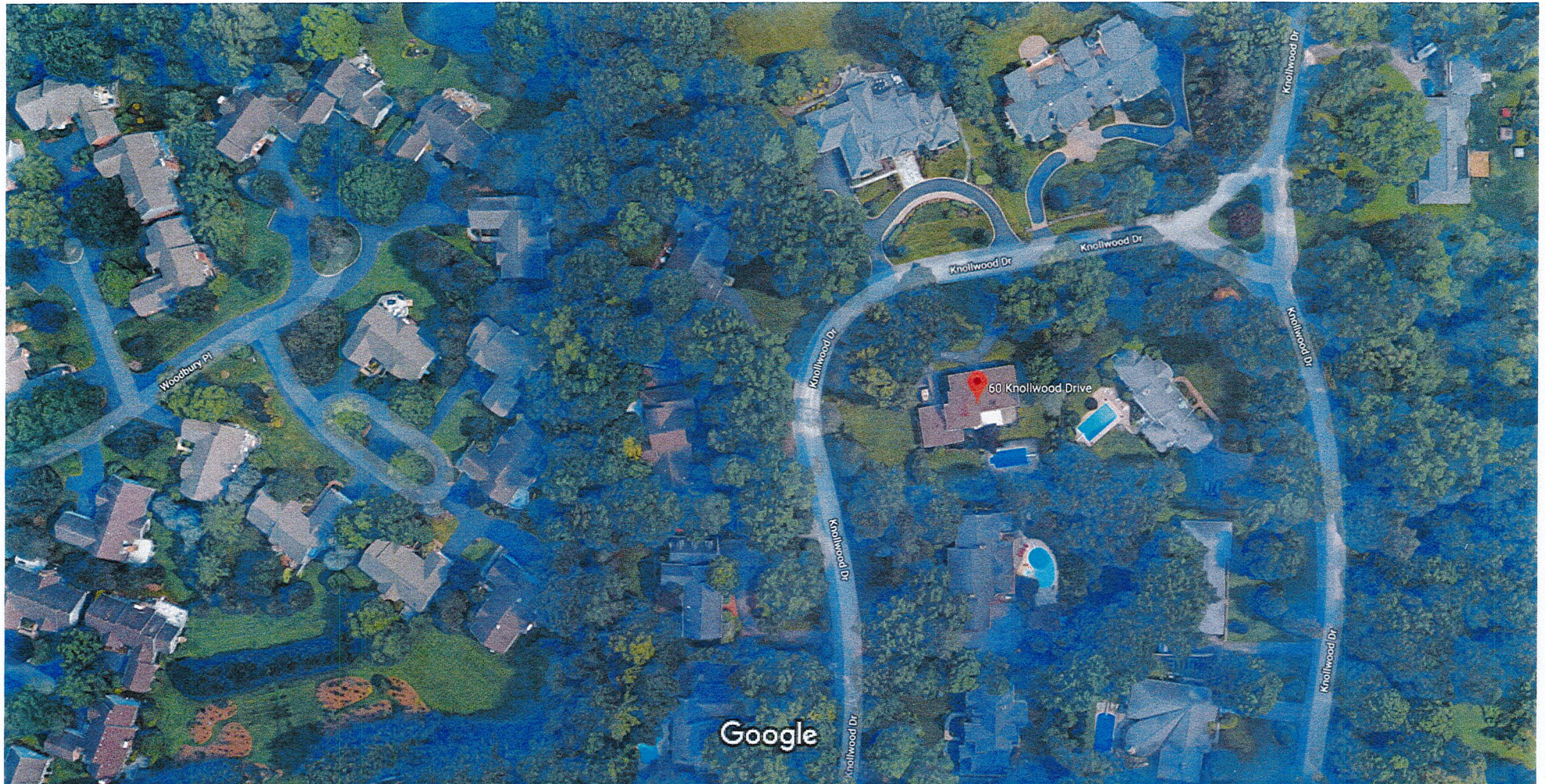


Google Maps 60 Knollwood Dr





Google Maps 60 Knollwood Dr



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Neighborhood View





60 Knollwood Dr  
Rochester, NY 14618







EXTERIOR FINISH PORCH  
W/ALL TRIM ONLY!  
NO RAILING ABOVE

➤ Email

♥ Save







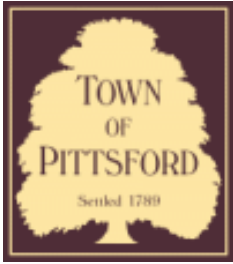












## Town of Pittsford

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

Permit #  
**B19-000039**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 28 Aden Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-65

