

**Design Review & Historic Preservation Board
Agenda
May 9, 2019**

HISTORIC PRESERVATION DISCUSSION

CERTIFICATE OF APPROPRIATENESS

- **19 Sunset Boulevard**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the design change to the original approved renovation to a storage house on October 25, 2018. This property is zoned RN-Residential Neighborhood and is designated historic.

RESIDENTIAL APPLICATION FOR REVIEW

- **3 South Pittsford Hill Circle**

The Applicant is requesting design review for the addition of a garage space to an existing two-car garage. The addition will be approximately 520 sq. ft. and will include new space on the side of the existing garage as well as new space to the rear. The applicant has received approval from the Zoning Board of Appeals for the infringement on the side setback.

RESIDENTIAL APPLICATION FOR REVIEW - NEW

- **11 Escena Rise**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2511 sq. ft. and will be located in the Wilshire Hills subdivision.

COMMERCIAL APPLICATION FOR REVIEW

- **2851 Clover Street**

The Applicant is requesting design review for the construction of "The Terraces at Cloverwood" previously Friendly Commons. This will be upscale senior living located in the area of the former "Barn Bazaar" at the southwest corner of Clover Street and Jefferson Road.

OTHER – REVIEW OF 4/25/2019 MINUTES

Draft
Design Review and Historic Preservation Board
Minutes
April 25, 2019

PRESENT

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

ALSO PRESENT

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

ABSENT

Bonnie Salem, David Wigg

HISTORIC PRESERVATION DISCUSSION

The historic preservation discussion was tabled until the end of the meeting.

CERTIFICATE OF APPROPRIATENESS - RETURNING

• **3577 Monroe Avenue**

The Applicant is returning to request 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.

The Public Hearing for this application was closed.

The homeowner, John Reddington, was present.

After discussion of materials being used and specifying the trim color of the windows and the surrounding trim in view of the public way on the home, a resolution was read to grant a Certificate of Appropriateness to the Applicant. The resolution was moved by Paul Whitbeck and seconded by Dirk Schneider.

A roll call of the Board was taken and the voting was as follows:

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

The Applicant was granted a Certificate of Appropriateness subject to the notations on materials and trim colors set forth in the resolution and the following condition:

- a. All work is to be completed by April 24, 2021.

RESIDENTIAL APPLICATION FOR REVIEW

- **63 Crestview Drive**

The Applicant is requesting design review for the addition of a porch. The porch will be approximately 119 sq. ft. and will be located to the front of the existing home.

Jeff Brady, the contractor for the project, was present.

The porch posts will be pressure treated 4" x 4" post will be wrapped with a vinyl post, the railings and spindles will also be vinyl.

The roof will be shingled to match the original roofing as closely as possible.

The man door on the garage will be removed and not replaced.

The Board had questions about the posts based on the drawings presented.

Leticia Fornataro moved to accept the application with conditions. Kathleen Cristman seconded.

All Ayes.

The application was accepted with the following conditions:

1. The posts for the porch will be a minimum of 4" x 4".
2. The newel posts will be a minimum of 4" x 4".

- **607 Roosevelt Road**

The Applicant is requesting design review for the addition of a great room. The addition will be approximately 449 sq. ft. and will be located to the rear of the existing home.

The contractor, Todd Jones, was present.

The roof will be shingled to match the existing. The deck will have pressure treated framing with trek decking with posts with a sleeve railing.

The windows will be white vinyl to match the existing downstairs windows.

Kathleen Cristman moved to accept the application as submitted. John Mitchell seconded.

All Ayes.

- **1 Cedarwood Circle**

The Applicant is requesting design review for the addition of a screened porch. The addition will be approximately 360 sq. ft. and will be located to the rear of the existing home.

The architect, Jack Sigrist, was present to discuss the application as submitted.

The roof will be flat to complement the contemporary design of the home. The roof will be metal. There will be a circular staircase. There will be storm panels but no other screening.

Paul Whitbeck moved to approve the application as submitted. Dirk Schneider seconded.

All Ayes.

- **12 Lawton Drive**

The Applicant is requesting design review for the addition of a screened porch. The addition will be approximately 240 sq. ft. and will be located to the rear of the existing home.

Jack Sigrist discussed this application with the Board.

The roof will match the existing. The sides will be screened panels.

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

All Ayes.

- **19 Wexford Glen**

The Applicant is requesting design review for the second floor addition. The addition will be approximately 392 sq. ft. and will be located to the west of the garage.

Jack Sigrist discussed this project with the Board. All trim will match the existing.

John Mitchell moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **55 Sutton Point**

The Applicant is requesting design review for the garage and in-law suite addition. The total square footage of the project will be approximately 1054 sq. ft. and will be located behind the existing garage.

The architect for the project, David Burrows, was present.

Materials will match the existing.

Paul Whitbeck moved to accept the application as submitted. Kathleen Cristman seconded.

All Ayes.

- **3575 East Avenue**

The Applicant is requesting design review for the sunroom addition. The addition will be approximately 240 sq. ft. and will be located to the rear of the existing home.

The homeowner Paul Meyer and contactor Larry Uhrinyak of Comfort Windows were present.

Mr. Uhrinyak showed samples of materials to be used on the addition. The present steps will be retained with the new addition.

Kathleen Cristman moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3019 Monroe Avenue**

The Applicant is requesting design review for a business identification sign. The sign will identify the business "Lashed". The letters will be stud mounted ¼" black acrylic letters and panel cast vinyl lettering.

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

It was determined the sign is within the limits for size as indicated in Town Code.

John Mitchell moved to accept the application as submitted. Kathleen Cristman seconded.

All Ayes.

HISTORIC PRESERVATION DISCUSSION

The Board discussed the details of the upcoming reception for homeowners of inventoried houses with the staff. The invitation letter and this will be sent out next week.

OTHER – REVIEW OF 4/11/2019 MINUTES

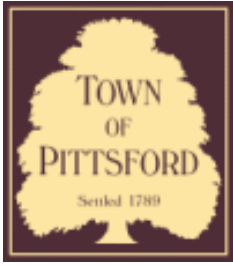
The minutes of the April 11, 2019 meeting were approved as written.
All Ayes.

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
CA19-000003

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 19 Sunset Boulevard PITTSFORD, NY 14534

Tax ID Number: 164.05-2-9

Zoning District: RN Residential Neighborhood

Owner: Fantauzzo, Misty

Applicant: Fantauzzo, Misty

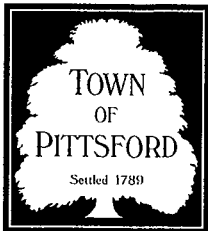
Application Type:

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

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the design change to the original approved renovation to a storage house on October 25, 2018. This property is zoned RN-Residential Neighborhood and is designated historic.

Meeting Date: May 09, 2019





TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

1. Property Address: 19 Sunset Blvd

2. Tax Account Number: 164.05-2-9

3. Applicant's Name: Misty Fantauzzo

Address: 19 Sunset Blvd. Phone: (970) 290-8824

Pittsford NY 14534 E-mail: mistyhome@icloud.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: Misty Fantauzzo

Address: same Phone: _____

Street

City State Zip Code

E-mail: _____

7. Project Design Professional (if Available): Patrick Flint - Architect

Address: _____ Phone: (505) 690-4665

Street

City State Zip Code

E-mail: PTFDesigns@gmail.com

8. Project Contractor (if Available): Phil Berry Construction
Address: _____ Phone (585) 261-4079
Street

City State Zip Code E-mail: pjb305@yahoo.com

9. Present use of Property: private home

10. Zoning District of Property: residential

11. Is the property located in a Town Designated Historic District?

Yes No

12. Is the property listed on the National Registry of Historic Places?

Yes No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes No

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

seeking approval for design change on previously approved project

- removal of barn doors to cover french doors and replacing with new exterior french doors in barn style (see attached) This will provide increased practicality and function with retaining the style approved
- adding 2nd dormer to increase head room on 2nd floor

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

site will be improved with cottage style garden around the studio as well as restoration of cold frames for gardening

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

N/A

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

- Parcel map
- Architectural elevations
- Photographs
- Architectural plans
- Other materials

Applicant Certification:

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

Misty Fantuzzo
Signature of Applicant

4-12-19
Date

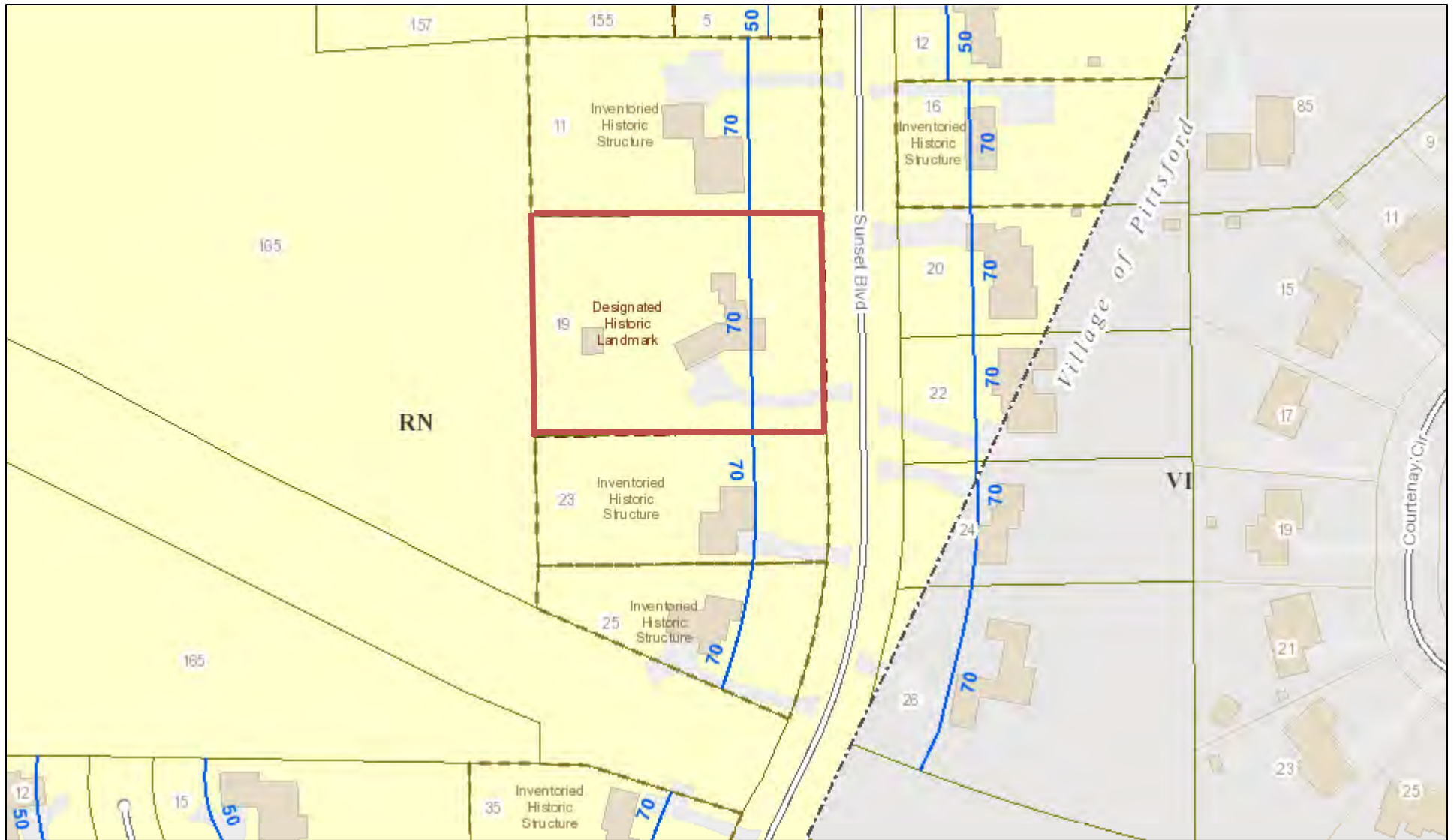
Owner Consent:

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

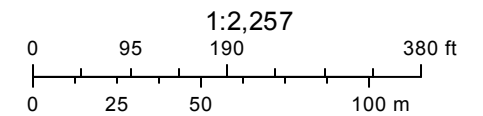
Yes No

If Yes, owner's signature: _____

RN Residential Neighborhood Zoning



Printed October 18, 2018



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.

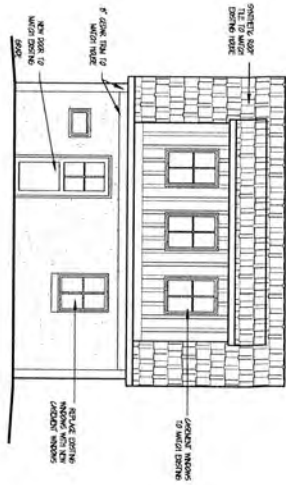
Sunset Boulevard



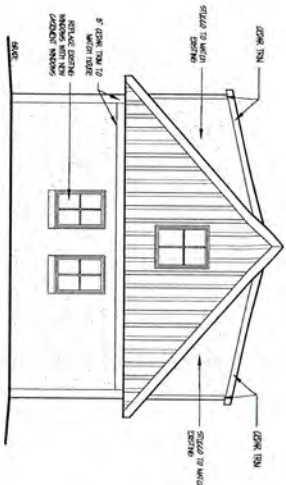
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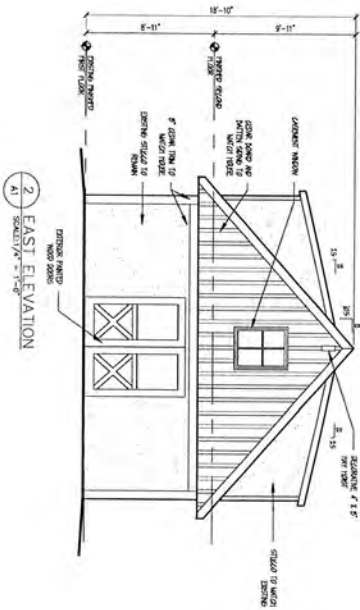
4 SOUTH ELEVATION
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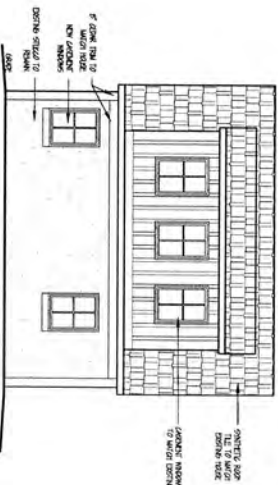
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



7 EXISTING ELEVATION PHOTOS
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	CHKD	DESCRIPTION

FANTAUZZO RESIDENCE
ART STUDIO RENOVATION
19 SUNSET BLVD
PITTSFORD, NY

DATE	DRAWN	CHECKED
4/24/19		
SCALE AS NOTED		
SHEET TITLE		
FLOOR PLANS AND ELEVATIONS		

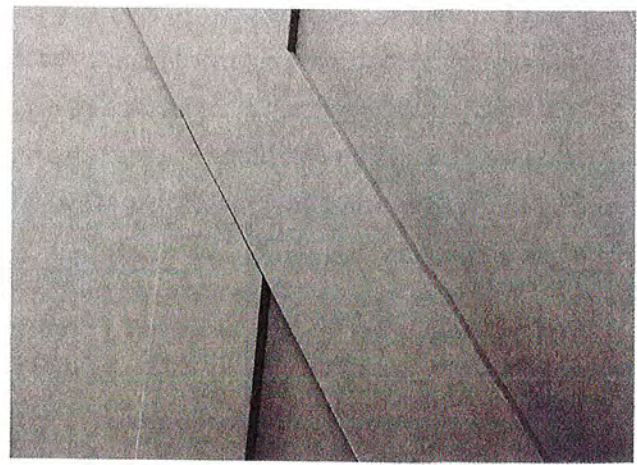
PROJECT NUMBER: **A1**
DRAWING NUMBER: **A1**



NEW Door Styles
for Classic-Craft® American Style Collection™ Shaker-Style Doors

Discover a wide range of relaxed entryway styles created with premium flat profile divider bars and Shaker-style doors within the Classic-Craft American Style Collection. The portfolio expands to include a variety of casual looks designed to complement a variety of architectural styles, including High-Fashion Farmhouse, Simple Barn, and more.

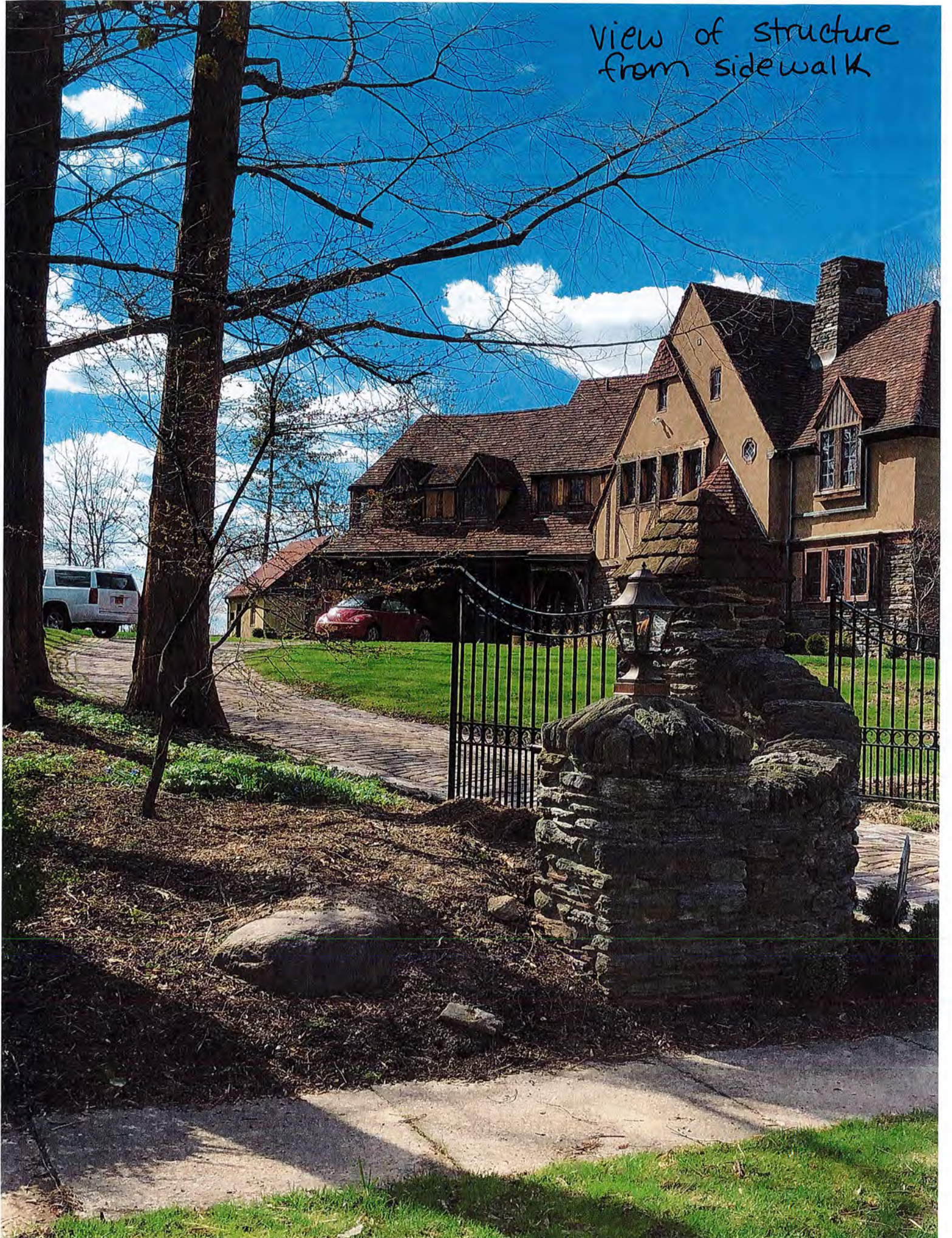
Available in Classic-Craft, starting on page 46.



