

**Design Review & Historic Preservation Board
Agenda
May 13, 2021**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW – RETURNING

85 Coventry Ridge

- The Applicant is returning to request design review for the construction of a pavilion. The pavilion will be approximately 630 square feet and will be located on the rear of the home. The applicant received a side setback variance and a variance for an oversized accessory structure.

RESIDENTIAL APPLICATION FOR REVIEW

• **21 Warder Drive**

The Applicant is requesting design review for the addition of a great room, laundry room, full bathroom and sunroom. The additions will total approximately 848 square feet and will be located to the rear of the home.

22 Mill Neck

- The Applicant is requesting design review for the addition of a covered deck. The covered deck will be approximately 240 square feet and will be added to the rear of the home. The applicant has applied to the Zoning Board for approval for a side setback variance.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

3 Black Wood Circle

- The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1976 square feet and located in the Wilshire Hills subdivision.

28 & 30 Skylight Trail

- The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 7 (28 Skylight Trail) will be approximately 1987 sq. ft. and Lot 8 (30 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

COMMERCIAL APPLICATION FOR REVIEW

882 Linden Avenue

- The Applicant is requesting design review for the change to the exterior color of an existing commercial building. The business that currently occupies the space is "Carestream".

3330 Monroe Avenue

- The Applicant is requesting design review for the addition of two temporary business identification signs. The sign on the east side of the building will be approximately 41 square feet and the sign on the south side of the building will be approximately 92 square feet. The signs will be made with banner material and will display the "Kinecta" Logo.

CERTIFICATE OF APPROPRIATENESS

• **117 East Street**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for a porch addition. This property is zoned (AG) Agricultural and is designated historic.

INFORMAL REVIEW

- **810 Allens Creek Road**

The Applicant is returning to request informal design review for exterior changes to a designated historic home in Pittsford. Some of the changes include a dormer windows, detached garage, porte cochere and a covered walkway.

- **18 Golf Avenue**

The Applicant is requesting an informal review for the construction of an oversized accessory structure. The applicant would like to construct a barn/garage on the property of a designated historic structure.

3280 Monroe Avenue

- The Applicant is returning to request informal design review for the exterior alteration and renovation to the existing McDonald's Restaurant. The project consists of alterations to the façade, the roof and the color of the building.

OTHER – REVIEW OF 4/22/2021 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to:

<https://townofpittsford.zoom.us/j/87254428754?pwd=Z1BRSnp5WjBIWkxXNzNqNUIWtkQ3UT09>

- You will be connected to the meeting.

2. Telephone

You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **872 5442 8754**

- No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

We are pleased to offer Zoom Automated Transcription captions for our Town Board and volunteer board meetings held via Zoom. Because this service automatically creates machine-generated transcriptions, users should be aware that wording inaccuracies may occur.

Draft
Design Review and Historic Preservation Board
Minutes
April 22, 2021

PRESENT

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

ALSO PRESENT

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

ABSENT

Bonnie Salem

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, April 22 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider, Chairman opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

The Board discussed plans for rolling out the banners for the historic district. A targeted date will be the end of May. An unveiling ceremony will be planned to include Town officials.

RESIDENTIAL APPLICATION FOR REVIEW

• **20 Old Farm Circle**

The Applicant is requesting design review for the enclosure of an existing open porch. The porch is located on the front of the home and will be enclosed to create a 92 square foot kitchen addition.

Eric Schoenhardt, contractor for the project, was present.

Dirk Schneider disclosed that he had worked with Mr. Schoenhardt in the past but has no financial interests in this project.

Mr. Schoenhardt indicated there is a change in the proposed windows to double hung windows.

Dave Wigg moved to approve the application as submitted with the condition that the new windows have grills to match the existing windows on the house.

Leticia Fornataro seconded.

All Ayes.

• **55 Turning Leaf Drive**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 495 square feet and will be located to the rear of the home.

The homeowner, Hannah Lu, and contractor Matthew Atkinson was present.

The project is a screened in porch off the kitchen. It was noted that the rendering of the railing is not accurate and that horizontal cable railing will be utilized. The Board indicated their approval of this choice. The roof will match the existing.

Leticia Fornataro moved to accept the application as amended with the horizontal cable railings.