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

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

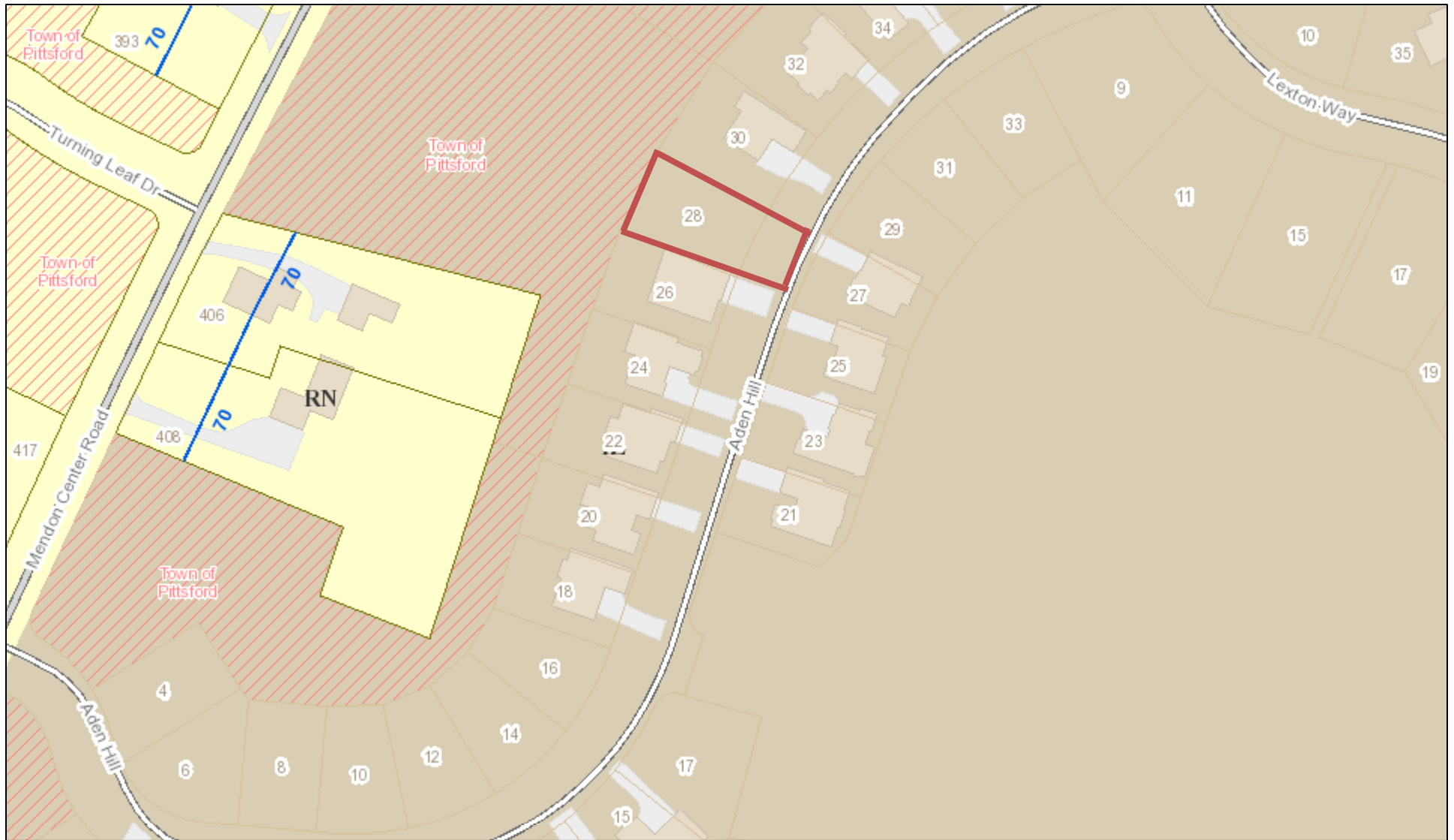
#### Application Type:

- |   |   |
|---|---|
| <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                                      |   |

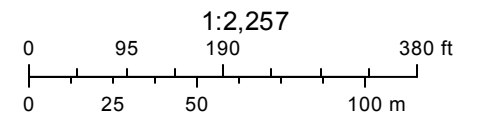
**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1893 sq. ft. and will be located in the Wilshire Hills subdivision.