Note: See your Therma-Tru seller or visit www.thermatru.com for details on glass privacy ratings and designs, limited warranties and exclusions, and ENERGY STAR qualified products.

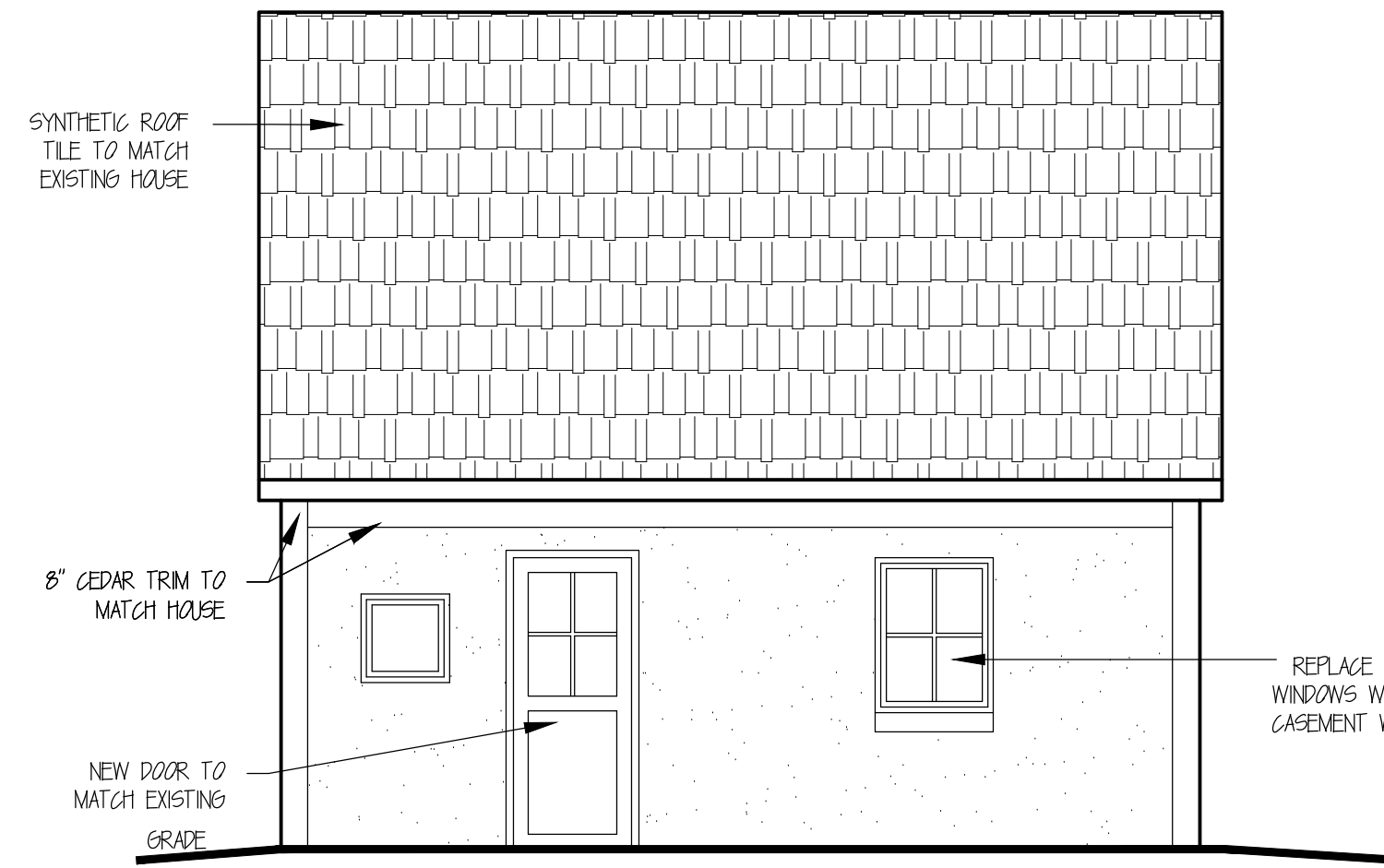
Top: Classic-Craft American Style Collection, Clear Glass with SDLs, Doors – CCA4940

View of structure
from sidewalk

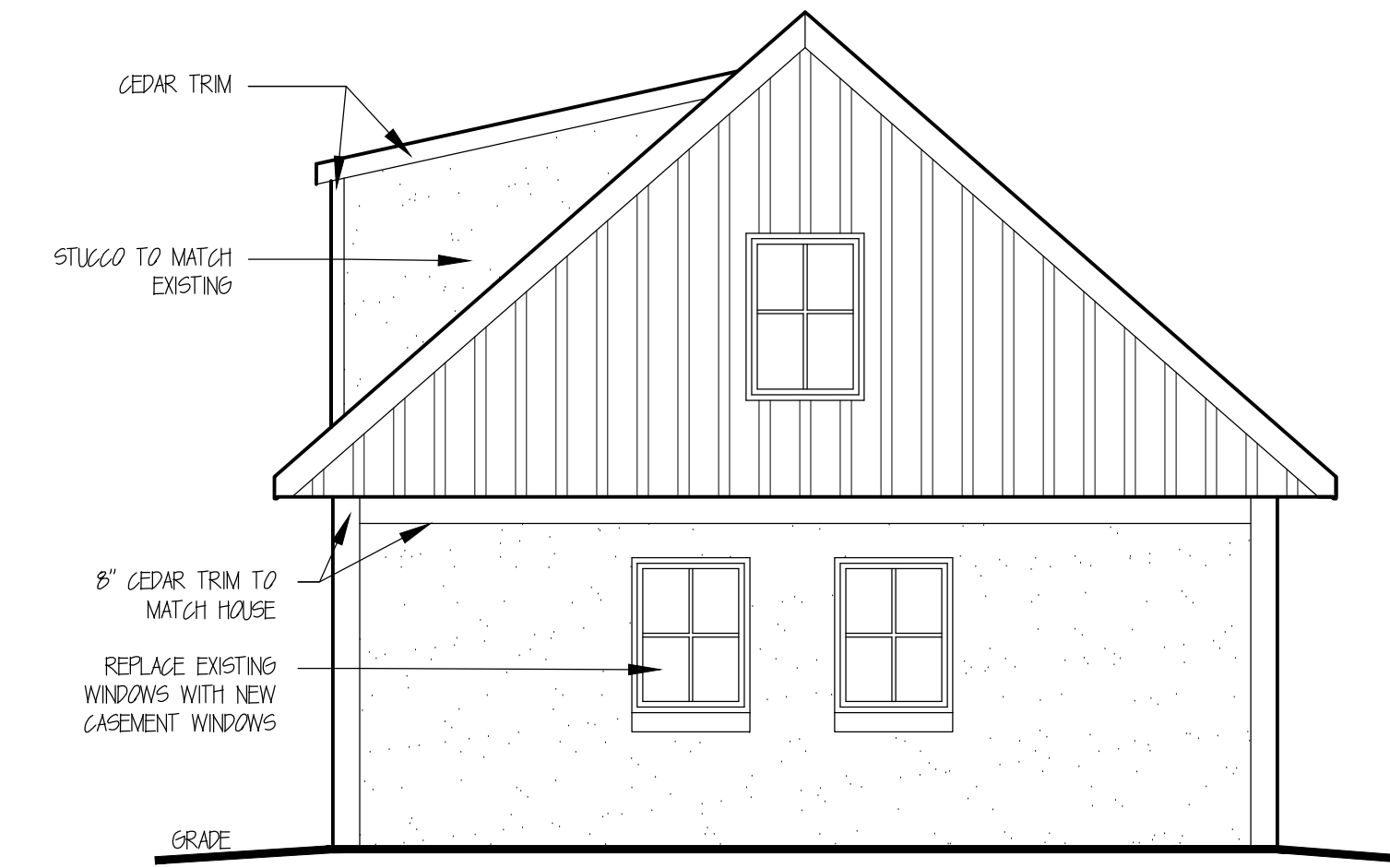




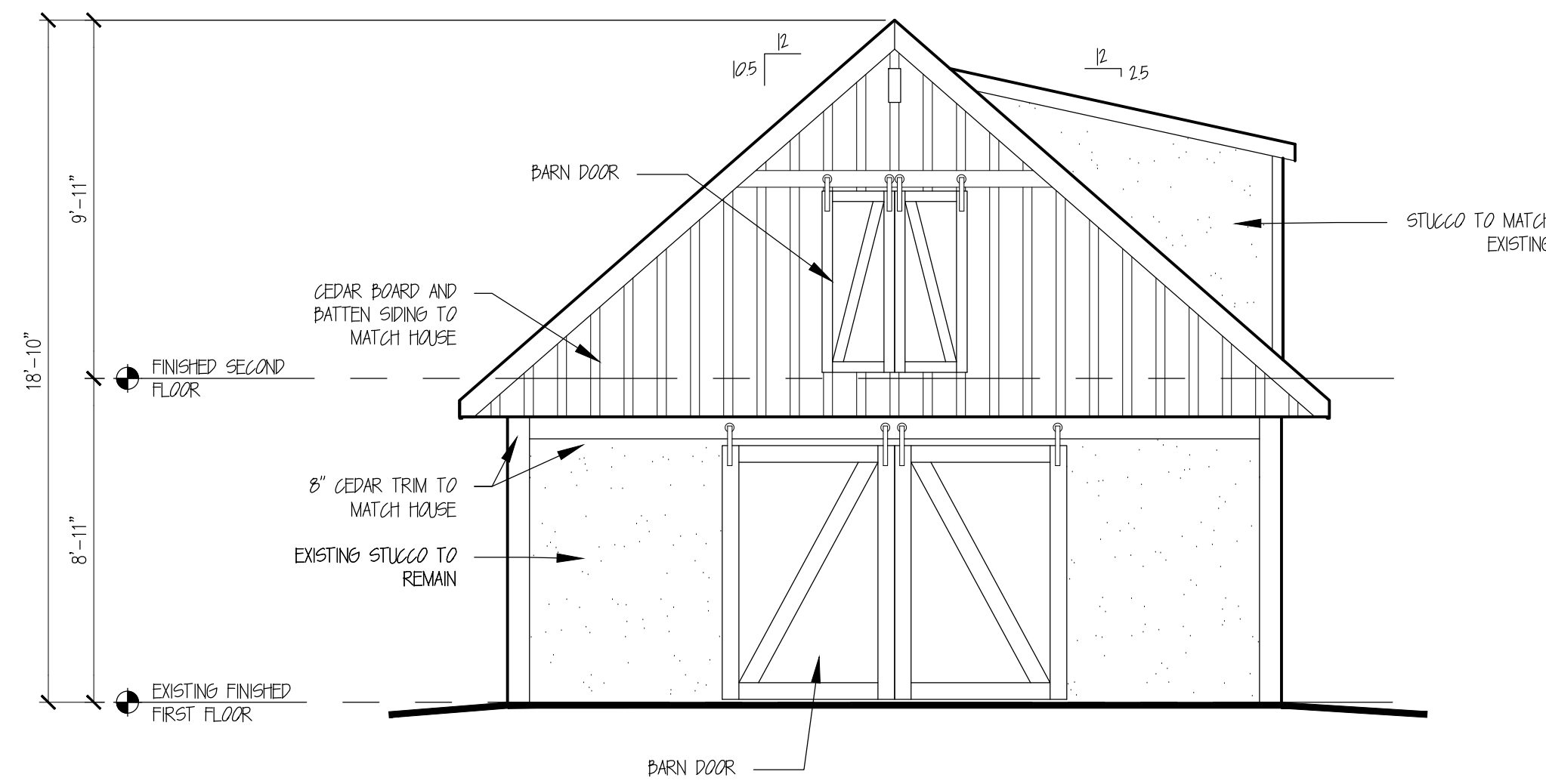
OLD DRAWINGS



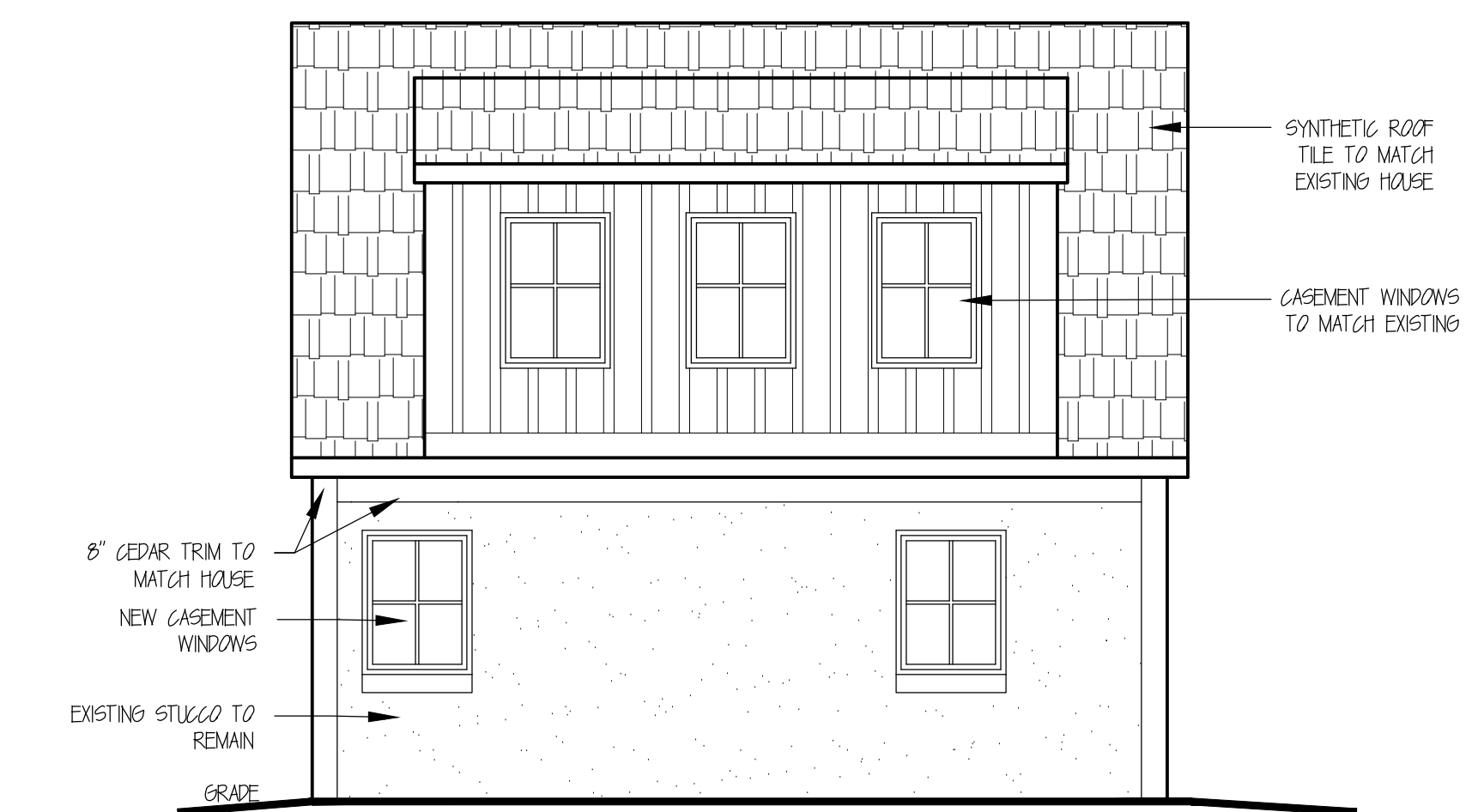
6 SOUTH ELEVATION
A1 SCALE: 1/4" = 1'-0"



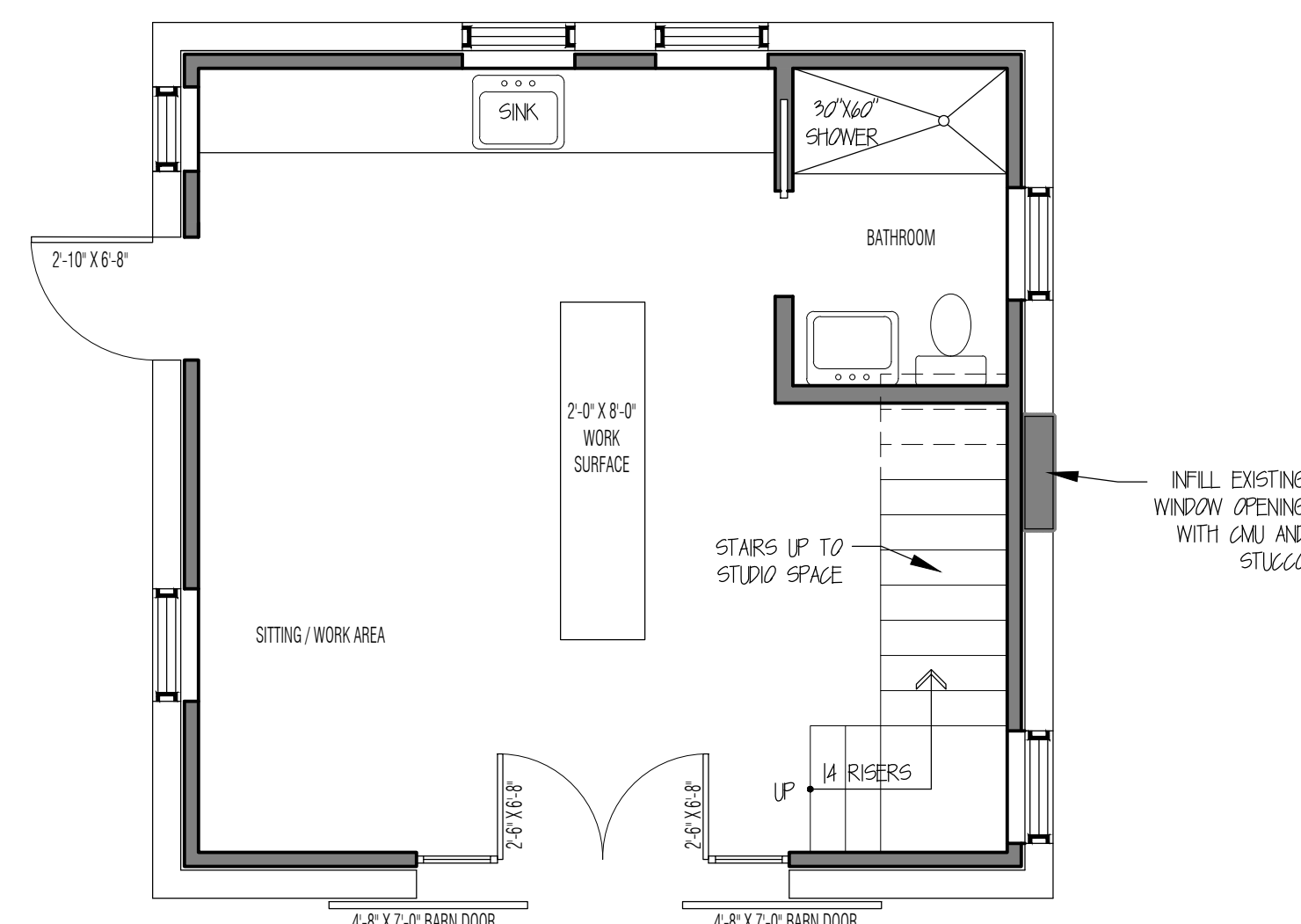
5 WEST ELEVATION
A1 SCALE: 1/4" = 1'-0"