Kathleen Cristman seconded.

All Ayes.

- **71 Reitz Parkway**

The Applicant is requesting design review for the second floor addition and three season room renovation. The existing three-season room will be renovated into a four-season room with an approximately 322 square foot second floor master bedroom suite addition on top.

The homeowners, Kim and Ken Chin were present.

David Wigg noted that he knows the applicant but has no financial interest in the project.

All roofing, windows and shakes will match the existing on the home.

John Mitchell moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2 Tor Hill**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2154 square feet and will be located in the Cottages at Malvern Hills Subdivision.

Marie Kenton was present to discuss the application with the Board.

Ms. Kenton pointed out that there are three textures on this new home (board and batten, clapboard and stone) but the colors for the board and batten and clapboard will be the same.

The shutters were discussed. It was discussed that the shutters should be narrower and placed on both sides or just eliminated. Marie Kenton said she would talk to the homeowners.

Dirk Schneider moved to approve the application as submitted with the condition that the shutters be narrowed to ½ the width of the windows and with the recommendation that they be eliminated.

Kathleen Cristman seconded.

All Ayes.

- **97 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1646 square feet and the second floor will be approximately 1667 square feet. This home will be located in the Coventry Ridge Subdivision.

Jim Connaughton was present to discuss the application.

The Board discussed the need for corner boards, as they are not depicted in the elevations. In addition, the Board felt that a stone return is appropriate on the side elevations.

David Wigg moved to approve the application as submitted with the condition that the corner boards and stone returns are included in the construction.

Leticia Fornataro seconded.

All Ayes.

- **46 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1801 square feet and the second floor will be approximately 1900 square feet. The house will be located in Coventry Ridge Subdivision.

Jim Connaughton was present to discuss this application with the Board.

There will be only two textures of materials on this home and the shutters will be eliminated.

The trim was discussed and Mr. Connaughton agreed with the Board that a 1 x 6 trim around all four sides of all windows is appropriate.

Paul Whitbeck moved to accept the application as submitted with the condition that all shutters be omitted and the trim on the windows is 1 x 6 on all sides.

John Mitchell seconded.

All Ayes.

- **8 & 10 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of two attached single-family dwellings sharing a common wall. Lot 3 (8 Skylight Trail) will be approximately 2013 sq. ft. and Lot 4 (10 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Brokaw of Morrell Builders was present.

Mr. Brokaw discussed some of the changes in this model compared to others in the development so they are not mirror images of another unit.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **15 High Street**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1110 square feet and the second floor will be 546 square feet. The home will be located on a vacant lot.

Sam Imburgia and Lou Sirianni were present to discuss this new home proposal with the Board.

Paul Whitbeck disclosed that Mr. Sirianni is a client of a law colleague of his.

The Board felt that this new design was in scale with the rest of the neighborhood.

Board and batten siding and clapboard will be the same color. Stone returns were discussed at the garage and the porch.

David Wigg moved to accept the application as submitted with the condition that the stone veneer at the water table to the right of the main house have a 2 ft. return.

Kathleen Cristman seconded.

All Ayes.

- **85 Coventry Ridge**

The Applicant is requesting design review for the construction of a pavilion. The pavilion will be approximately 630 square feet and will be located on the rear of the home. The applicant received a side setback variance and a variance for an oversized accessory structure.

The contractor, Mike Taccone, and architect Joe O'Donnell were present.

The pavilion will be 18' x 35' with composite vinyl wrapped posts to match the siding on the home and shingles to match the home.

In further discussion, it was stated that the drawing presented to the Board does not match the description the contractor is describing. Revised drawings are necessary so the Board knows what they are approving due to the amount of changes discussed versus the drawings.

Upon discussion with the Town Attorney, Board members agreed that this application should be held over to a future meeting and updated elevations and detailed drawings need to be presented in order for an adequate review and approval.

CERTIFICATE OF APPROPRIATENESS

- **3419 Clover Street**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1110 square feet and the second floor will be 546 square feet. The home will be located on a vacant lot.

Dirk Schneider opened the Public Hearing.

The homeowner, Frank Dutko, was present.