**Meeting Date:** March 28, 2019

# RN Residential Neighborhood Zoning



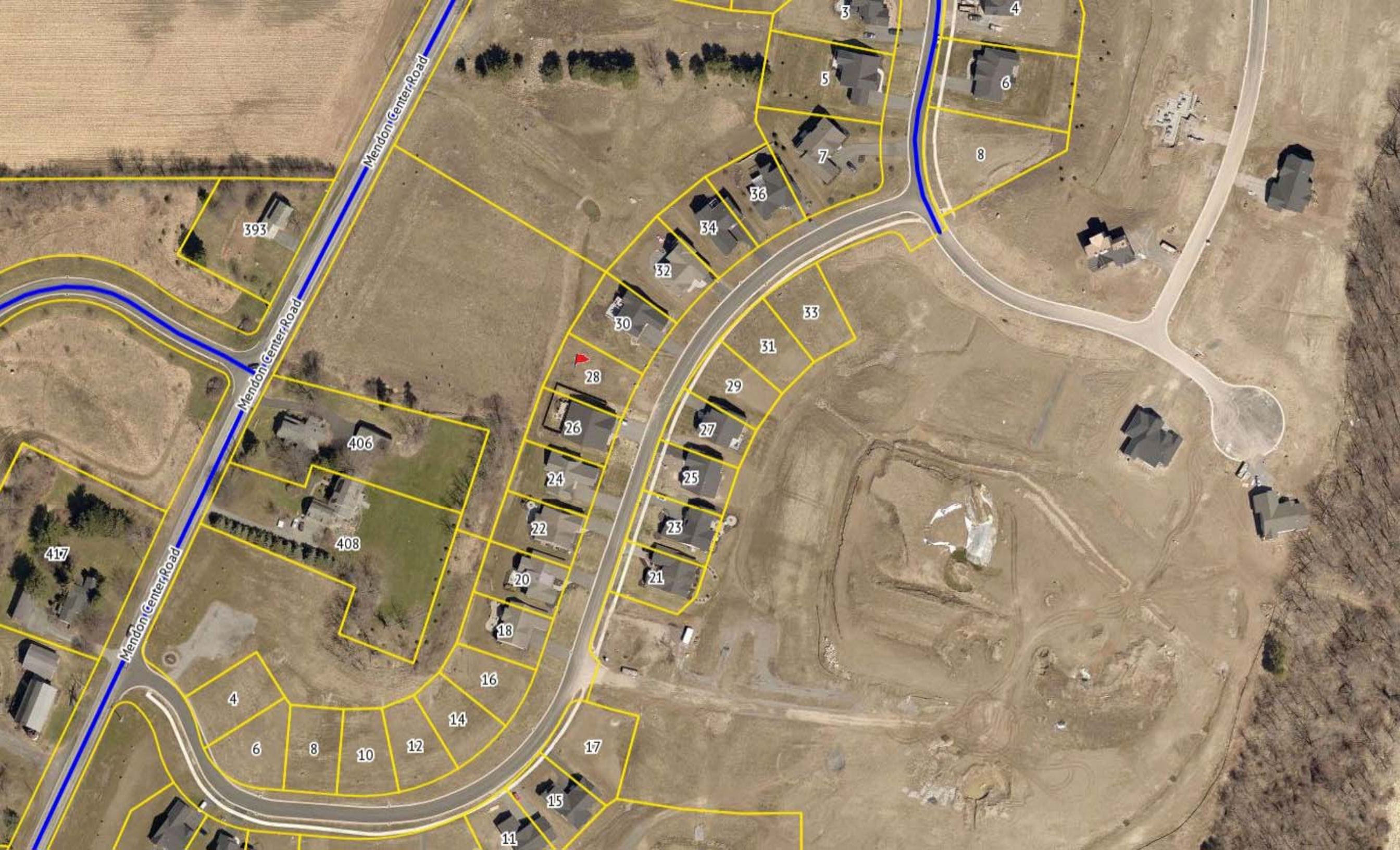
Printed March 21, 2019



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

Mendon Center Road

393

406

408

417

4

6

8

10

12

14

16

18

20

22

24

26

28

30

32

34

36

33

31

29

27

25

23

21

17

15

11

5

7

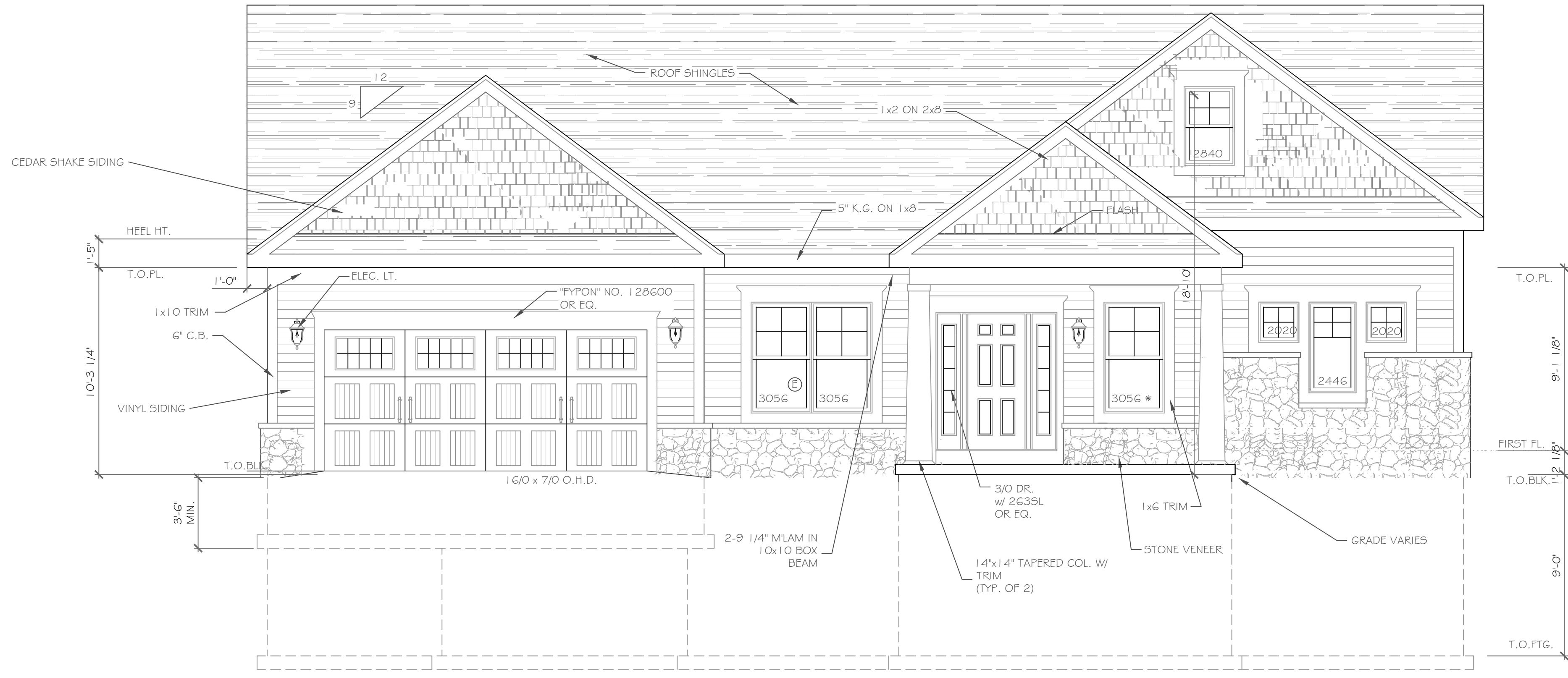
3

6

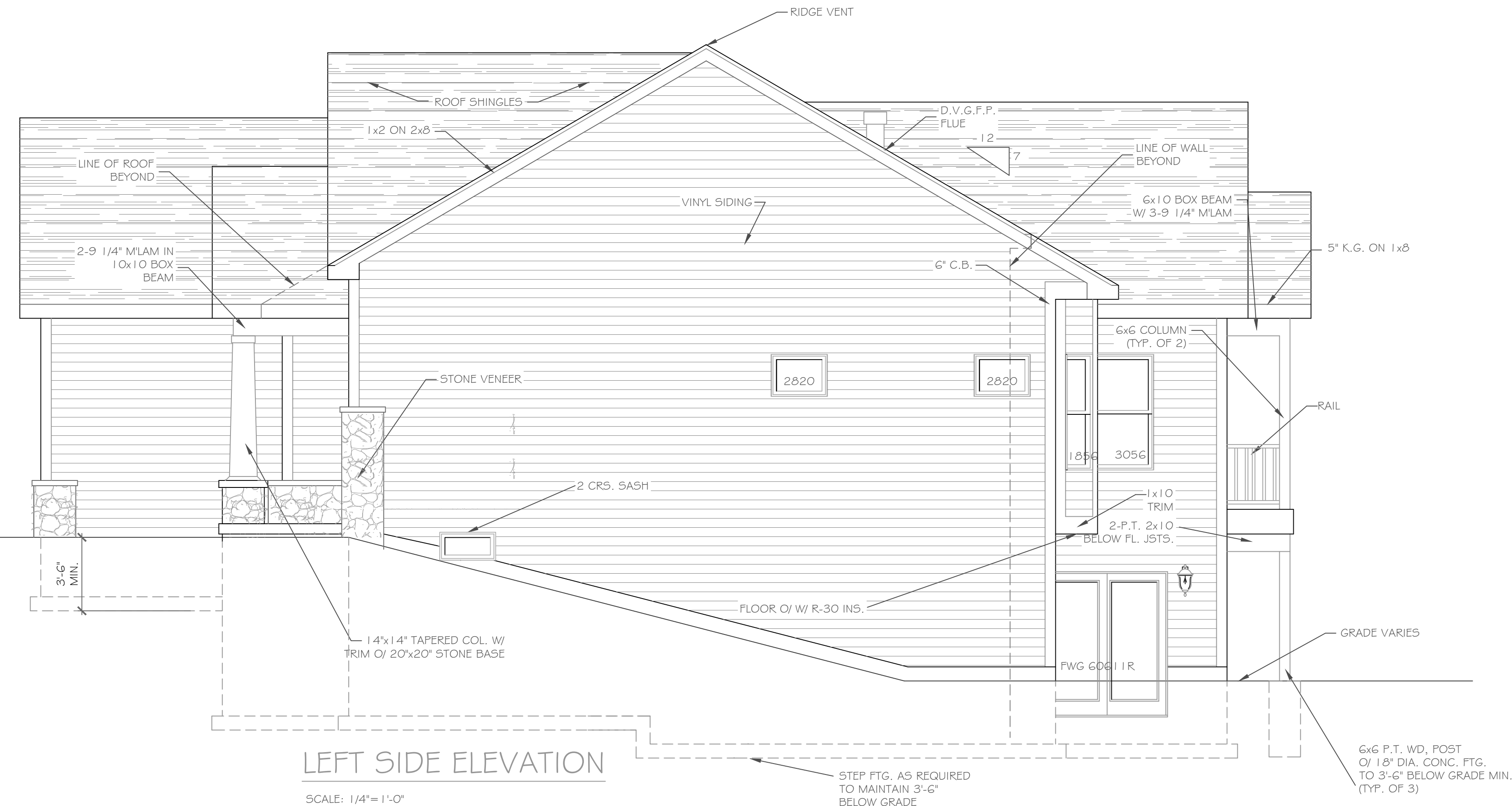
8

4





FRONT ELEVATION 1893 S.F.  