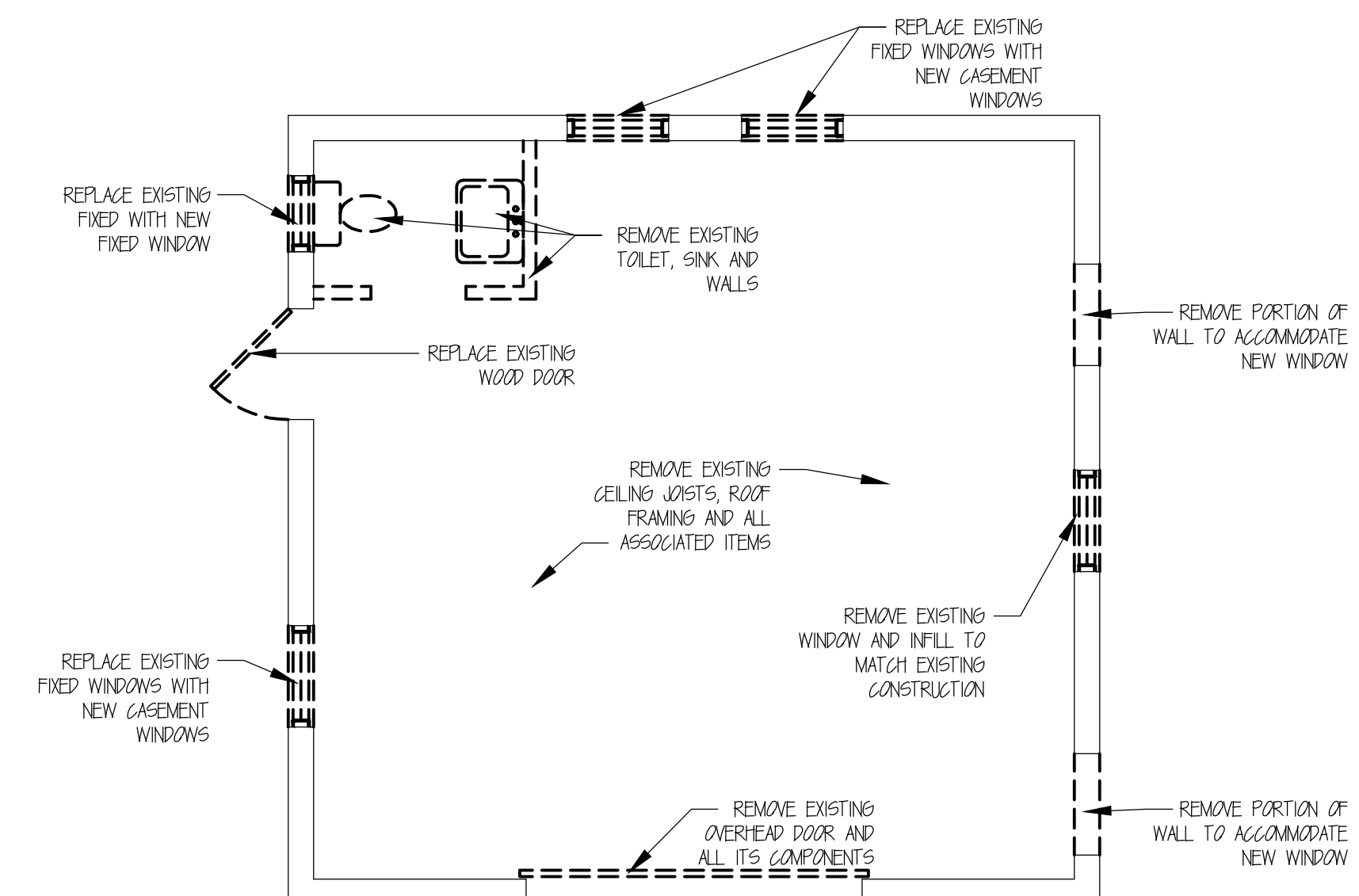
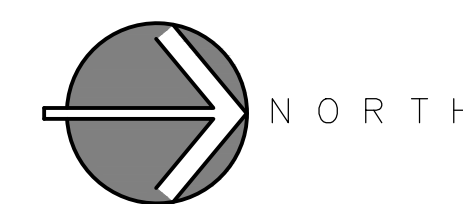
4 EAST ELEVATION
A1 SCALE: 1/4" = 1'-0"



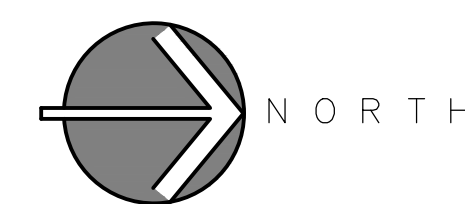
3 NORTH ELEVATION
A1 SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



1 DEMOLITION FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



7 EXISTING ELEVATION PHOTOS
A1 SCALE: NTS

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION

FANTAUZZO RESIDENCE
ART STUDIO RENOVATION
19 SUNSET BLVD
PITTSFORD, NY

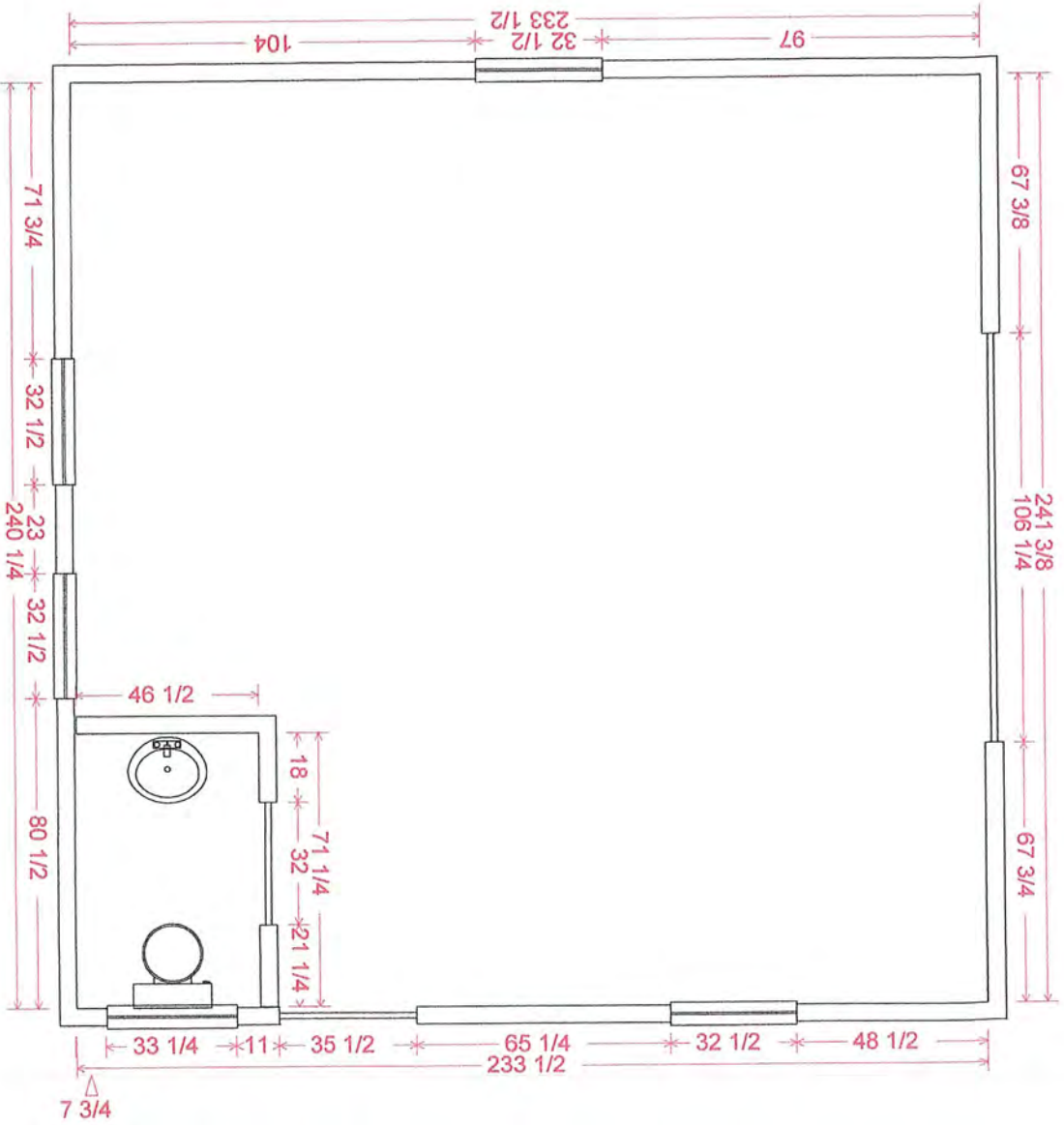
DATE	DRAWN	CHECKED
10/17/18		

SCALE AS NOTED

SHEET TITLE
FLOOR PLANS AND ELEVATIONS

PROJECT NUMBER

A1
DRAWING NUMBER



Fantauzzo 8-2018

Scale: _____ Approved by: _____

Date: _____

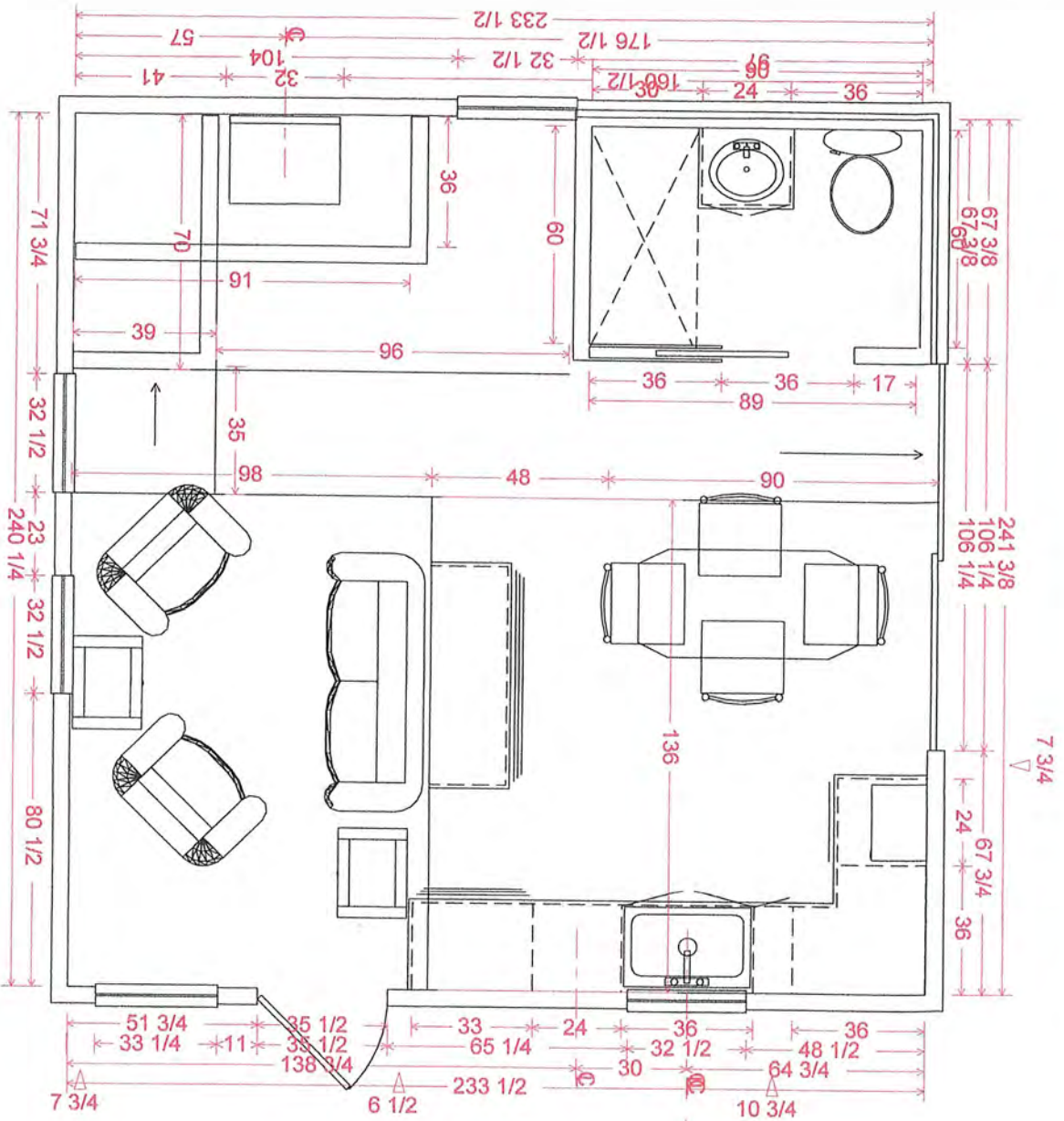
Pool House - As Built

Drawn by: _____

Revised: _____

Drawing number: _____

SCALE 1/4"=1'



Fantauzzo 8-2018

Scale:

Date:

Approved by:

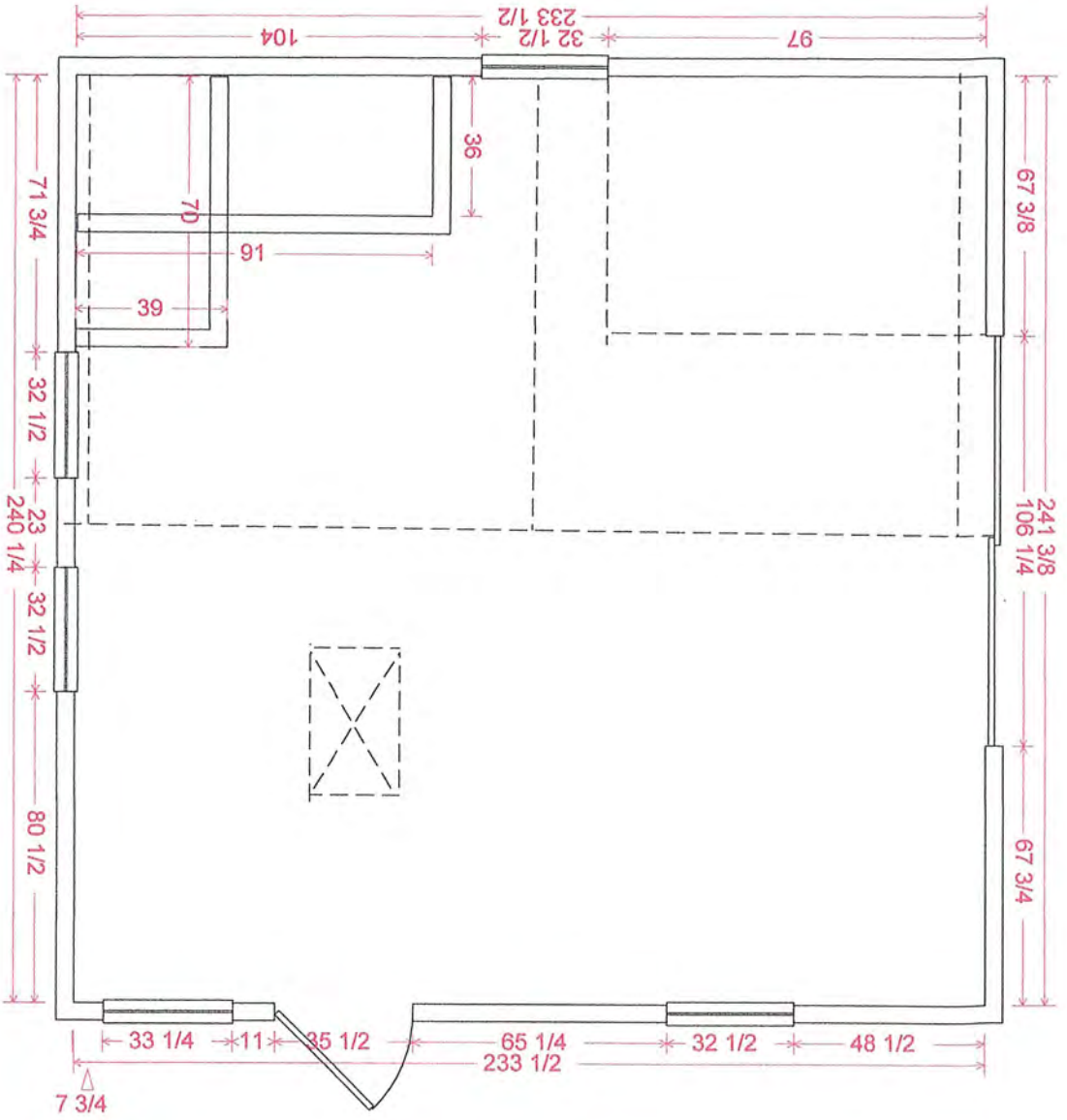
Drawn by:

Revised:

Pool House - Main Floor

SCALE 1/4"=1'

Drawing number:



Fantauzzo 8-2018

Scale: Approved by:

Date:

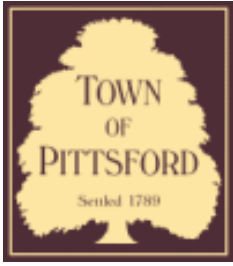
Drawn by:

Revised:

Pool House - Second Floor - Stor. & Mech

SCALE 1/4"=1'

Drawing number:



Town of Pittsford

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

Permit #
B19-000064

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3 South Pittsford Hill Circle PITTSFORD, NY 14534

Tax ID Number: 163.03-1-56.1

Zoning District: RN Residential Neighborhood

Owner: Gorbold, Jonathan M

Applicant: Gorbold, Jonathan M

Application Type:

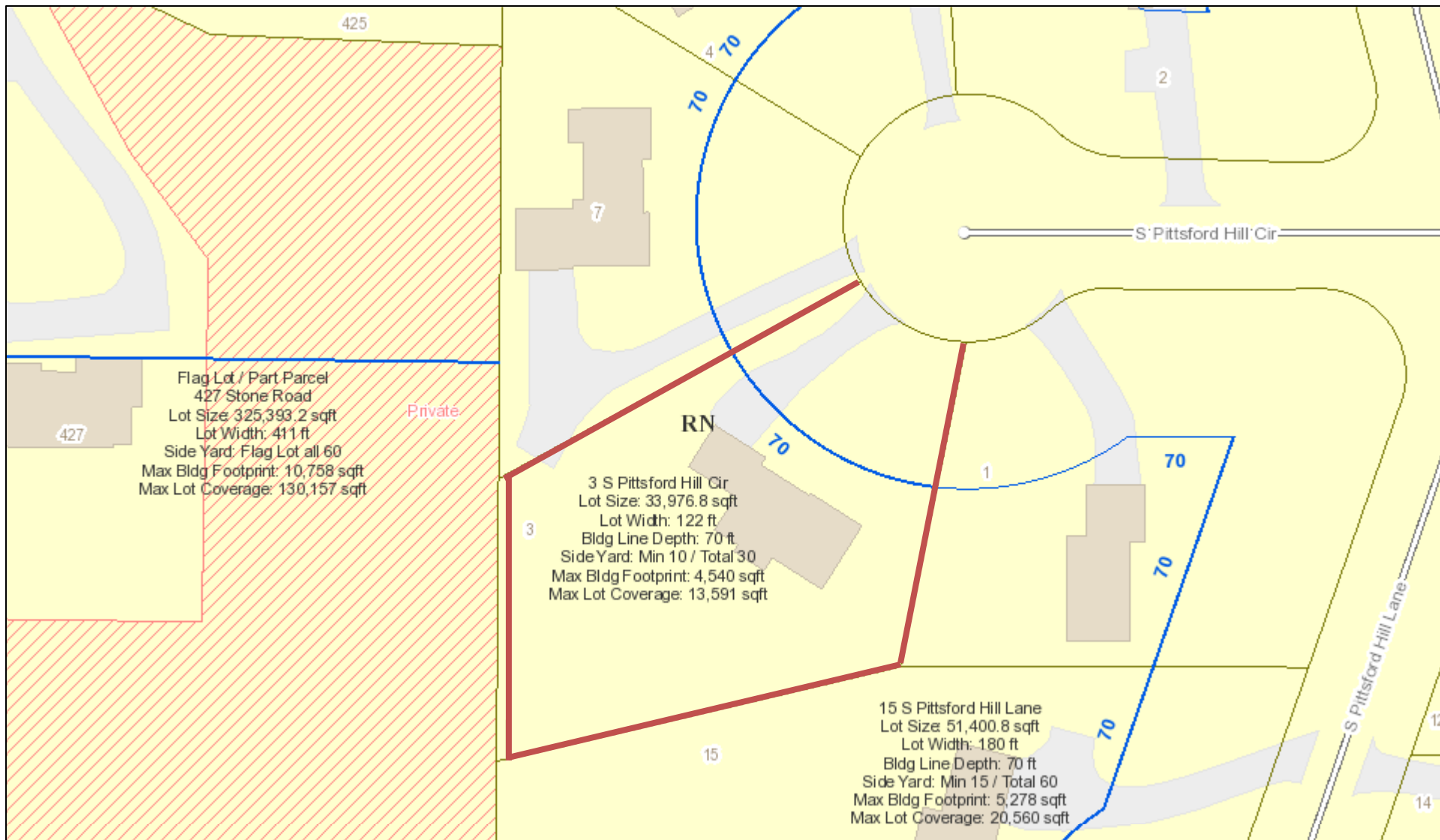
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the addition of a garage space to an existing two car garage. The addition will be approximately 520 sq. ft. and will include new space on the side of the existing garage as well as new space to the rear. The applicant has received approval from the Zoning Board of Appeals for the infringement on the side setback.

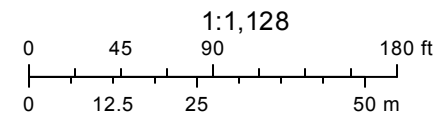
Meeting Date: May 09, 2019



RN Residential Neighborhood Zoning



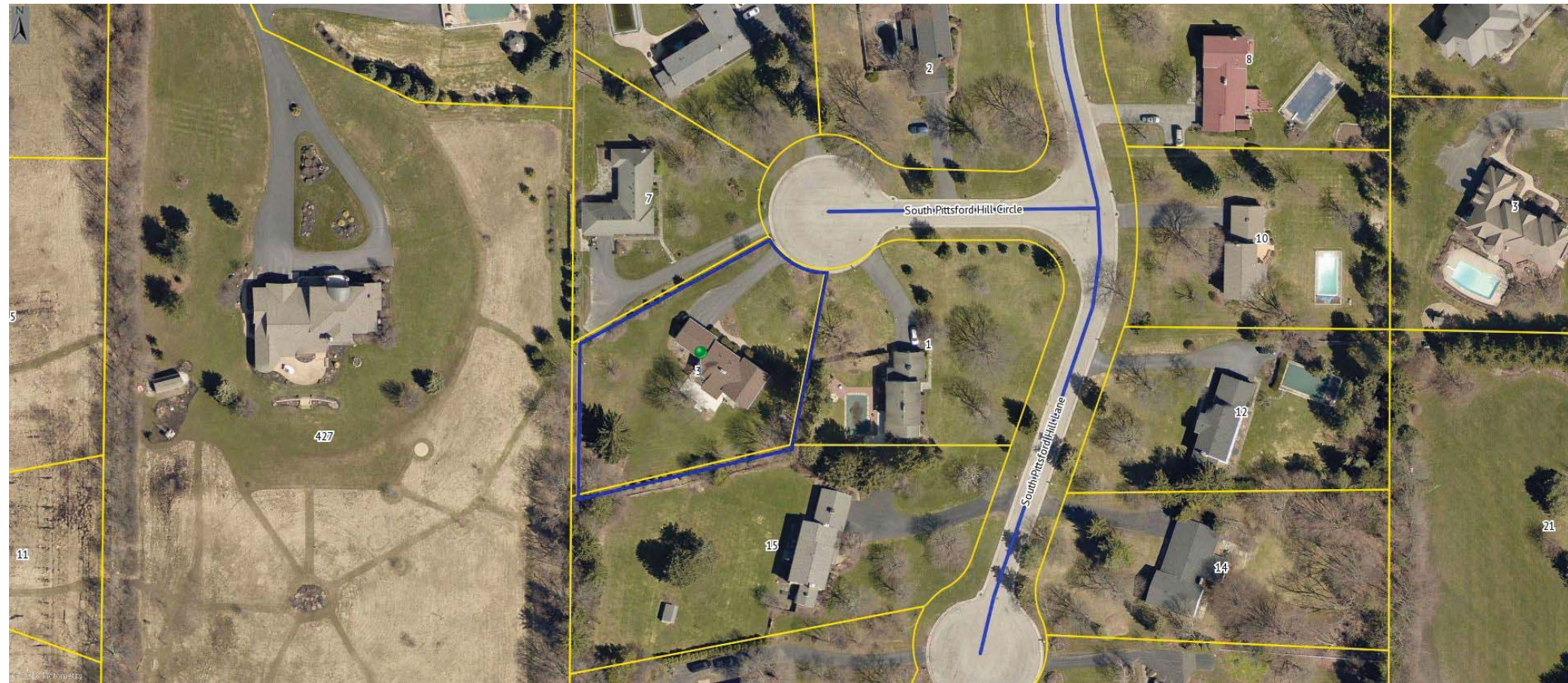
Printed May 2, 2019



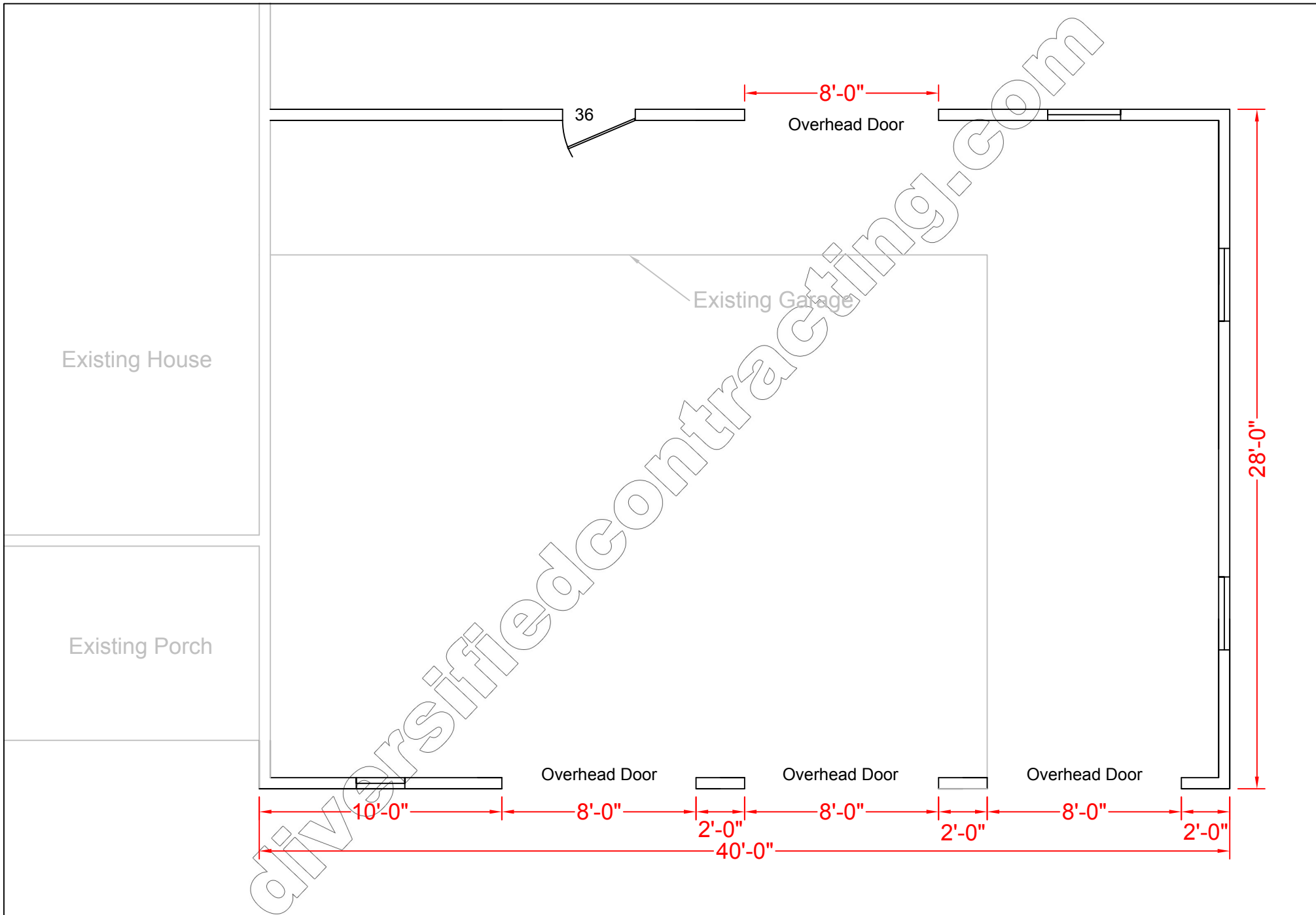
Town of Pittsford GIS

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.