A discussion was held on the windows and railings for the balcony. It was determined not all that the windows have crossbars (muntins) on the house. Vinyl railings are proposed but the Board felt that wooden spindles are most appropriate. The deteriorating chimney will be removed as it was determined that it is circa 1940's and therefore not original to the home. The roof will be matching the original and all colors will match existing.

There was no public comment.

Paul Whitbeck moved to close the public hearing.

John Mitchell seconded.

All Ayes.

A resolution was moved by Board member Kathleen Cristman, seconded by Board member Paul Whitbeck, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Aye
Bonnie Salem voted	Absent
Paul Whitbeck voted	Aye
Kathleen Cristman voted	Aye

Leticia Fornataro voted Aye
David Wigg voted Aye
John Mitchell voted Aye

1. The granting of the Certificate of Appropriateness is made subject to the following specific conditions:
 - a. All construction is to be completed by April 30, 2022.

INFORMAL REVIEW

- **810 Allens Creek Road**

The Applicant is requesting informal design review for exterior changes to a designated historic home in Pittsford. Some of the changes include a detached garage, porte cochere and a covered walkway.

Kim Bailey of Stahl Properties was present to discuss the application with the Board.

Proposed changes include 3 dormers on the front, and addition and porte cochere. The materials for the garage addition has not been decided on. Plans are to remove current landscaping and replace. The roofing would match the current.

The Board noted that the proposed garage addition is a tall prominent structure roughly 2/3 the size of the home. The Board discussed with the applicant that it would be appropriate to study other options to optimize the living space. The driveway was discussed and the applicant was cautioned to make it appropriate to the house and be mindful not to go over the permeable space allowed by Town Code.

A site meeting was discussed for Board members to go to see the home in small groups but not deliberate. It was suggested that the applicant come for another informal review before the Board.

OTHER – REVIEW OF 4/8/2021 MINUTES

Letitia Fornataro moved to accept the minutes of 4/8/21 as written.

John Mitchell seconded.

All Ayes.

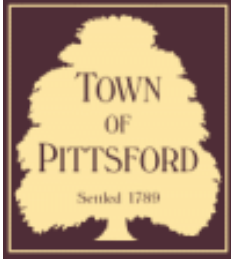
ADJOURNMENT

Dirk Schneider moved to adjourn the meeting at 8:45 pm.

All Ayes.

Respectfully,

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 #
RA21-000057

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 85 Coventry Ridge PITTSFORD, NY 14534

Tax ID Number: 177.04-3-59

Zoning District: IZ Incentive Zoning

Owner: O'Keefe, Kevin

Applicant: Somerset patios and concrete

Application Type:

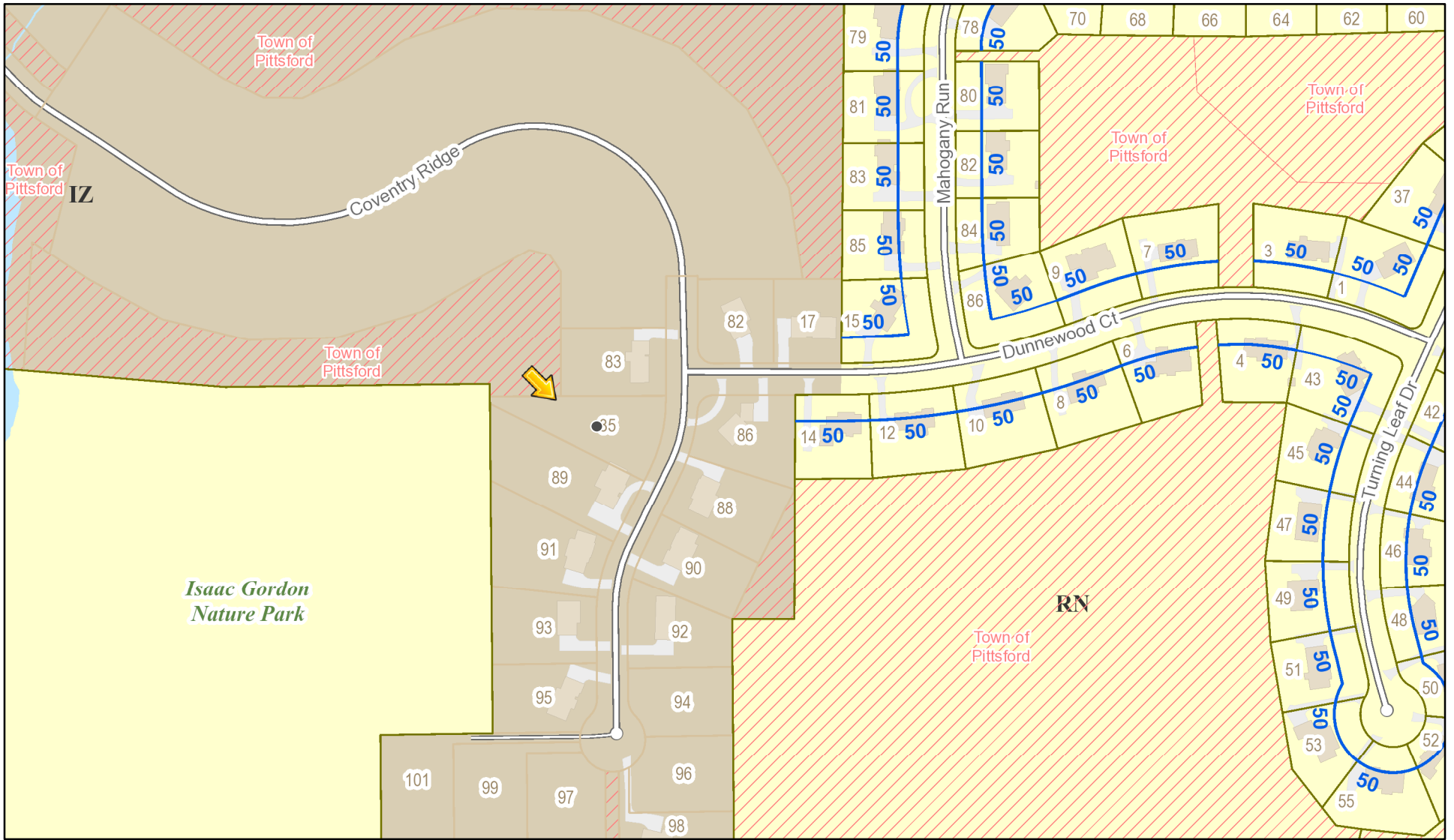
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 returning to request design review for the construction of a pavilion. The pavilion will be approximately 630 square feet and will be located on the rear of the home. The applicant received a side setback variance and a variance for an oversized accessory structure.