1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**COPYRIGHT NOTICE:**  
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. This plan is a violation of the Section 7209 Article 145, Copyright © CKH Architecture, P.A. All rights reserved.

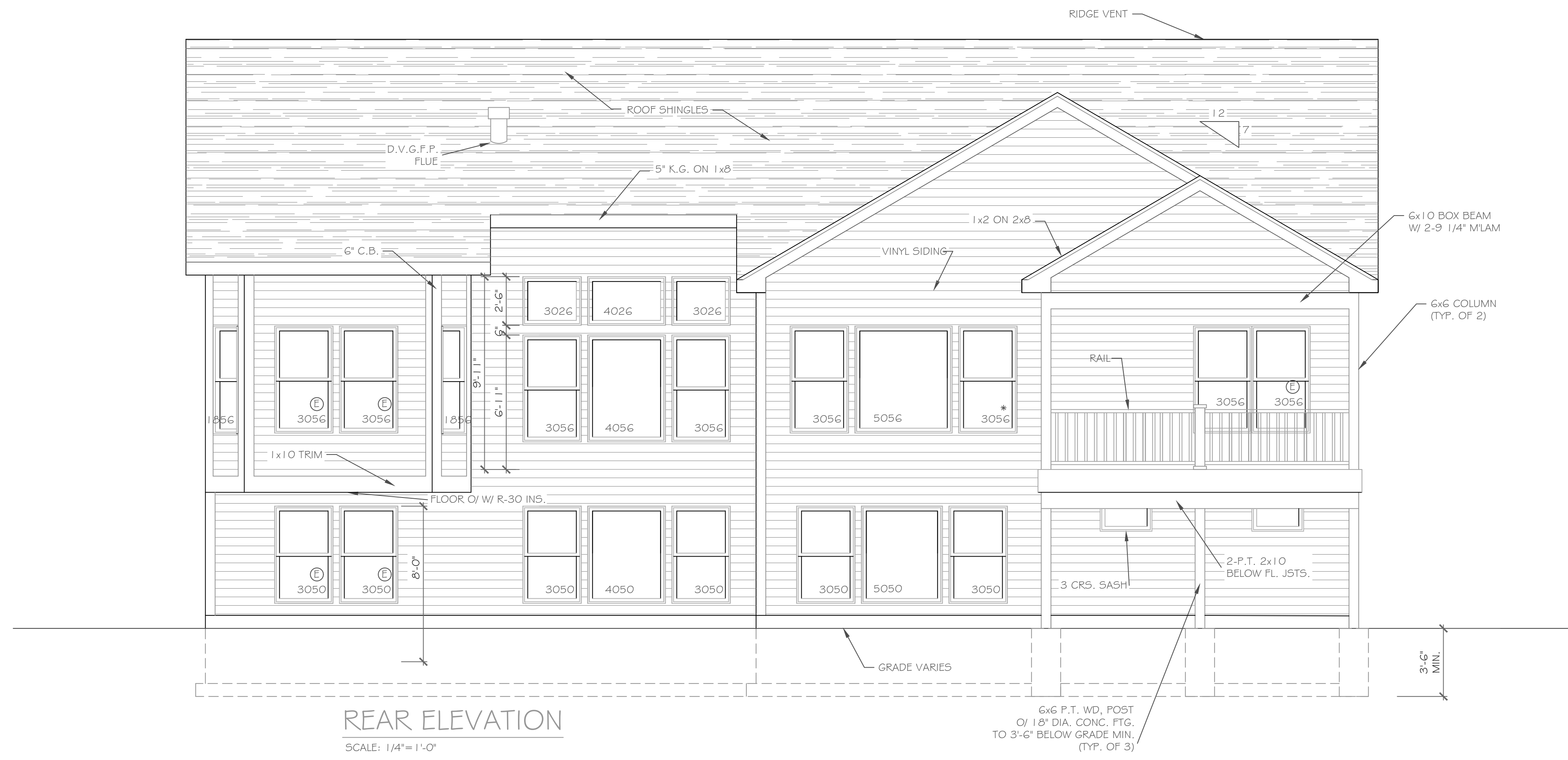
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:	Elevations
PROJECT:	Lot 13C, Wishire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-015
DATE:	March 2019
PHASE:	Construction Documents