3 South Pittsford Hills



04/21/2018 - 04/23/2018

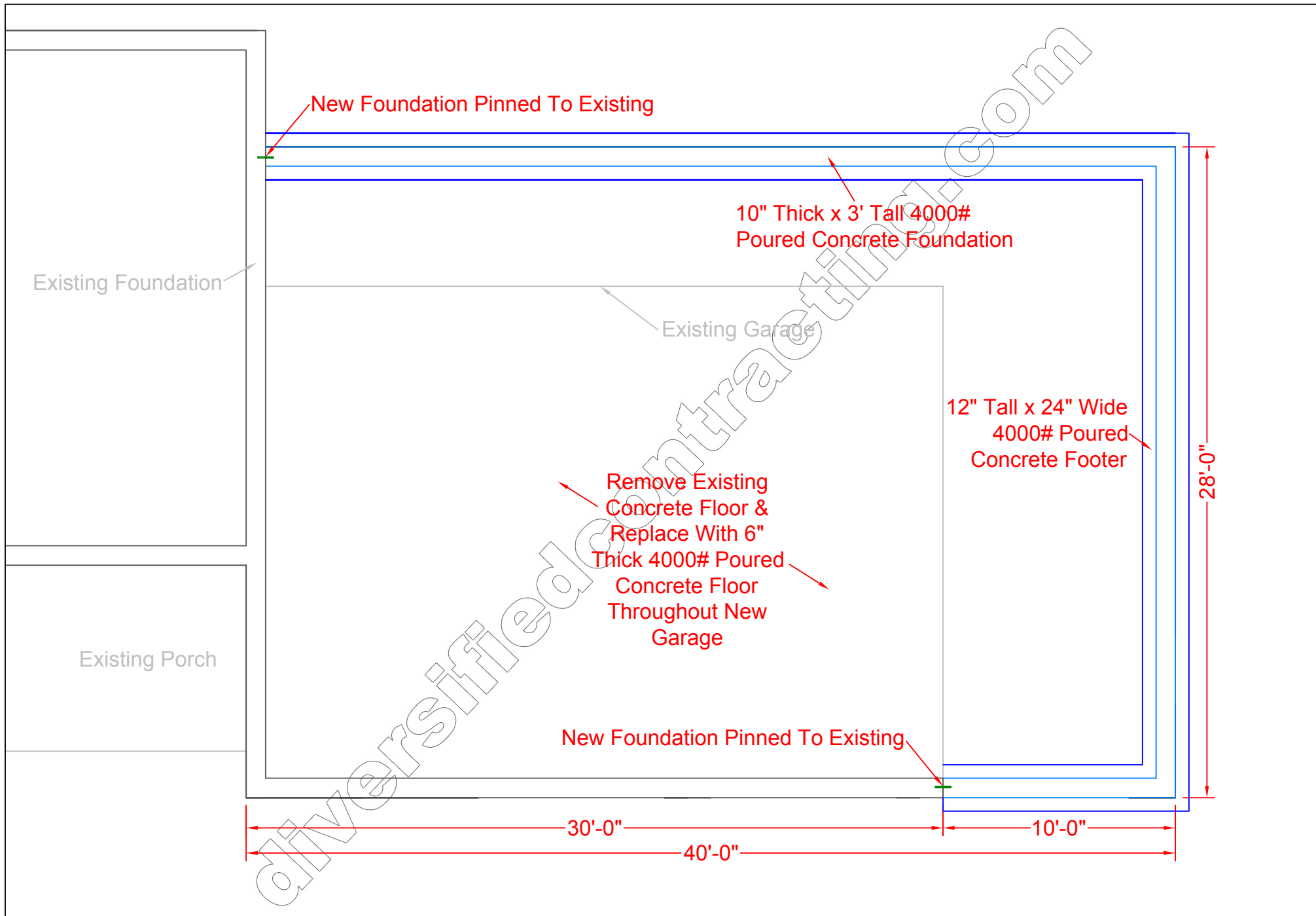


Gorbold Floor Plan V.1



PROPERTY OF DCC



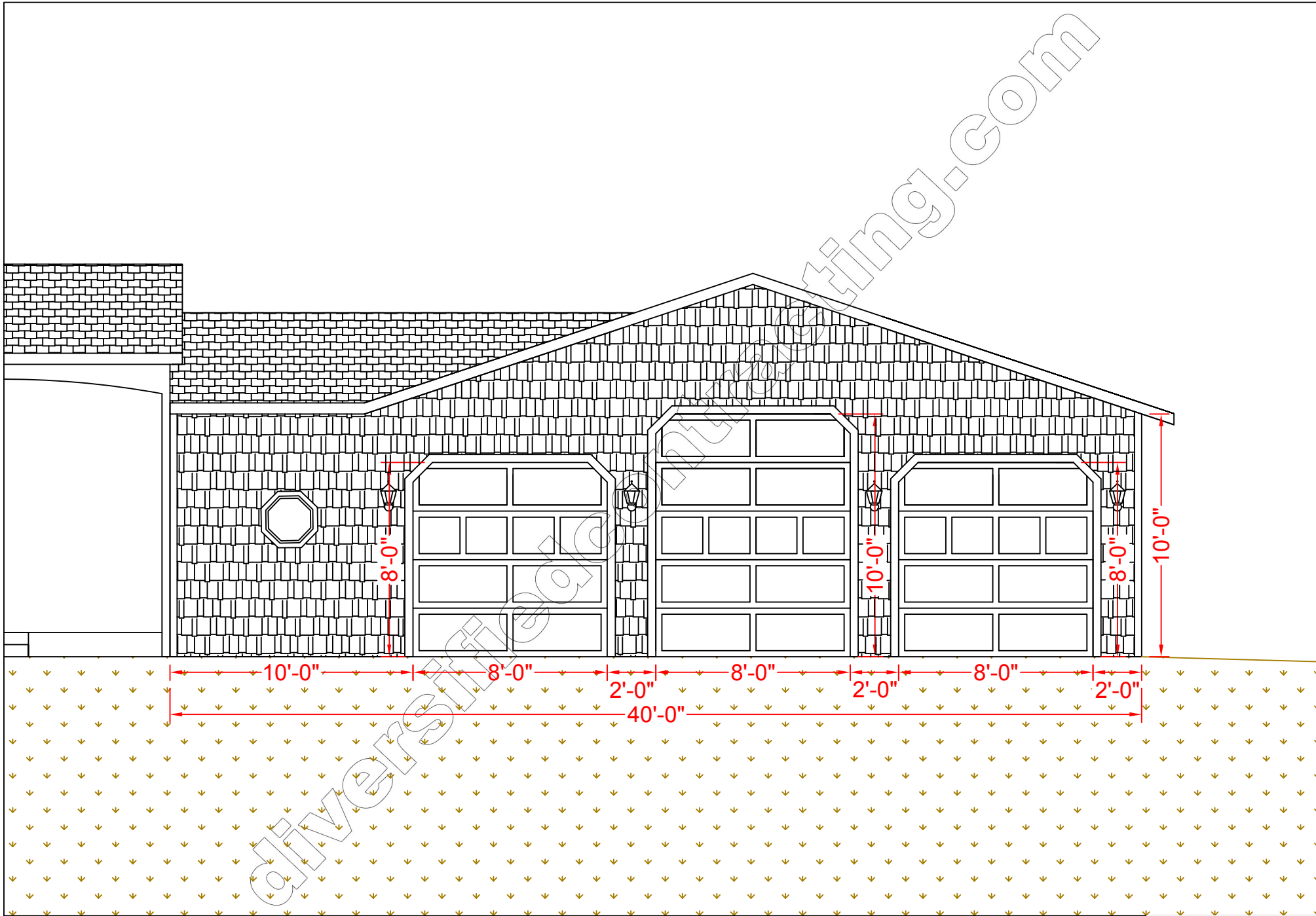


Gorbold Foundation Plan V.1



PROPERTY OF DCC



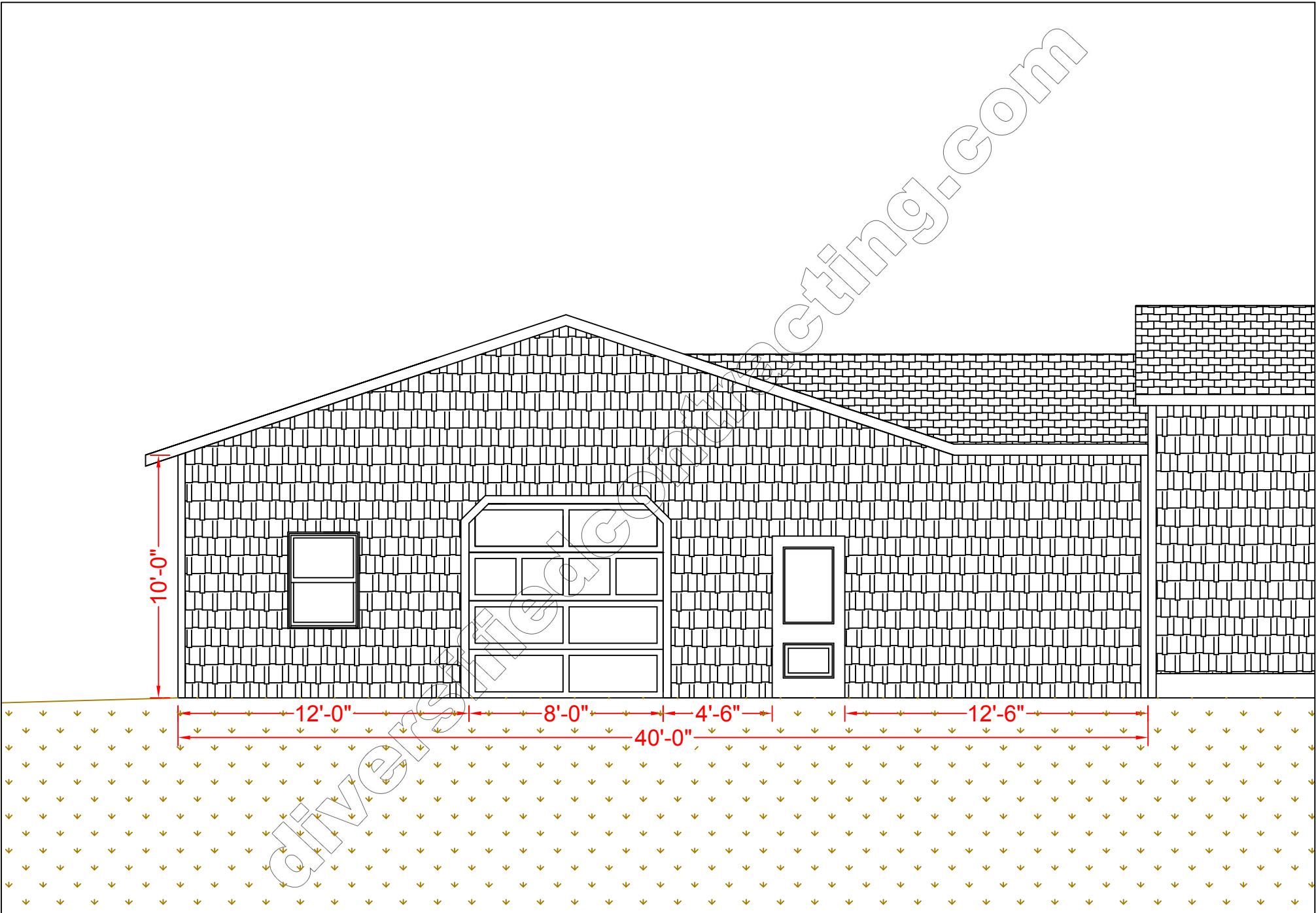


Gorbold Elevation North View V.1A



PROPERTY OF DCC

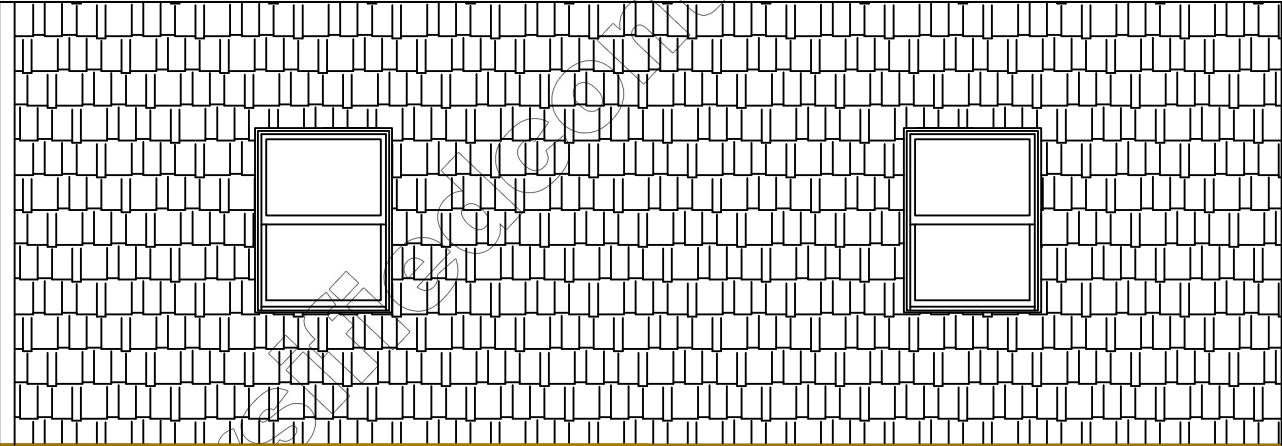
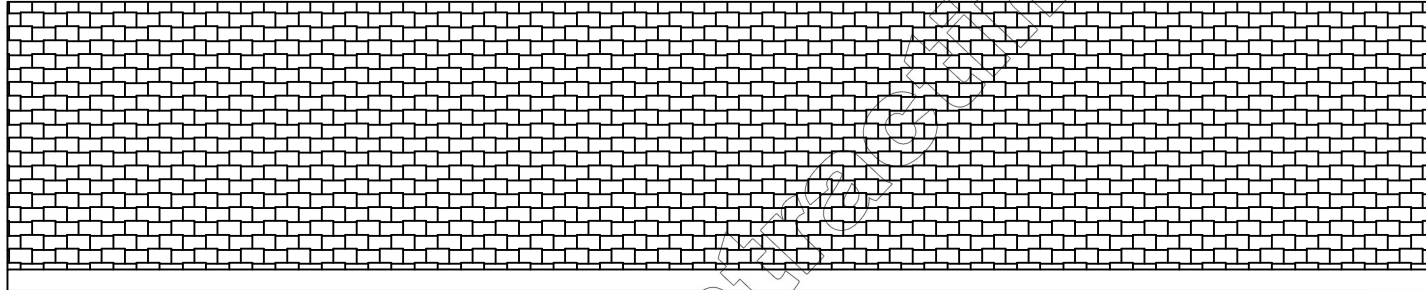




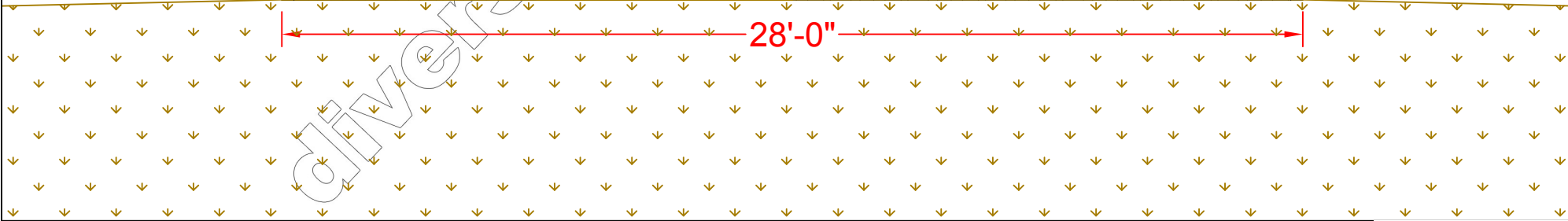
PROPERTY OF DCC

Gorbold Elevation South View V.1





28'-0"



PROPERTY OF DCC

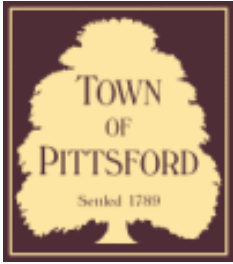
Gorbold Elevation West View V.1











Town of Pittsford

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

Permit #
B19-000065

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 11 Escena Rise PITTSFORD, NY 14534

Tax ID Number: 178.03-4-39

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

Applicant: Wilshire Hill LLC

Application Type:

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

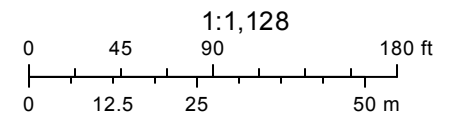
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2511 sq. ft. and will be located in the Wilshire Hills Subdivision.

Meeting Date: May 09, 2019

RN Residential Neighborhood Zoning



Printed May 2, 2019



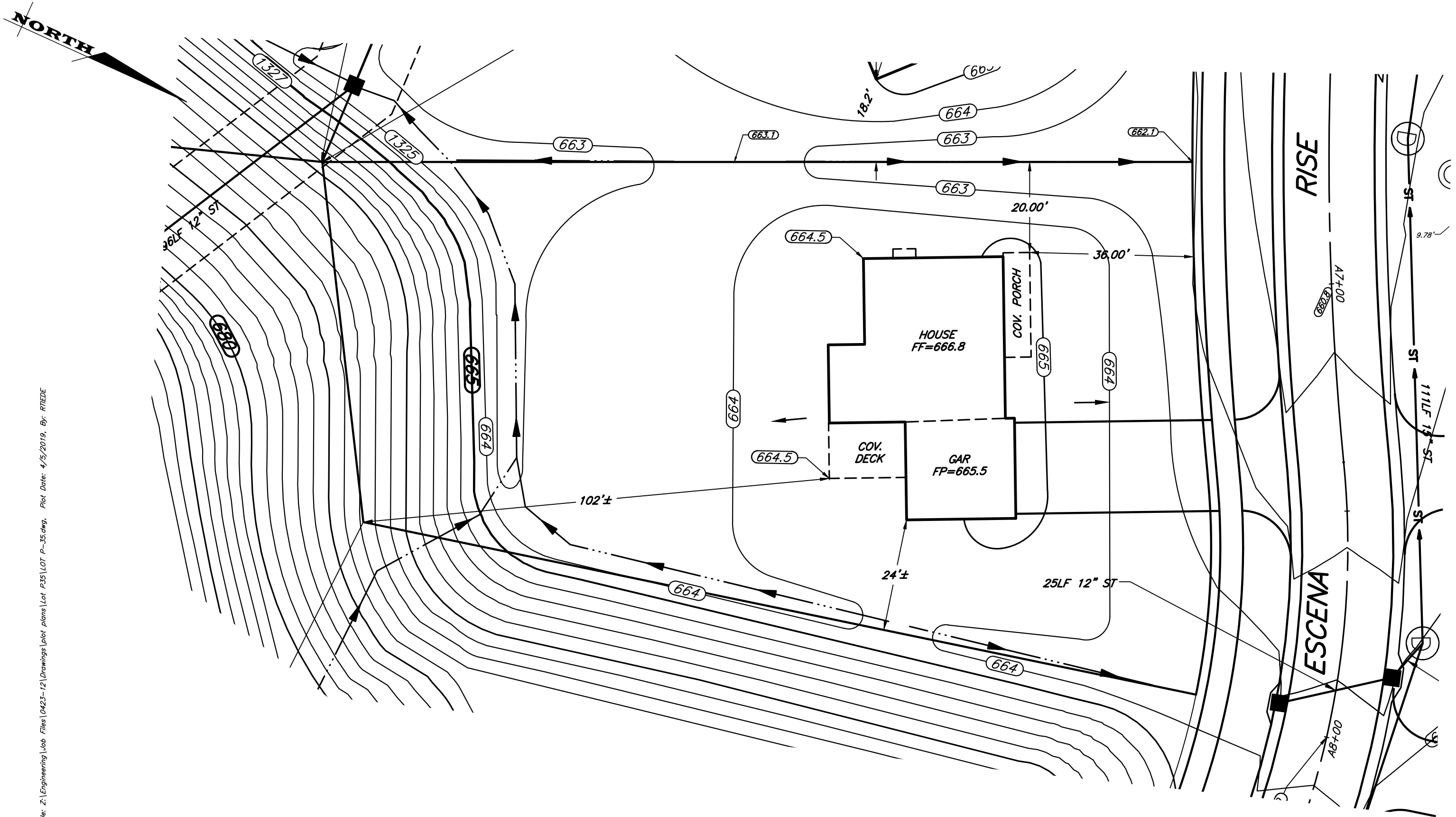
Town of Pittsford GIS

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.

11 Escena Rise



04/21/2018 - 04/23/2018



File: Z:\Engineering\Job Files\0423-12\Drawings\plot plans\Lot P35\LOT P-35.dwg, Plot Date: 4/5/2019, By: RTI/DE



JOB NO: 0423-13
 SCALE: 1" = 20'
 DRAWN: RJT
 DESIGNED: RJT
 DATE: 4/5/19

SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	20.0'
REAR	20'	102'±

TITLE: **PLOT PLAN - LOT P35**
WILSHIRE HILL - SECTION 1

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	Elevations
PHASE-	Preliminary Design

PROJECT-	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO.-	A 19-019
DATE-	April 2019

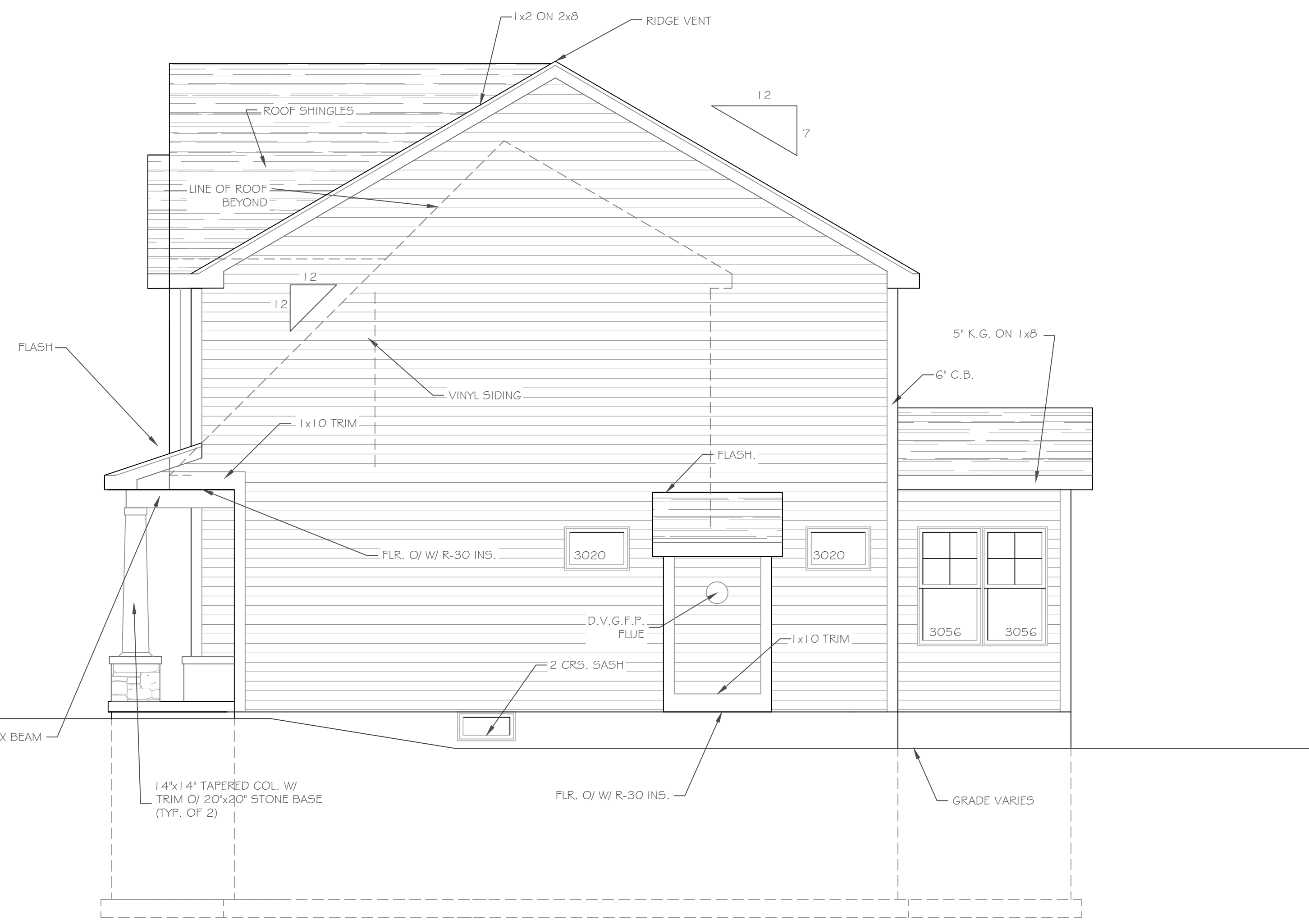
CKH
 architecture
 1501 Pittsford-Vector Road
 Suite 100
 Victor, New York 14564
 phone: (585) 249-1334
 fax: (585) 249-1333
 email: CKHennessey@frontiernet.net

DRAWING NO.-
A-1



FRONT ELEVATION 2511 S.F.