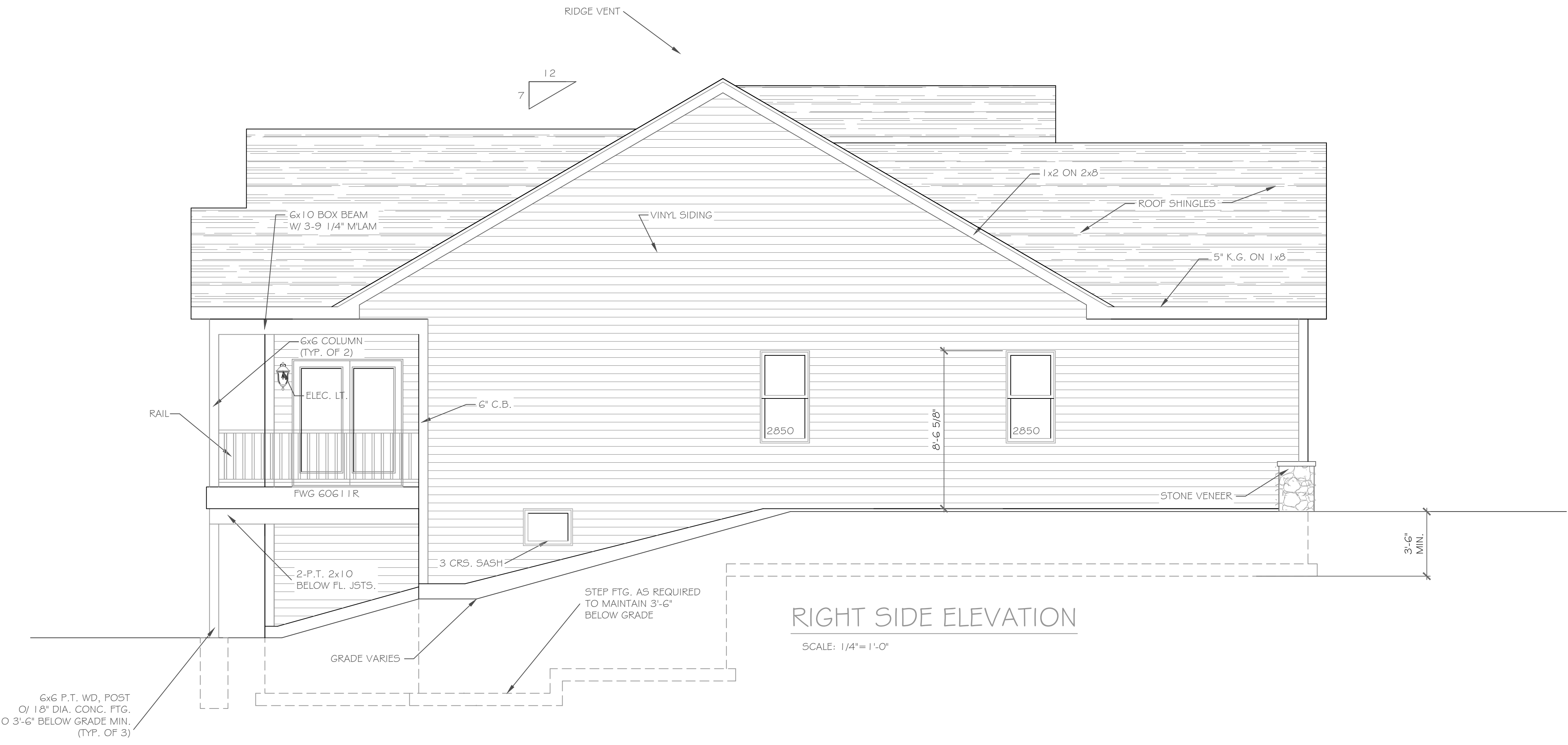
PROJECT:	Lot 13C, Wishire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-015
DATE:	March 2019
PHASE:	Construction Documents

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

DRAWING NO.:	A-1
--------------	-----



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



RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

**COPYRIGHT NOTICE-**  
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. This plan is a violation of the Section 7209, Article 145, Copyright © CKH Architecture, P.A. All rights reserved.

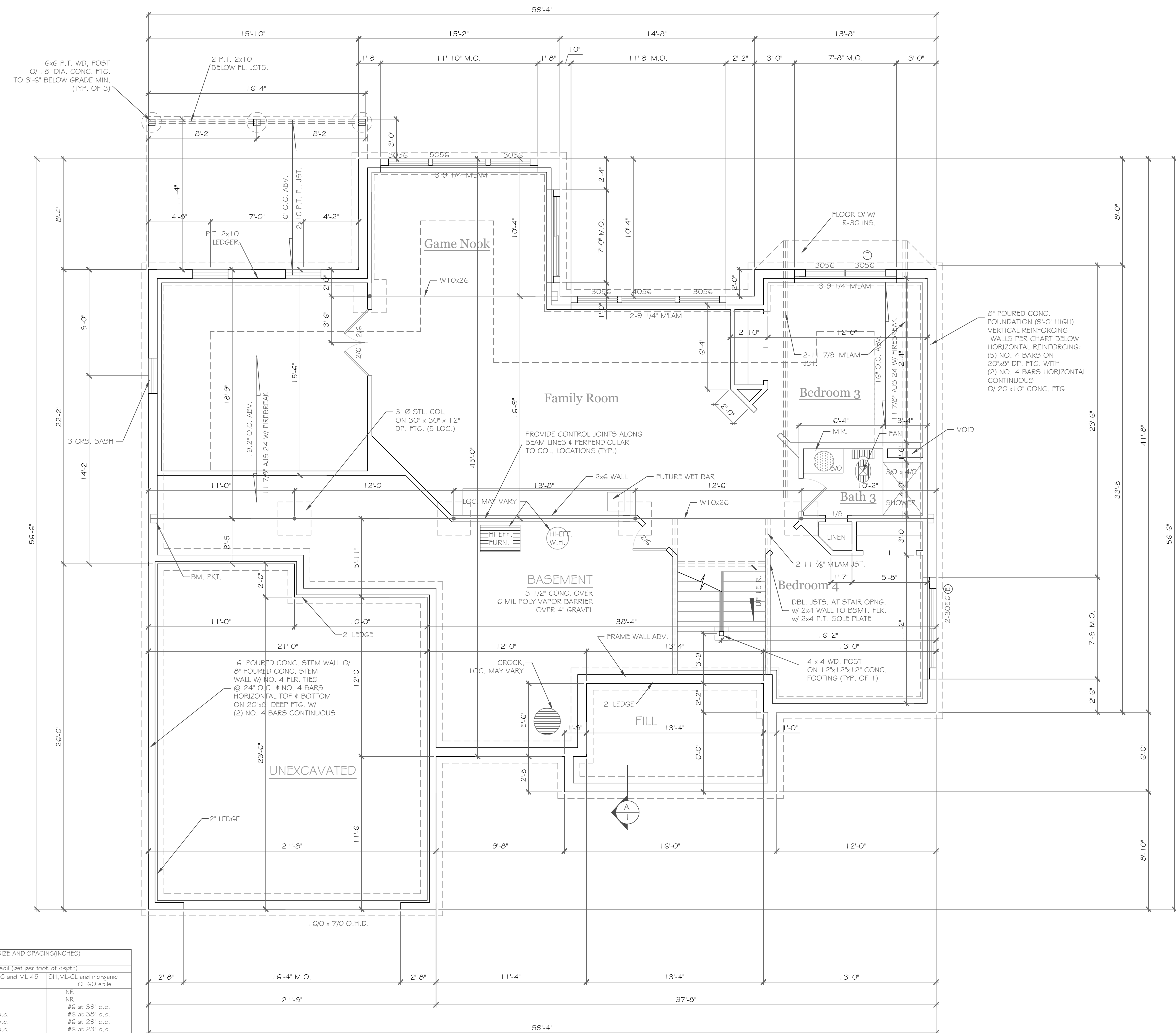
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- <b>Elevations</b>	PROJECT- Lot 13C, Wishire Hill Pittsford, New York	PHASE- Construction Documents
	CLIENT- Morrell Builders	DATE- March 2019

JOB NO.- A19-015	DATE- March 2019
---------------------	---------------------

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

DRAWING NO.- <b>A-5</b>
----------------------------



PARTIAL TABLE R404.1.2(B)  
NOMINAL FLAT BASEMENT WALLS (p,c,d,e,f,h,i,k,n,o)

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (INCHES)		
		Soil classes (a) & design lateral soil (psf per foot of depth)		
		GW, GP, SW and SP 3D soils	GM, GC, SM, SM-SC and ML 4S soils	SH, ML, CL and inorganic CL 60 soils
9	4	NR	NR	NR
	5	NR	NR(i)	NR
	6	NR (j)	NR	#6 at 39" o.c.
	7	NR	#5 at 37" o.c.	#6 at 38" o.c.
	8	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.
	9	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 23" o.c.

- b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi.  
c. Vertical reinforcement w/ a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(B).  
d. NR indicates no vertical reinforcement is required, except for G' nominal walls formed w/ stay in place forming systems in which case vertical reinforcement shall be No. 4 @ 48" o.c.  
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.  
f. Interpolation is not permitted.  
g. Vertical reinforcement shall be located to provide a cover of 1 1/4" measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 1.0 percent of the wall thickness or 3/8".  
h. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4". Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2" for No. 5 bars and smaller, and not less than 2" for larger bars.  
i. Concrete shall have a specified compressive strength of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.  
j. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.  
k. See Table R609.3 for tolerance from nominal thickness permitted for flat walls.  
l. The use of this Table shall be prohibited for soil classifications not shown.

**BASEMENT & FOUNDATION PLAN**  
1/4" = 1'-0"  
**1324 S.F. FINISHED SPACE**

- NOTE:**
- PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING & GROUT BLOCK CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
  - PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6" MIN.

**CONC. LEGEND:**

ELEV. = 0'	: [Symbol]
ELEV. = 0 - 8'	: [Symbol]

**COPYRIGHT NOTICE:**  
These plans are instruments of service and may not be altered, reproduced, or copied without the written consent of CKH Architecture, P.A. These plans are a violation of the provisions of Section 7209, Article 145, Chapter 145, Title 19, of the Pennsylvania Code. CKH Architecture, P.A. Copyright © All rights reserved.