1/4" = 1'-0"
 NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG, LOW-E
 - 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



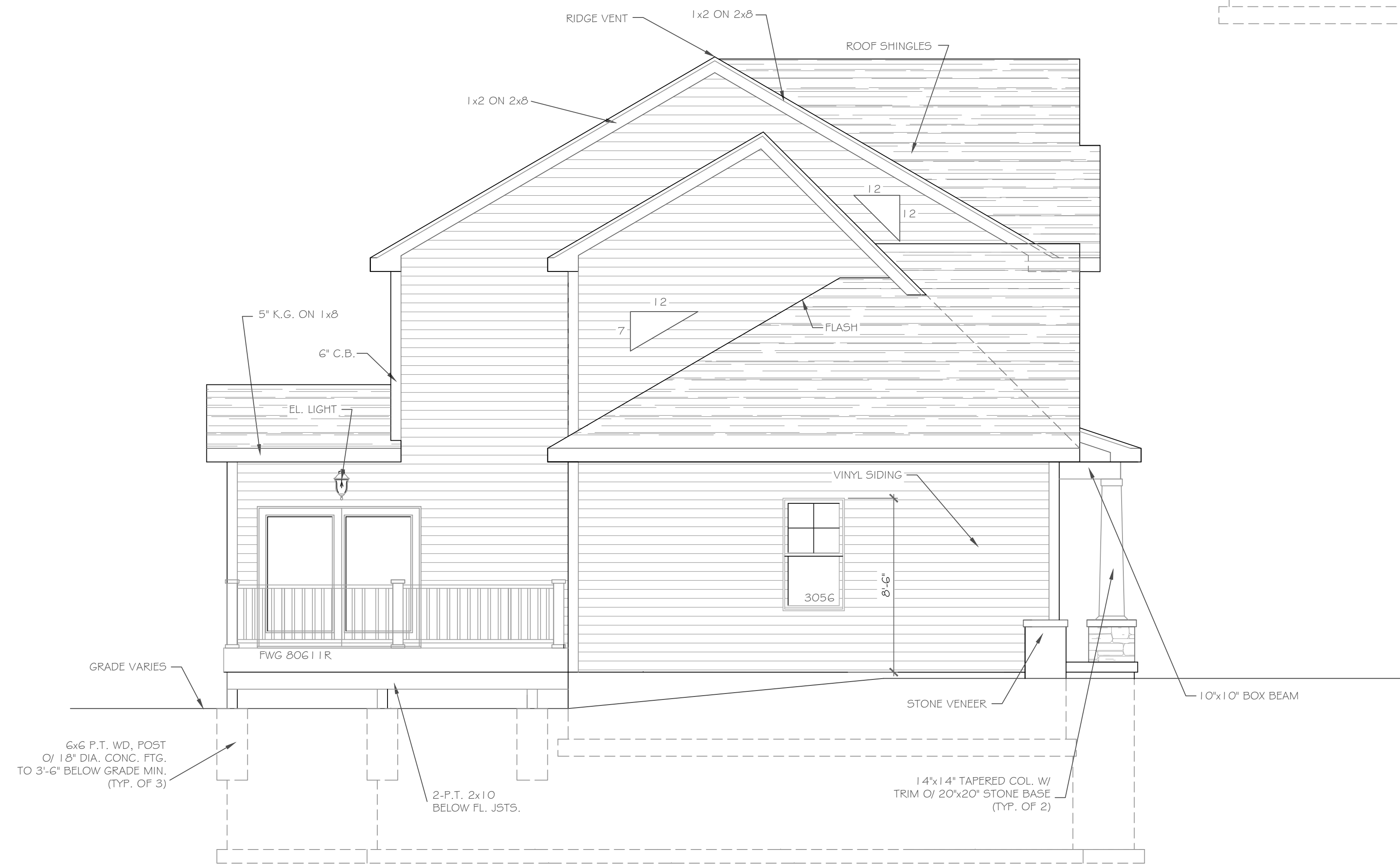
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

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REVISIONS-	NO.	DATE	DESCRIPTION

PROJECT-	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO.-	A 19-019
DATE-	April 2019
DRAWING TITLE-	Elevations
PHASE-	Preliminary Design

PROJECT-	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO.-	A 19-019
DATE-	April 2019
DRAWING TITLE-	Elevations
PHASE-	Preliminary Design

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DRAWING NO.-
A-6

FIRST FLOOR PLAN

1241 S.F.

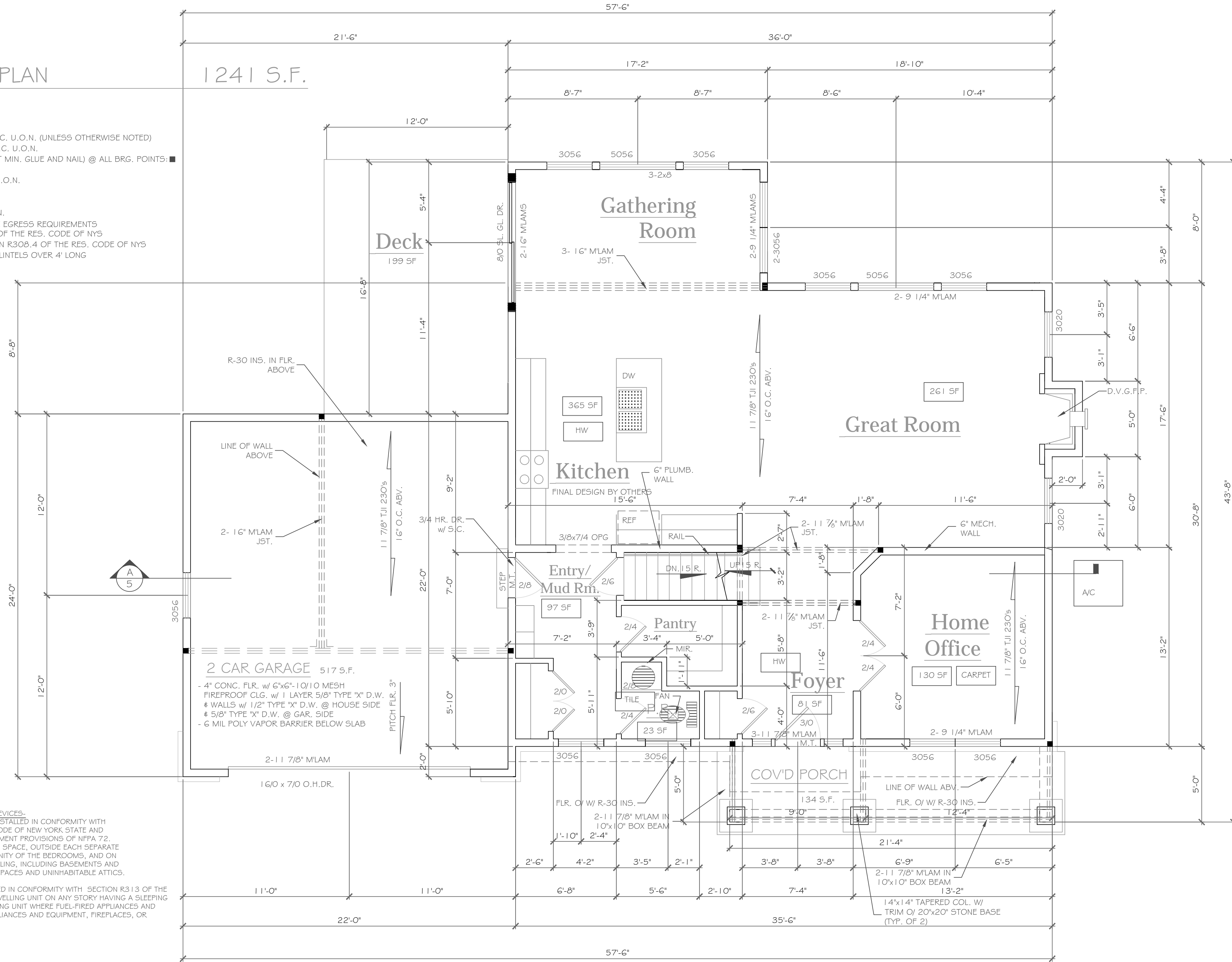
1/4" = 1'-0"

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 1/2 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 R313 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.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



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REVISIONS:	NO.	DATE	DESCRIPTION

PROJECT:	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-019
DATE:	April 2019
PHASE:	Preliminary Design
DRAWING TITLE:	First Floor Plan

PROJECT:	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-019
DATE:	April 2019
PHASE:	Preliminary Design
DRAWING TITLE:	First Floor Plan

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 e-mail: CKHennessey@frontiernet.net

DRAWING NO. -
A-3

SECOND FLOOR PLAN 1271 square feet

1/4" = 1'-0"

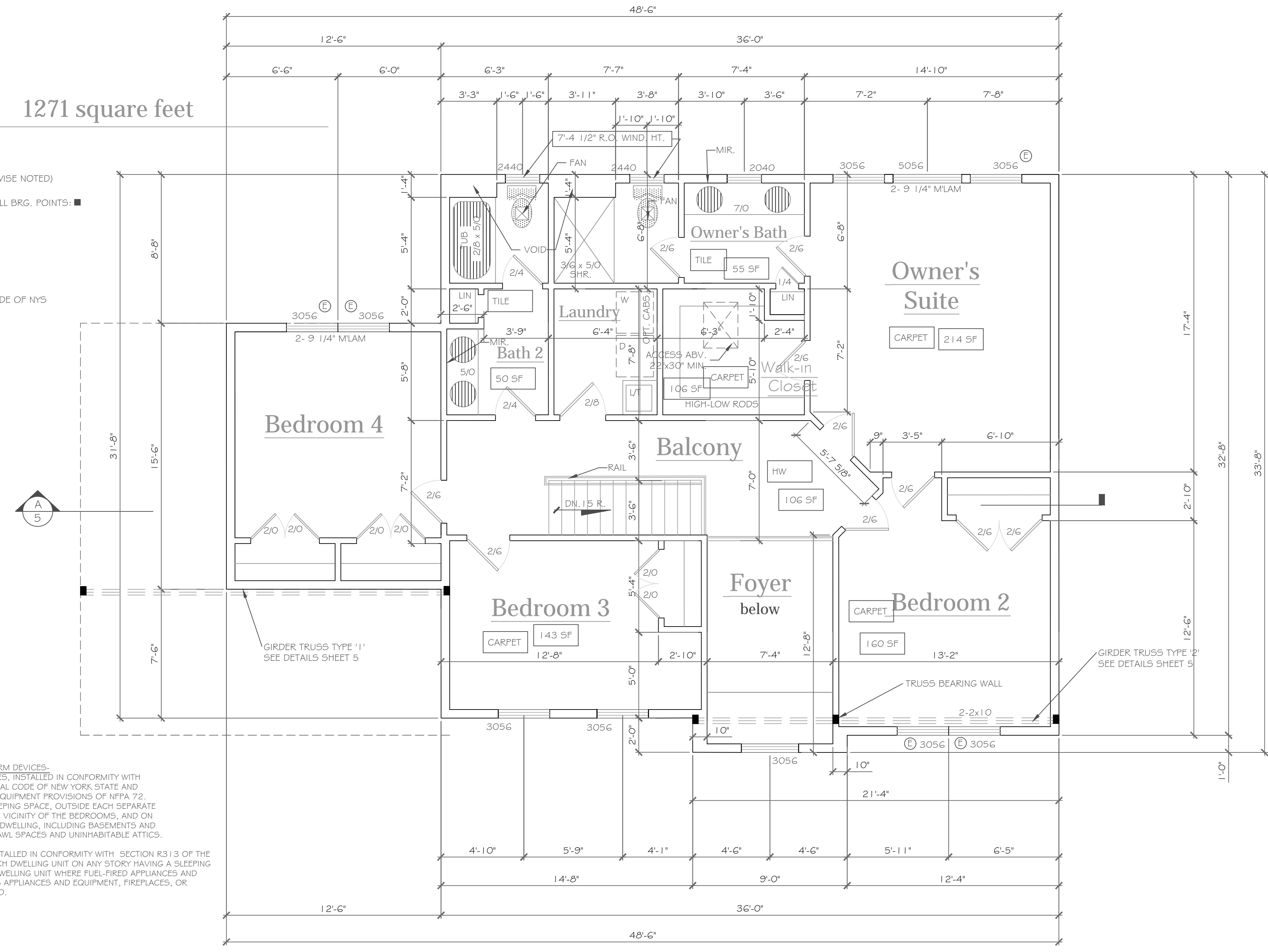
NOTE:

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 6'-10 1/2" U.O.N.
 CEILING HTS. TO BE 8'-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 R308.4 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 R313 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.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	Second Floor Plan
	PHASE- Preliminary Design

PROJECT-	Lot 35P, Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO.-	A 19-019
DATE-	April 2019

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DRAWING NO.-
A-4

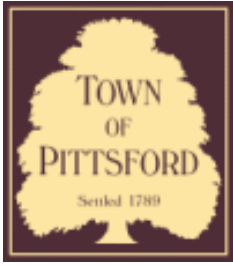






16





Town of Pittsford

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

Permit #
C19-000006

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2851 Clover Street PITTSFORD, NY 14534

Tax ID Number: 163.02-1-24.111

Zoning District: PUD Planned Unit Development

Owner: Cloverwood

Applicant: SWBR (Robert F. Simonetti)

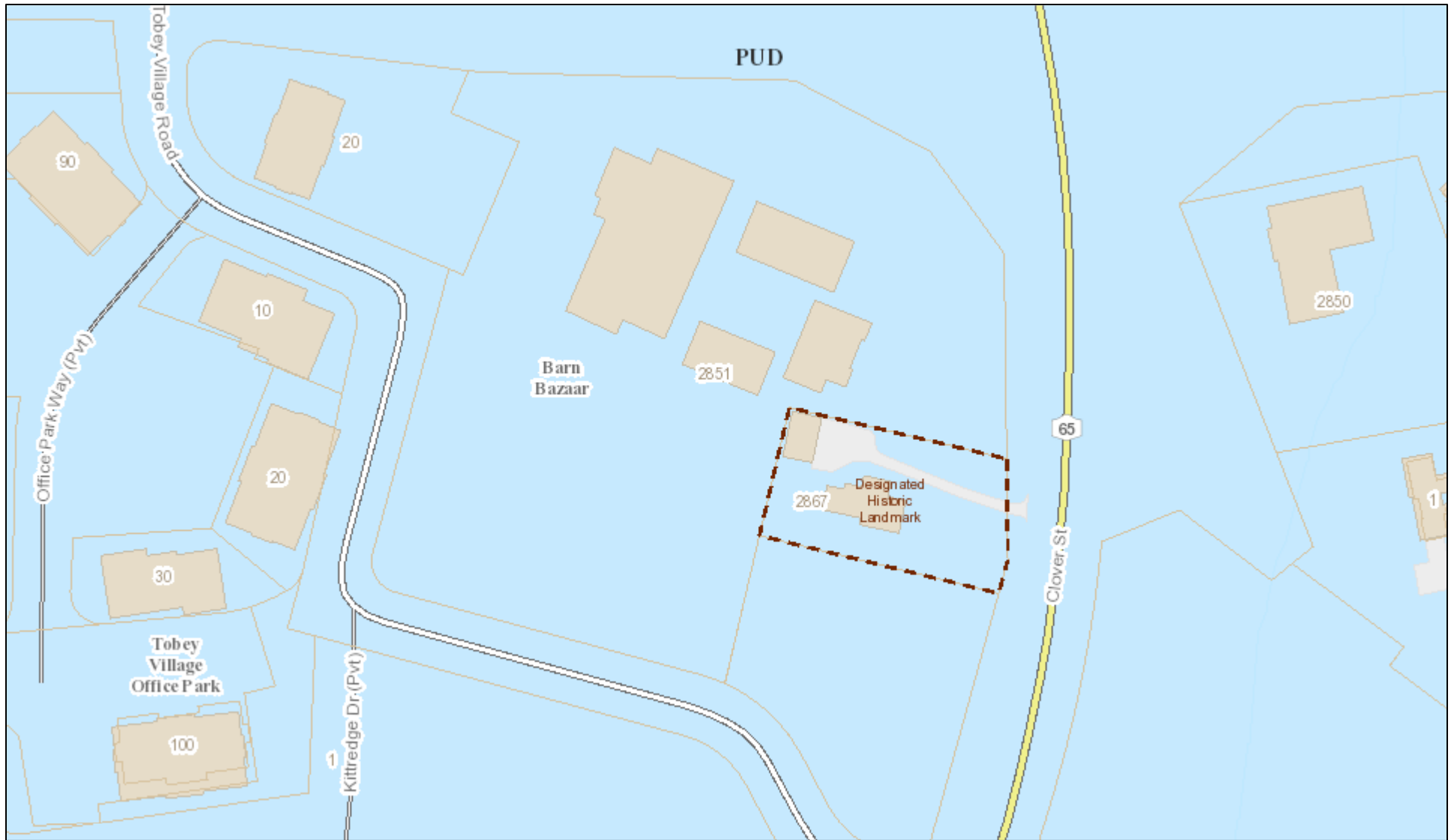
Application Type:

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

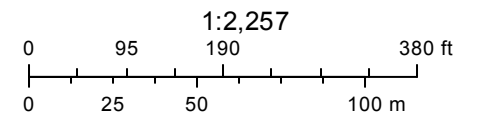
Project Description: Applicant is requesting design review for the construction of "The Terraces at Cloverwood" previously Friendly Commons. This will be upscale senior living located in the area of the former "Barn Bazaar" at the southwest corner of Clover Street and Jefferson Road.

Meeting Date: May 09, 2019

RN Residential Neighborhood Zoning



Printed January 17, 2019



Town of Pittsford GIS

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Memo

To: Doug DeRue	Project: Terraces at Cloverwood
From: Robert Simonetti, AIA	Project No: 17565.0
Copy: Glen Cooper – Friendly Senior Living	Date: April 30, 2019
Re: Design Review Submission Narrative	

Respectfully submitted to the Design Review Board is this narrative describing the recent design progress,
from point A...



January 24, 2019

....to point B.



April 24, 2019

In Fall 2018 the design team started color scheme investigation in earnest. This image is one presented to Friendly Senior Living (FSL) Board on January 09, 2019. The early images of a gray scheme were well received and direction was to consider moving down this course while investigating other color options as well. This image was presented with a small variety of corresponding fiber cement siding samples.



Due to timing of application submission to the Town DRB the gray concept was acted on in order to finish all the site perspectives desired to show the DRB meant to predominantly describe the changes to massing and roof lines over the previous year. Below are a select group of images presented to Pittsford Design Review Board January 24, 2019.



These images along with the narrative describing the use of grays and blues to reflect winter tones was well received by DRB members. The intent, particularly on the East façade behind the Lusk home was to provide a modest backdrop for the home which was not busy or too brightly colored.

Proposed East façade image of 1/24/19



The DRB also reflected on the successful use of dark colors by the adjacent Pittsford Federal Credit Union to blend into the wooded surroundings. As seen here the Credit Union uses warm earth tones and dark bronze as primary colors.



Image 4 Proposed View from Tobey Village Road in Winter. Shown as part of 1/24/19 DRB and later on 2/26/19 to FSL Board. It is this image which became a significant red flag for the FSL Board and turning point for the color studies. Perceived as dark, austere, and foreboding this image gave rise to concern about the gray scheme. This also generated the question of “Why would we want to replace one old gray building with a new gray building?”



Existing Barn Bazaar from Clover Road



In late February 2019 the design team was charged with coming back to the FSL Board with new color concepts.

On April 11, 2019 three color concepts were presented to the FSL Board:

Concept 1: Brown and tan: reminiscent of the existing Cloverwood colors but darker. This scheme also picks up on colors of the Pittsford FCU.



Concept 2: Gray: Reminiscent of the existing Barn Bazaar and adjacent Tobey Village Office Park.



Concept 3: Brown and Cream: Reminiscent of the existing Cloverwood colors but employing darker brown and accented by light green and cream. White trim, windows, bays to tie to existing Cloverwood and keep building brighter. This scheme also picks up on some of the colors of the Pittsford FCU.



Concept 3 is selected as preferred color concept for final development, noted to be bright, attractive and marketable, complimenting the existing campus and Lusk home.

With FSL approval of Concept 3, the design team then fine-tuned colors and studied their use around the full building. As can be seen in the current architectural submission, the dominant color of the building is the medium tone brown at the first and second levels. Brown tones are used for the roof material as well as for the parking level base on the East elevation.

These colors are intentionally used to be consistent with the DRB conversation of 1/24/19 which focused on creating a backdrop along Clover Street that would blend with the existing woods and new vegetation.



South Elevation from Tobey Village Road



East Elevation from Clover Street



Perspective from Clover Street and Jefferson Road

The design team has also worked on detailing of the facades to fill in previously blank gables and masses and to tie elements to the “Tudoresque” image of the Commons. In a number of gables vertical board and batten and subdued contrast is used to reflect imagery of Tudor home details.