**REVISIONS:**

NO.	DATE	DESCRIPTION

**DRAWING TITLE:**  
**Basement & Foundation Plan**

**PROJECT:**  
Lot 13C, Wilshire Hill  
Pittsford, New York

**CLIENT:**  
Morrell Builders

**DATE:**  
March 2019

**PHASE:**  
Construction Documents

**PROJECT:**  
Lot 13C, Wilshire Hill  
Pittsford, New York

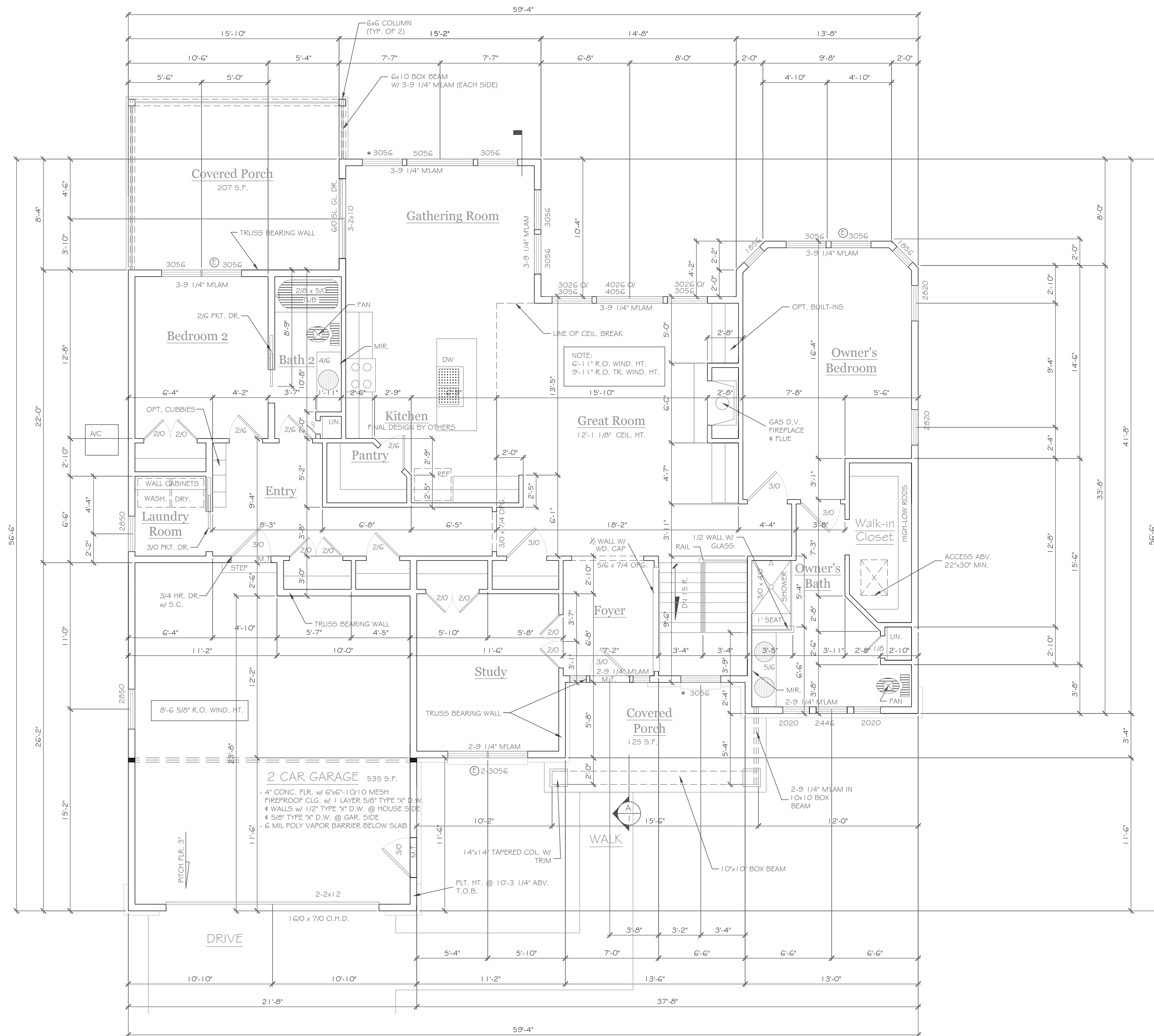
**CLIENT:**  
Morrell Builders

**DATE:**  
March 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: CKH@ckhpa.com

**DRAWING NO.:**  
**A-2**



FIRST FLOOR PLAN 1893 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 B.L.G. (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 12/12 U.O.N.  
 UNSPECIFIED HDRS. TO BE 2-2x8 MIN.  
 (C) 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. LINTELS OVER 4' LONG

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).

**COPYRIGHT NOTICE.**  
 These plans are instruments of service and may not be altered, reproduced, or copied without the express written consent of CKH Architecture, P.A. These plans are a violation of the provisions of Section 2209 Article 145, Chapter 145, Title 19 of the Code of Laws of the Commonwealth of Pennsylvania.  
 CKH Architecture, P.A.  
 Copyright ©  
 All rights reserved.

REVISIONS-	NO.	DATE	DESCRIPTION

**DRAWING TITLE:**  
 First Floor Plan

**PHASE:**  
 Construction Documents

**PROJECT:**  
 Lot 13C, Wishire Hill  
 Pittsford, New York

**CLIENT:**  
 Morrell Builders

**JOB NO.:**  
 A19-015

**DATE:**  
 March 2019

**CKH**  
 architecture  
 1301 Pittsford Victor Road  
 Suite 100  
 Victor, New York 14564  
 phone: (585) 249-1334  
 fax: (585) 249-1333  
 email: CKHennessey@ckhfirm.net

**DRAWING NO.:**  
 A-3

















## Town of Pittsford

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

Permit #  
**S19-000005**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3380 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.16-2-2

**Zoning District:** C Commercial

**Owner:** NMS Monroe II, Inc.

**Applicant:** Art Part Signs Inc.

#### Application Type:

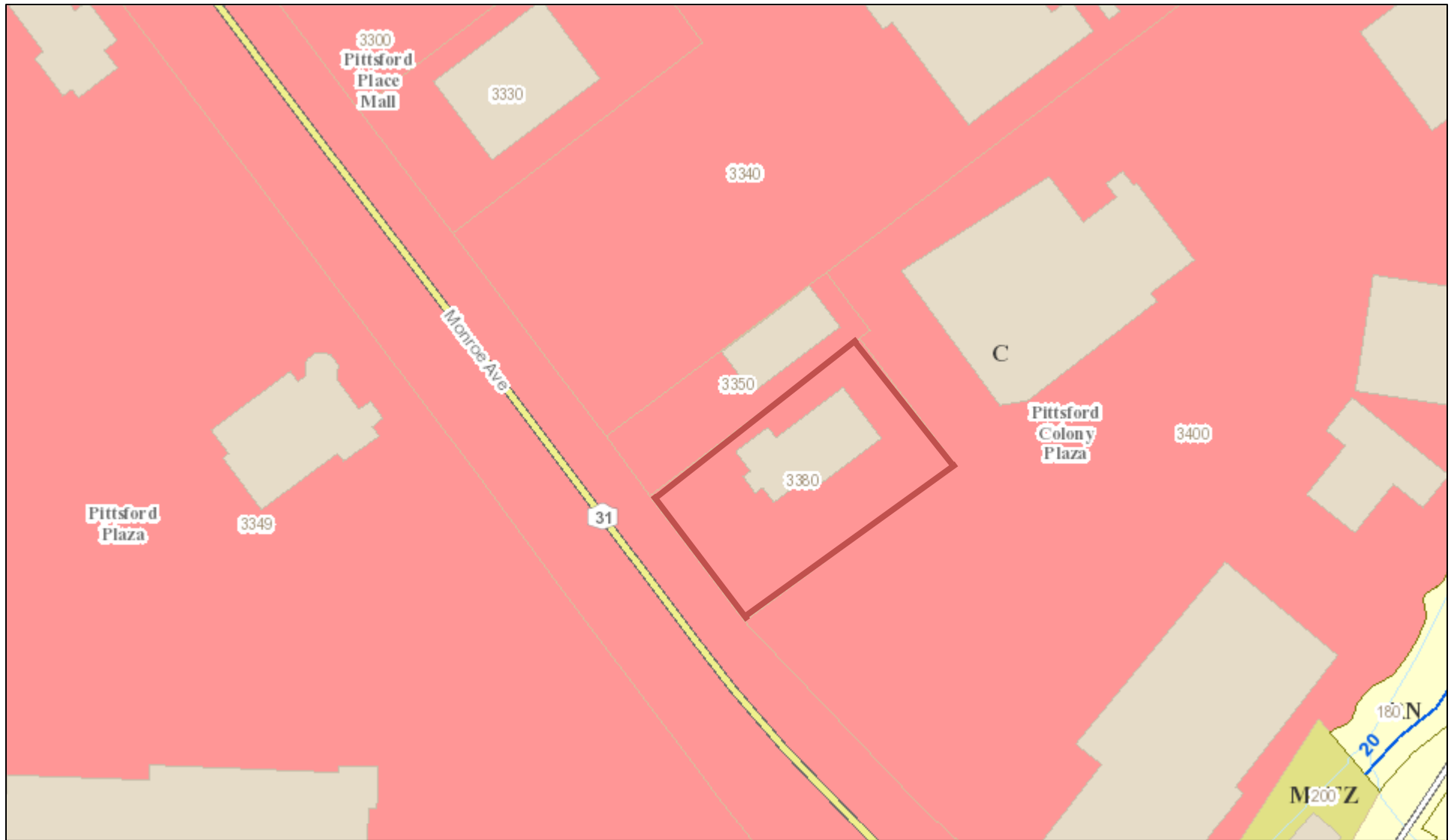
- |   |   |
|---|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)  | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<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 color change to an existing business identification sign. The Genesee Regional Bank sign "GRB" will be changed from green to white and the raceway will be painted to match the brick on the building.