January 24, 2019



April 24, 2019



SWBR will be present to provide additional information at the May 9th Design Review Board. We will be happy to more fully explain the process and decisions which have resulted in the imagery presented in this submission. SWBR and FSL team believe that this latest development of The Terraces at Cloverwood reflect the upscale character of Cloverwood and their residents while becoming a gracious and appropriate neighbor in the Pittsford community.

J:\2017\17565.00 CLOVERWOOD SENIOR LIVING EXPANSION\2-PROJECT MGT\2.02_CODE\02_APPLICATIONS\DESIGN REVIEW SUBMISSION NARRATIVE 2019-04-30.DOCX



5 3D View from Clover St and W. Jefferson Rd



4 North Elevation of Commons



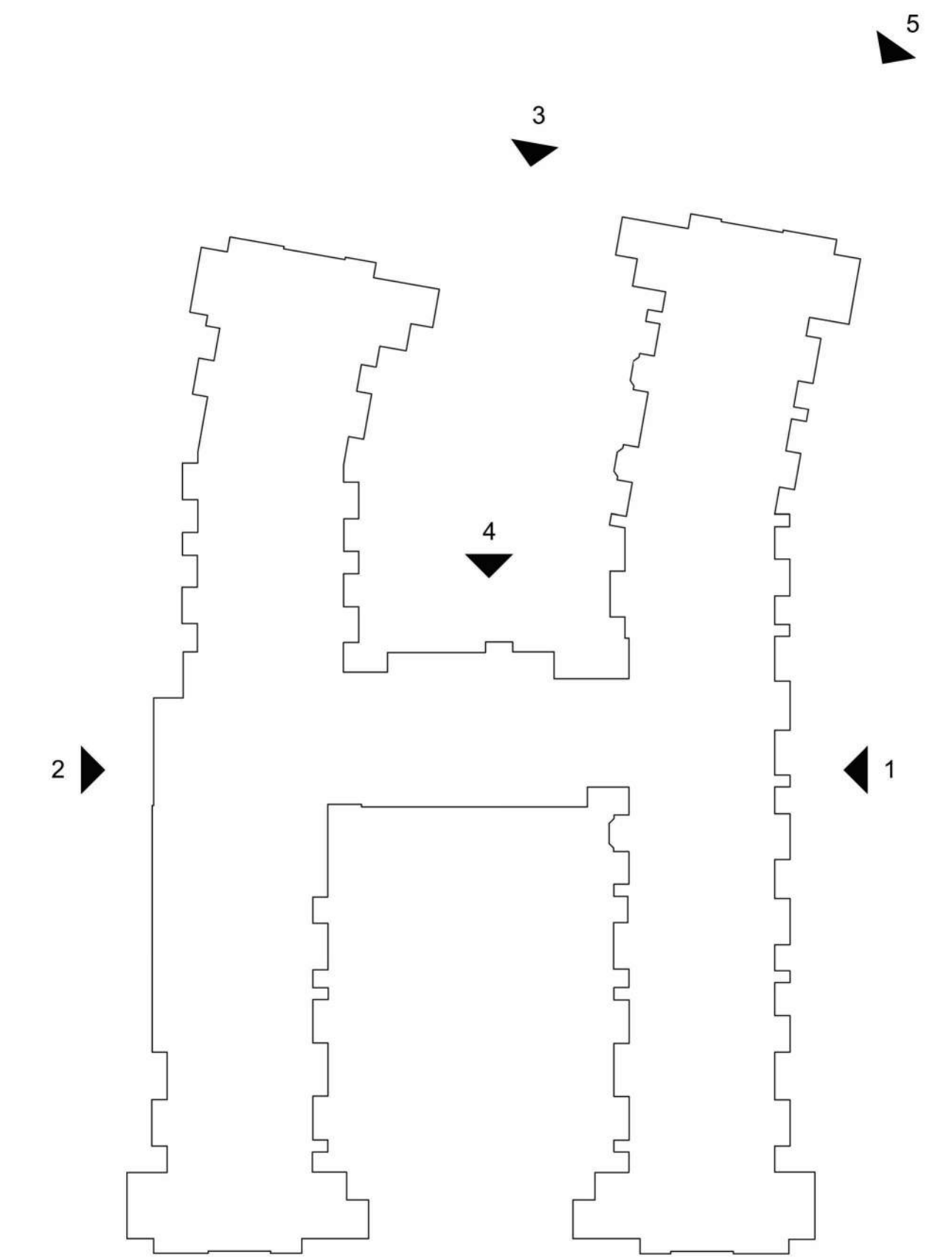
3 North Elevation



2 West Elevation



1 East Elevation



Key Plan



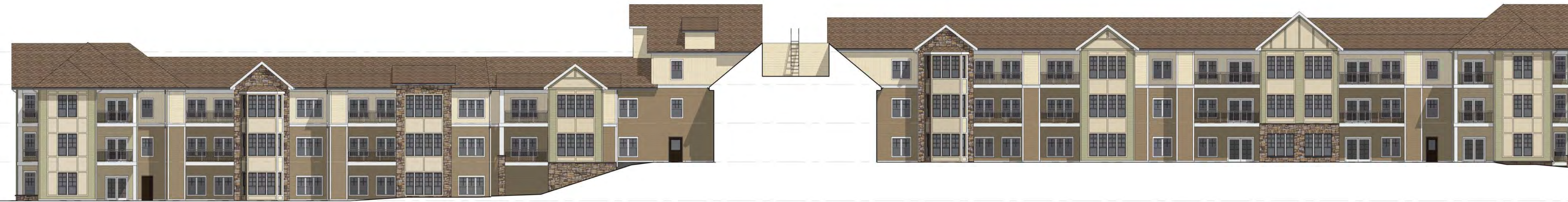
5 3D View from Entrance at Tobey Village Rd



4 South Elevation of Commons



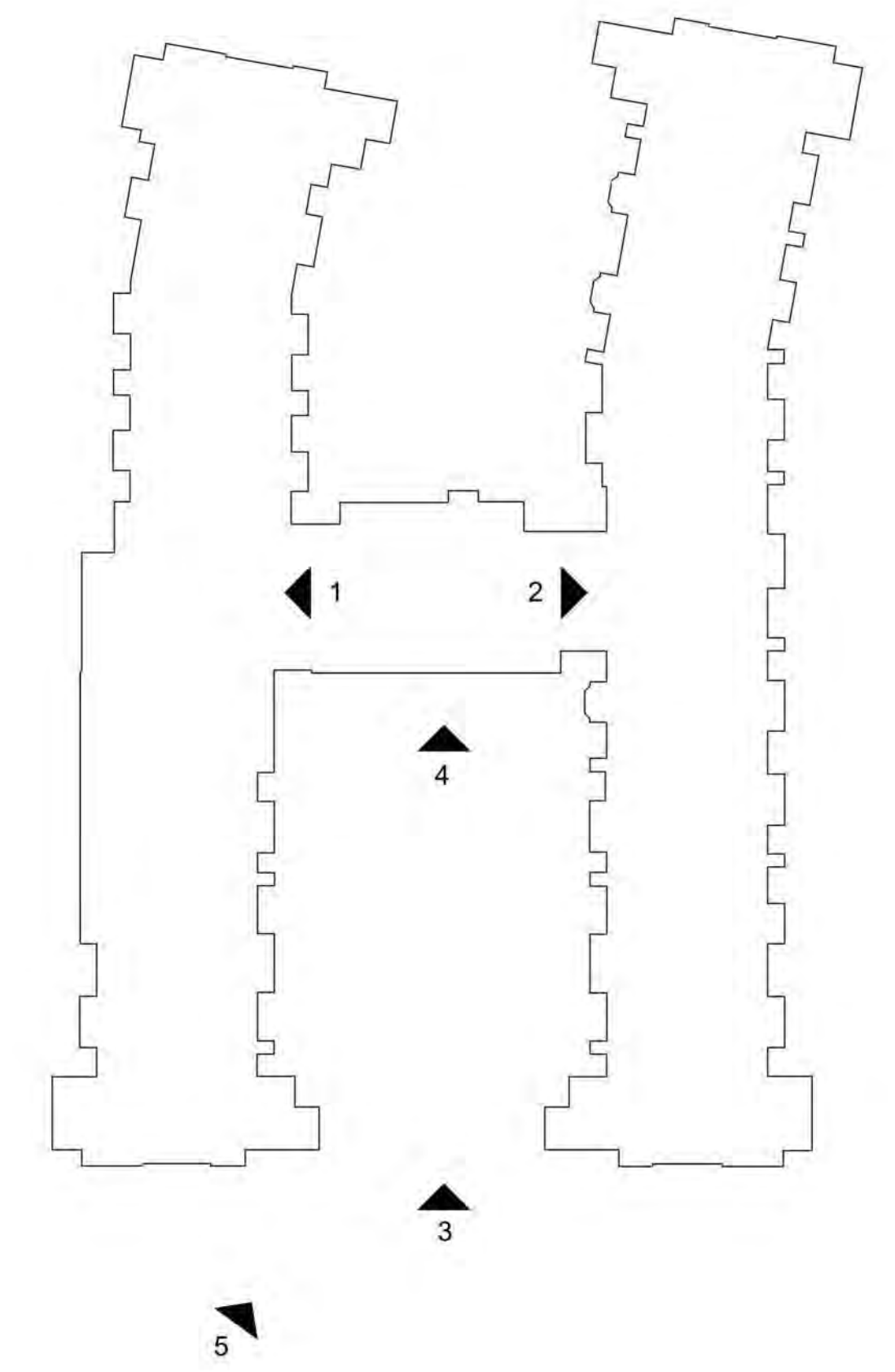
3 South Elevation



2 West Elevation of Courtyard



1 East Elevation of Courtyard

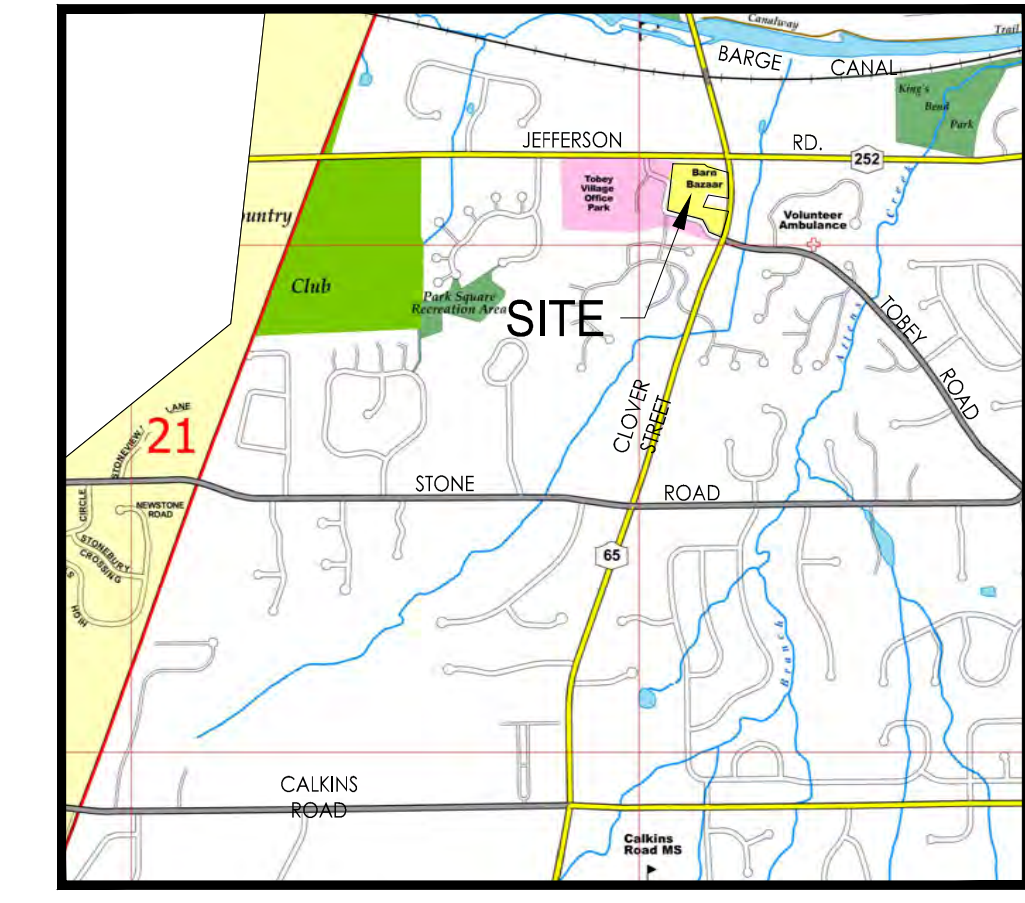


Key Plan

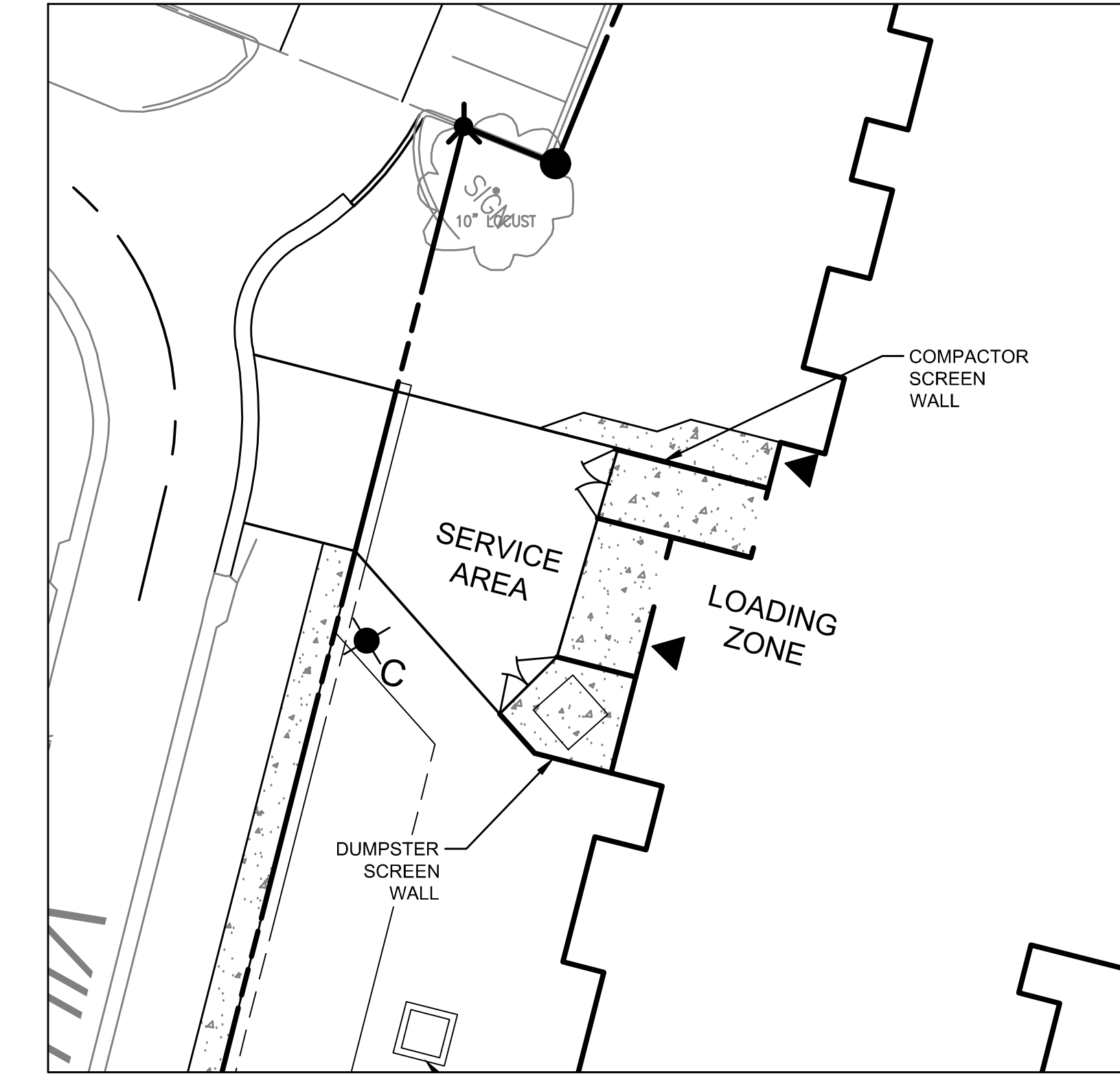
STATE ROUTE 252

(WIDTH VARIES)

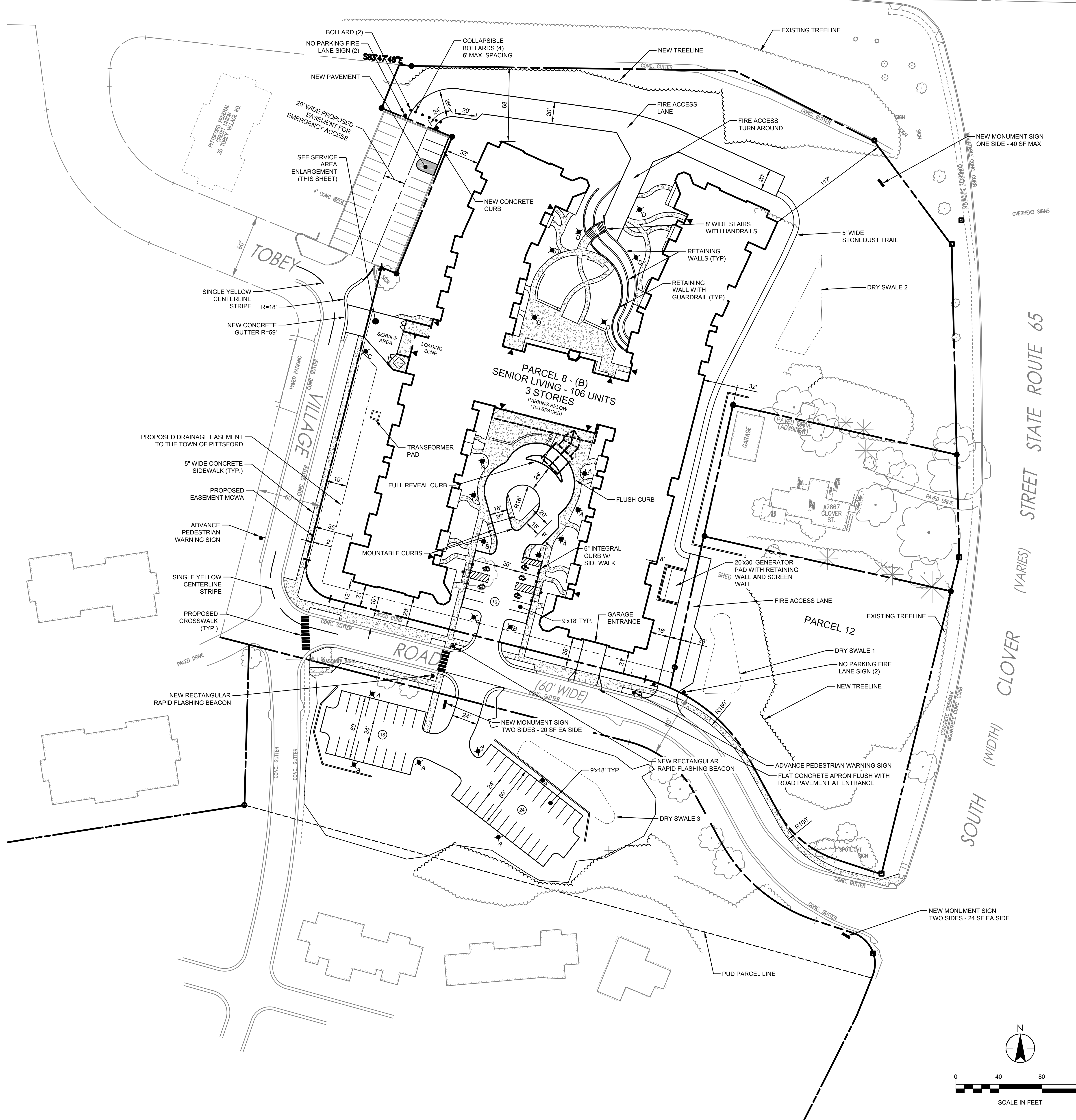
WEST JEFFERSON ROAD



LOCATION SKETCH
N.T.S.



SERVICE AREA ENLARGEMENT
SCALE: 1"=20'



SITE DATA:

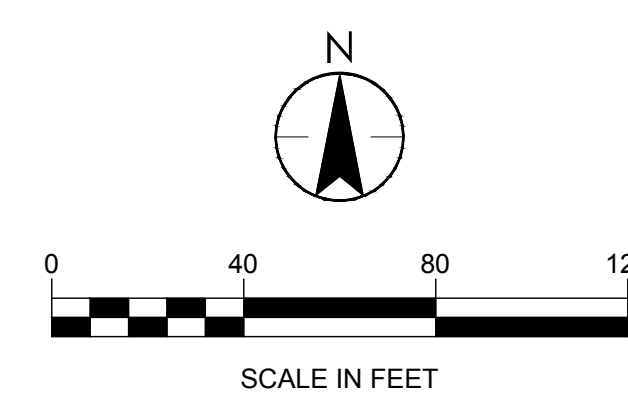
- PROJECT AREA:
 PARCEL 8 (B): ± 5.333 ACRES
 PARCEL 12 CLOVER @ TOBEY VILLAGE ROAD: ± 1.97 ACRES
 SOUTH PARCEL: ± 1.5 ACRES
 TOTAL PROJECT AREA: ± 8 ACRES
- TAX PARCEL ID NUMBERS:
 PARCEL 8 (B): 163.02-1-24.111
 PARCEL 12 CLOVER @ TOBEY VILLAGE ROAD: 163.02-1-23.1
 SOUTH PARCEL: 163.02-1-36
- ZONING: TOBEY PLANNED UNIT DEVELOPMENT (TOBEY PUD)
 ALLOWED USE: PARCEL 8 (B): 115 SENIOR INDEPENDENT LIVING UNITS
- REQUIRED BUILDING SETBACKS:
 FRONT YARD: JEFFERSON ROAD ROW: = 65 FT.
 CLOVER STREET (ROW TRANSITION): = 110 FT.
 TOBEY VILLAGE ROAD ROW: = 20 FT.
 (REAR PROPERTY LINE OF 2884 CLOVER ST.): = 30 FT.
- MAXIMUM BUILDING HEIGHT: 3 STORIES OVER PARKING
- PROPOSED PARKING:
 INDEPENDENT LIVING USE: 1.0 SPACE / UNIT = 108 SPACES
 RESIDENTS: ± 52 SPACES
 VISITORS/STAFF: ± 52 SPACES
 TOTAL = 158 SPACES
- PROJECT IMPERVIOUS AREA:
 PARCEL 8 (B): EXISTING ± 2.5 ACRES, PROPOSED ± 2.4 ACRES
 PARCEL 12 CLOVER @ TOBEY VILLAGE ROAD: ± 0.0 ACRES, ± 0.03 ACRES
 SOUTH PARCEL: ± 0.1 ACRES, ± 0.5 ACRES
- PROJECT DISTURBANCE AREA:
 PARCEL 8 AND 12: ± 4.08 ACRES
 SOUTH PARCEL: ± 1.0 ACRES
 TOTAL PROJECT AREA: ± 5.08 ACRES

LUMINAIRE SCHEDULE

SYMBOL	QTY	LUMINAIRE	MOUNTING HEIGHT	ARRANGEMENT	DESCRIPTION
A	8	COL18 - III	16'	SINGLE	COL 18 - VLED - III - 48LED - 525mA - NW
B	2	COL18 - III - HS	12'	SINGLE	COL 18 - VLED - III - 48LED - 525mA - NW - HS
C	1	COL18 - VSQ	16'	SINGLE	COL 18 - VLED - VSQ - 48LED - 525mA - NW
A	5	R2RB1 - III - HS	3.5'	SINGLE	R2RB1 - PLED - III - W - 20LED - 350mA - NW - HS
B	2	R2RB1 - III	3.5'	SINGLE	R2RB1 - PLED - III - W - 20LED - 350mA - NW
D	6	COL12 - III - 24LED	10'	SINGLE	COL 12 - VLED - ASY - 24LED - 350mA - NW - HS

LEGEND

- NEW PROPERTY LINE
- NEW BUILDING
- ENTRANCE / EXIT
- NEW FENCE
- ACCESSIBLE PARKING SYMBOL
- NEW CONCRETE SIDEWALK
- NEW RETAINING WALL
- NEW RETAINING WALL WITH RAIL
- NEW CURB
- NEW SIGN



SWBR

387 East Main Street Rochester NY 14604
 585.532.0300 | www.swbr.com

Stantec

41 Commercial Street, Suite 100
 Rochester, New York USA 14614
 585.475.1440
 www.stantec.com



Drawn By: AS
 Checked By: MDM
 Project Manager: TMP

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Revisions

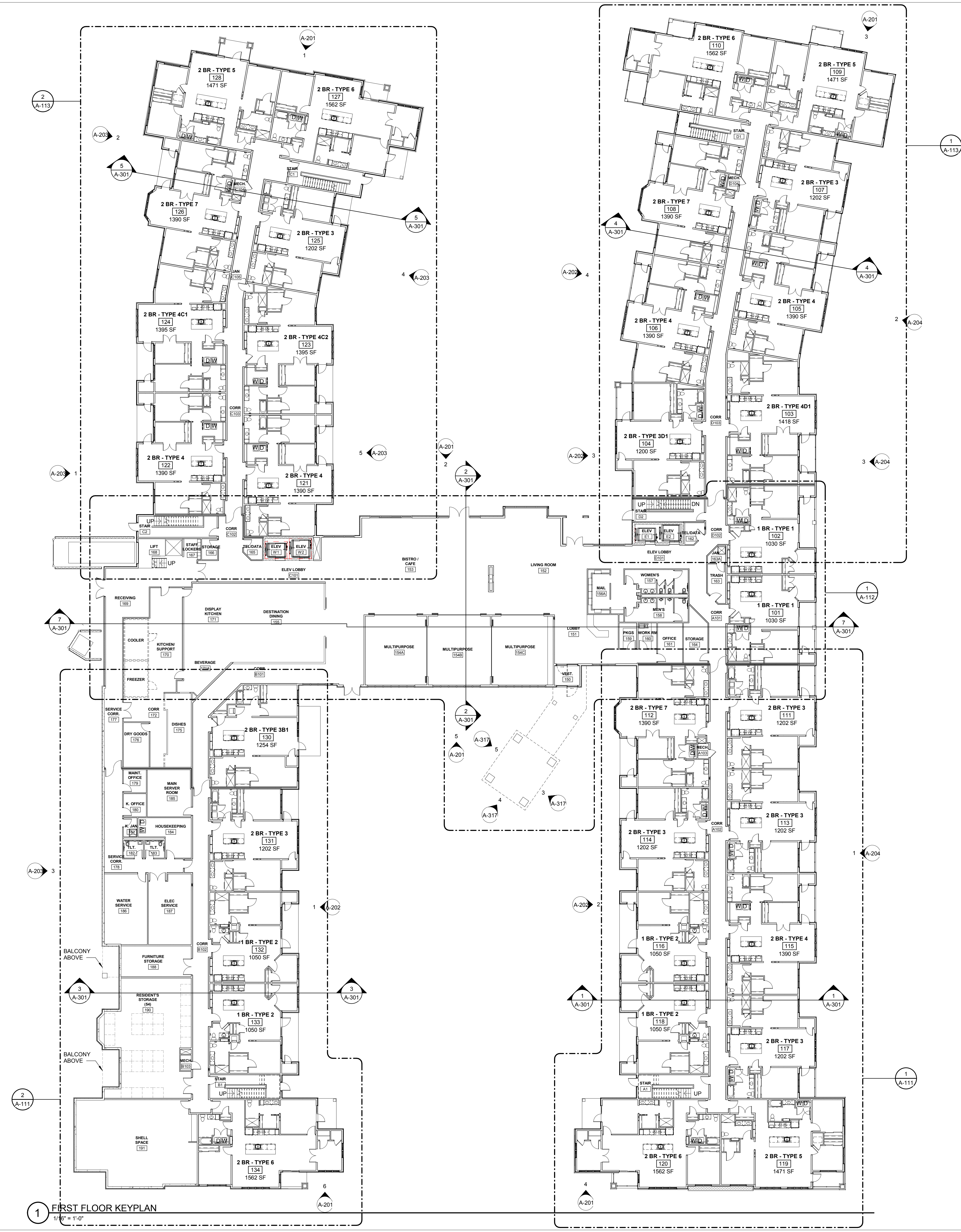
RESPOND TO DRC COMMENTS 2018.02.06

Friendly Commons at Cloverwood
 Pittsford, NY
 SWBR Project Number 17565.00

Friendly Senior Living
 3156 East Avenue
 Rochester, NY 14614

CS 100
 Site Plan

10/31/18
 Preliminary Design



1 FIRST FLOOR KEYPLAN
1/8" = 1'-0"

Drawn By: LAK
Checked By: LBF
Project Manager: LBF

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Revisions

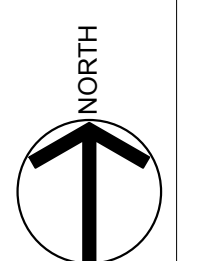
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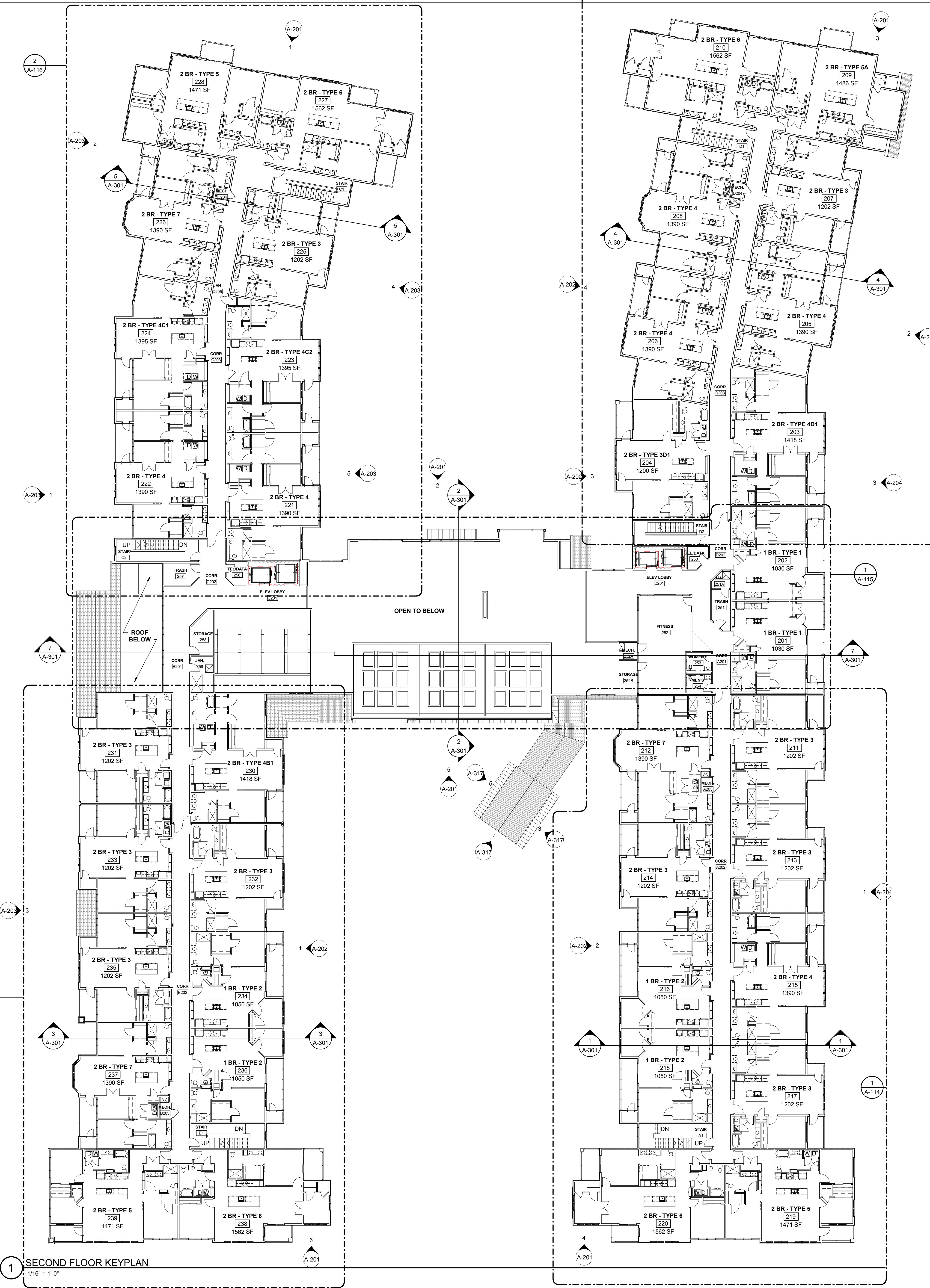
The Terraces at Cloverwood
Pittsford, NY
SWBR Project Number 17565-00

Friendly Senior Living
3156 East Ave
Rochester, NY 14618

A-101

First Floor Keyplan





1 SECOND FLOOR KEYPLAN
1/16" = 1'-0"

Drawn By: LAK
Checked By: LBF
Project Manager: LBF

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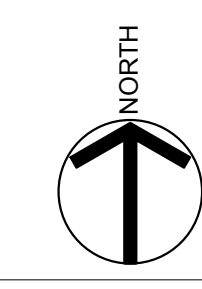
Revisions

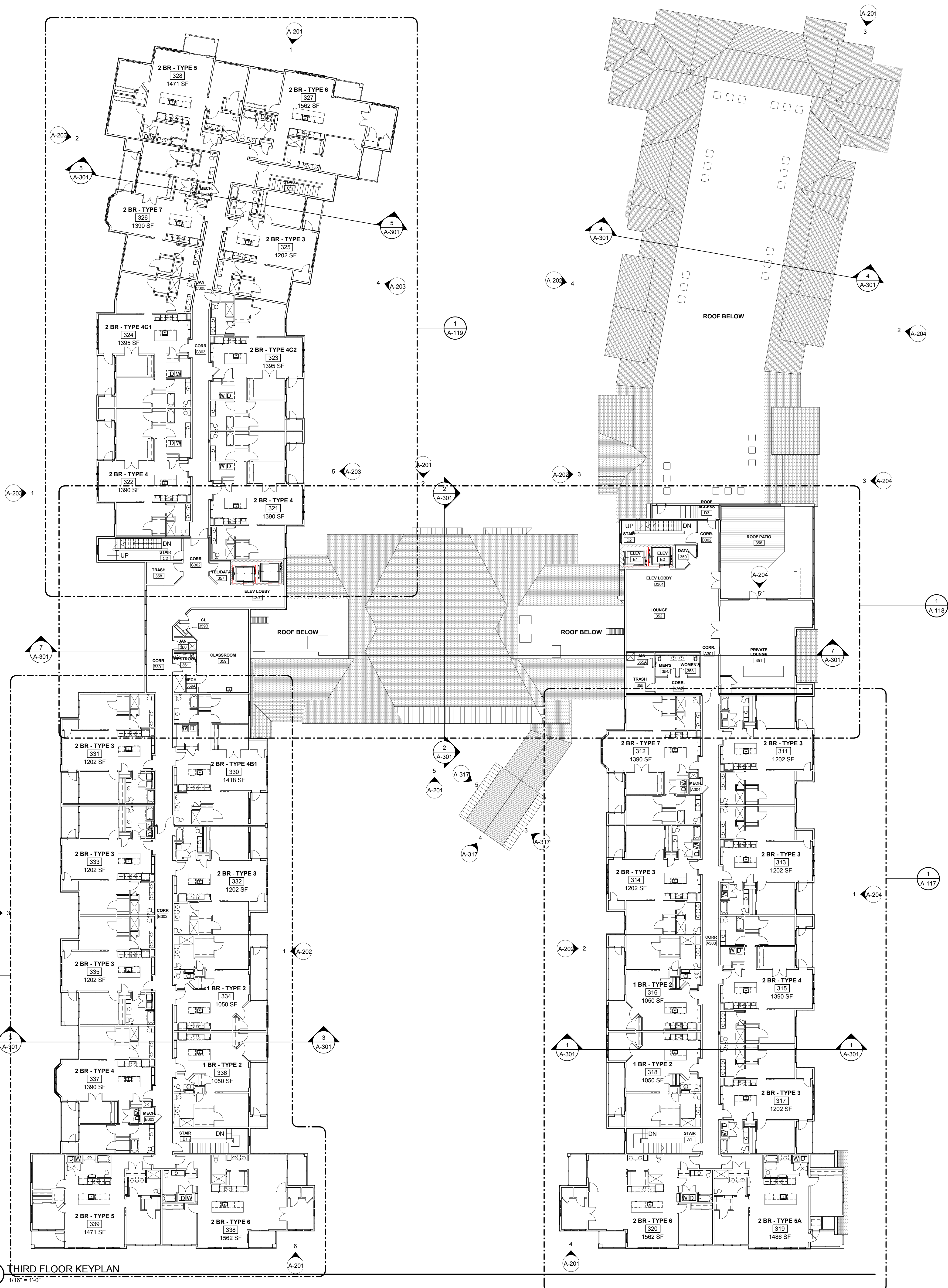
NO.	DESCRIPTION

The Terraces at Cloverwood
Pittsford, NY
SWBR Project Number 17565.00

Friendly Senior Living
3156 East Ave
Rochester, NY 14618

A-102
Second Floor
Keyplan





1 THIRD FLOOR KEYPLAN
 1/16" = 1'-0"

Drawn By: LAK
 Checked By: LBF
 Project Manager: LBF

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Revisions

NO.	DATE	DESCRIPTION

The Terraces at Cloverwood
 Pittsford, NY
 SWBR Project Number 17565.00

Friendly Senior Living
 3156 East Ave
 Rochester, NY 14618

A-103
 Third Floor Keyplan