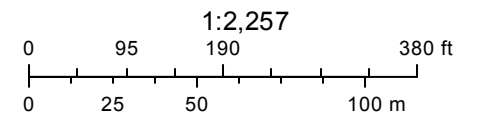
**Meeting Date:** March 28, 2019



# RN Residential Neighborhood Zoning



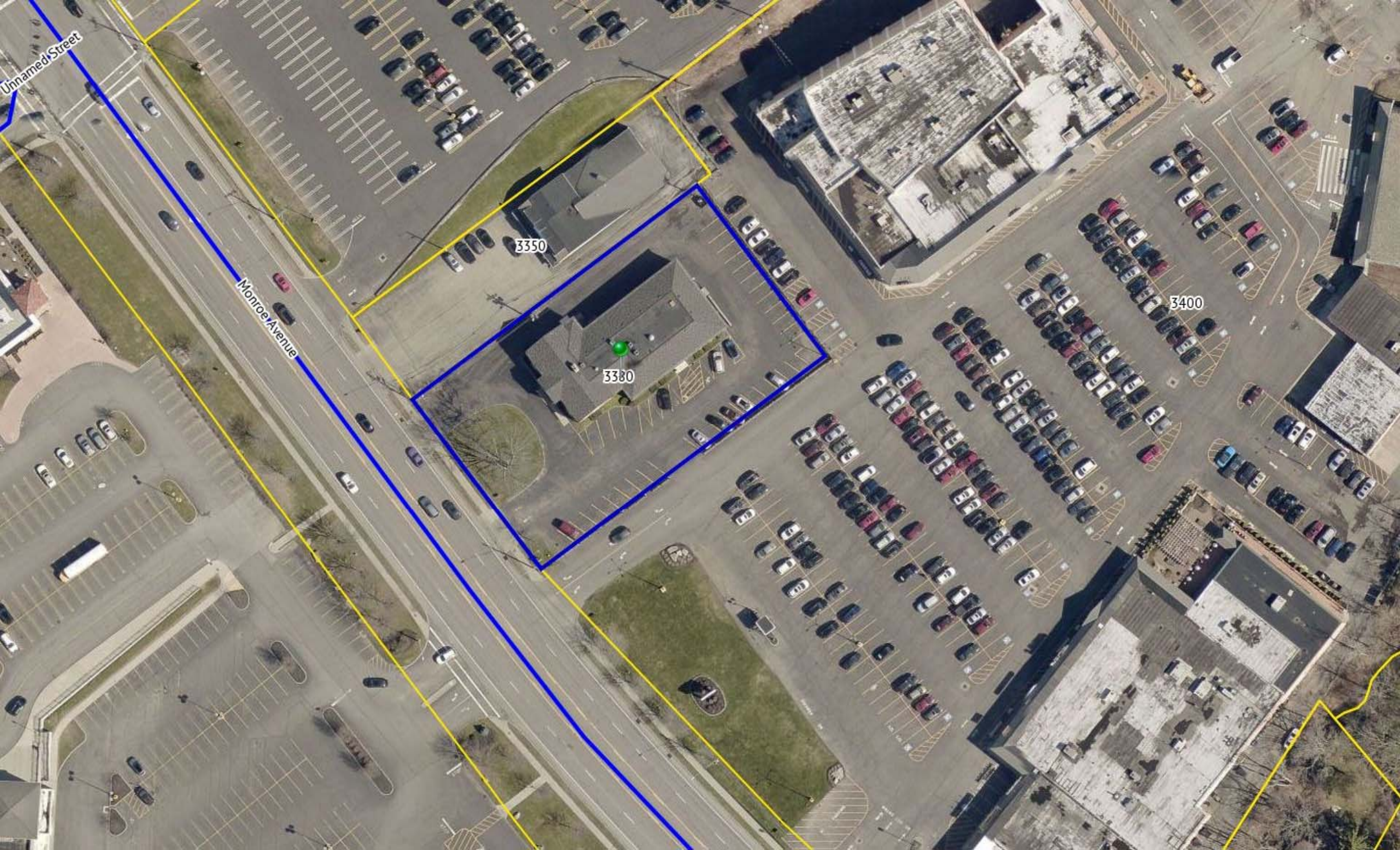
Printed March 21, 2019



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.





Unamed Street

Monroe Avenue

3350

3380

3400



# Genesee Regional Bank Current Signage 3380 Monroe Avenue

Building Front, facing Monroe Avenue



Building Side, facing Pittsford Colony parking area





Genesee Regional Bank Current Signage  
3380 Monroe Avenue

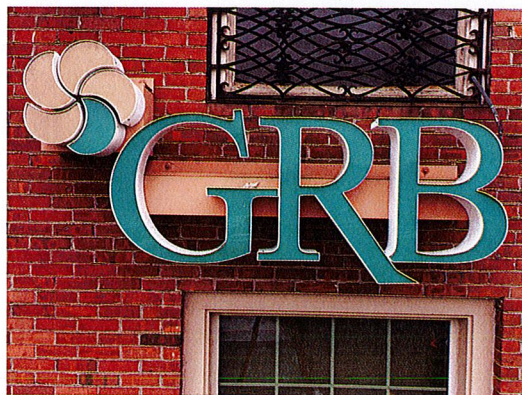
Building Front, facing Monroe Avenue



Sign dimensions  
82" wide x 42" high  
(whole sign)  
68" wide x 29" high  
(letters only)

Faded paint on  
raceway does not  
match brick

Building Side, facing Pittsford Colony parking area



Sign dimensions  
82" wide x 42" high  
(whole sign)  
68" wide x 29" high  
(letters only)

Faded paint on  
raceway does not  
match brick



## Genesee Regional Bank Proposed Signage 3380 Monroe Avenue

Building Front, facing Monroe Avenue



Raceway repainted to blend into the brick (Pantone #7587 satin finish)

Sign Plexiglass replaced with white color #2447 with white trim cap

Building Side, facing Pittsford Colony parking area



Raceway repainted to blend into the brick (Pantone #7587 satin finish)

Sign Plexiglass replaced with white color #2447 with white trim cap



# Genesee Regional Bank Proposed Signage 3380 Monroe Avenue

Lighting with All-white Logo Treatment