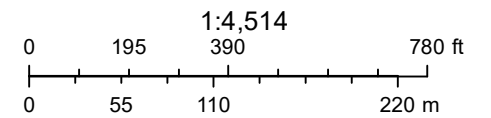
Meeting Date: May 13, 2021



RN Residential Neighborhood Zoning

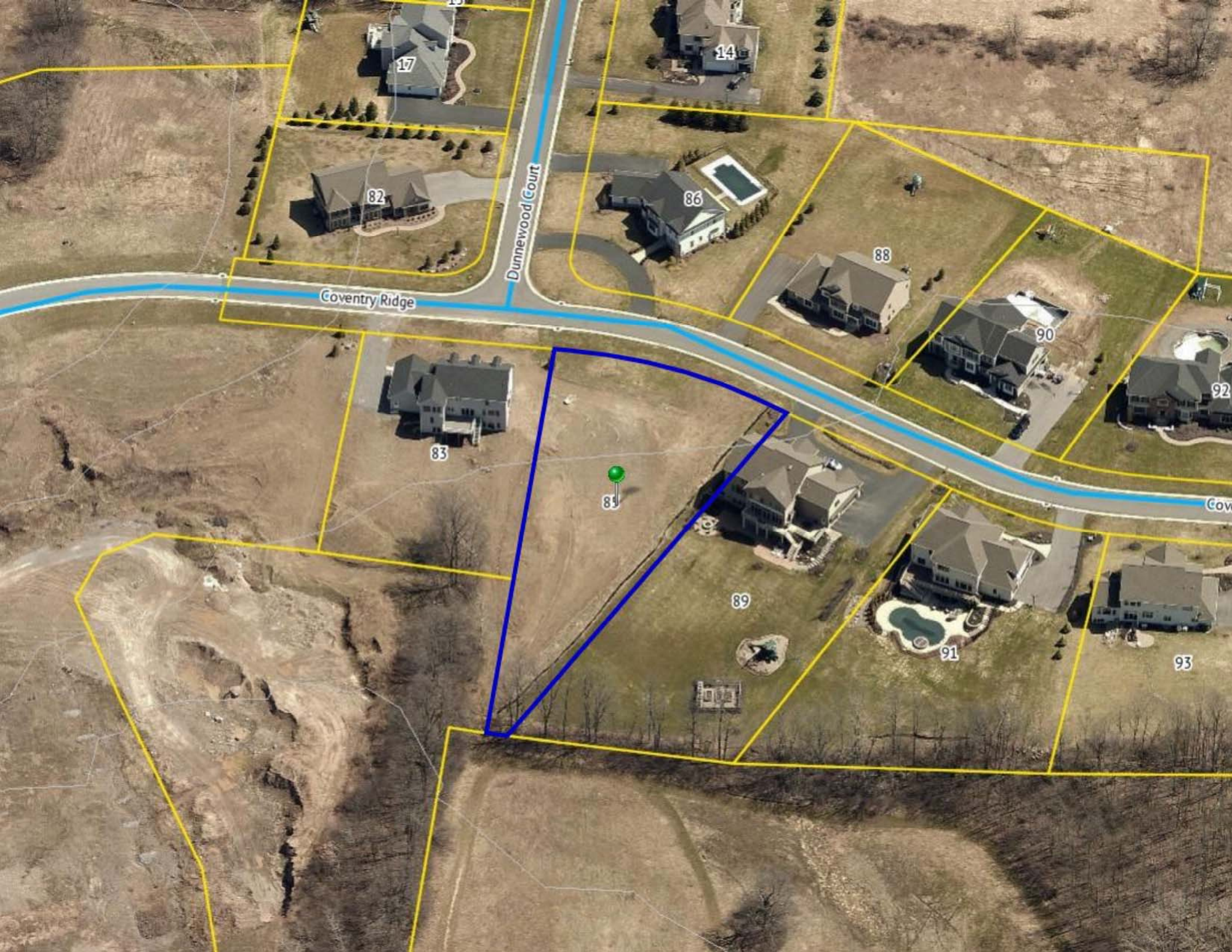


Printed April 20, 2021



Town of Pittsford GIS

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Dunnewood Court

Coventry Ridge

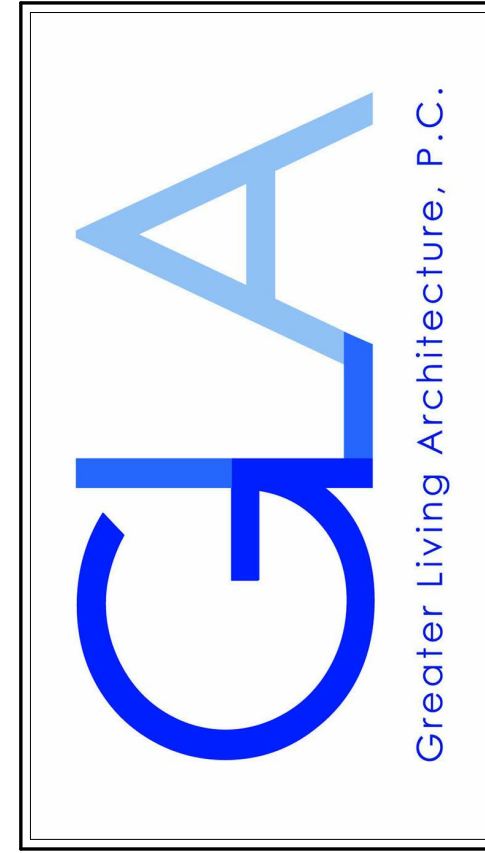
Cov







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3033 BRIGHTON-HENRIETTA TOWNLINE RD
 ROCHESTER, NY 14623
 CALL: (585) 272-9170
 FAX: (585) 292-1262
 www.greaterviving.com

CONSULTANT:

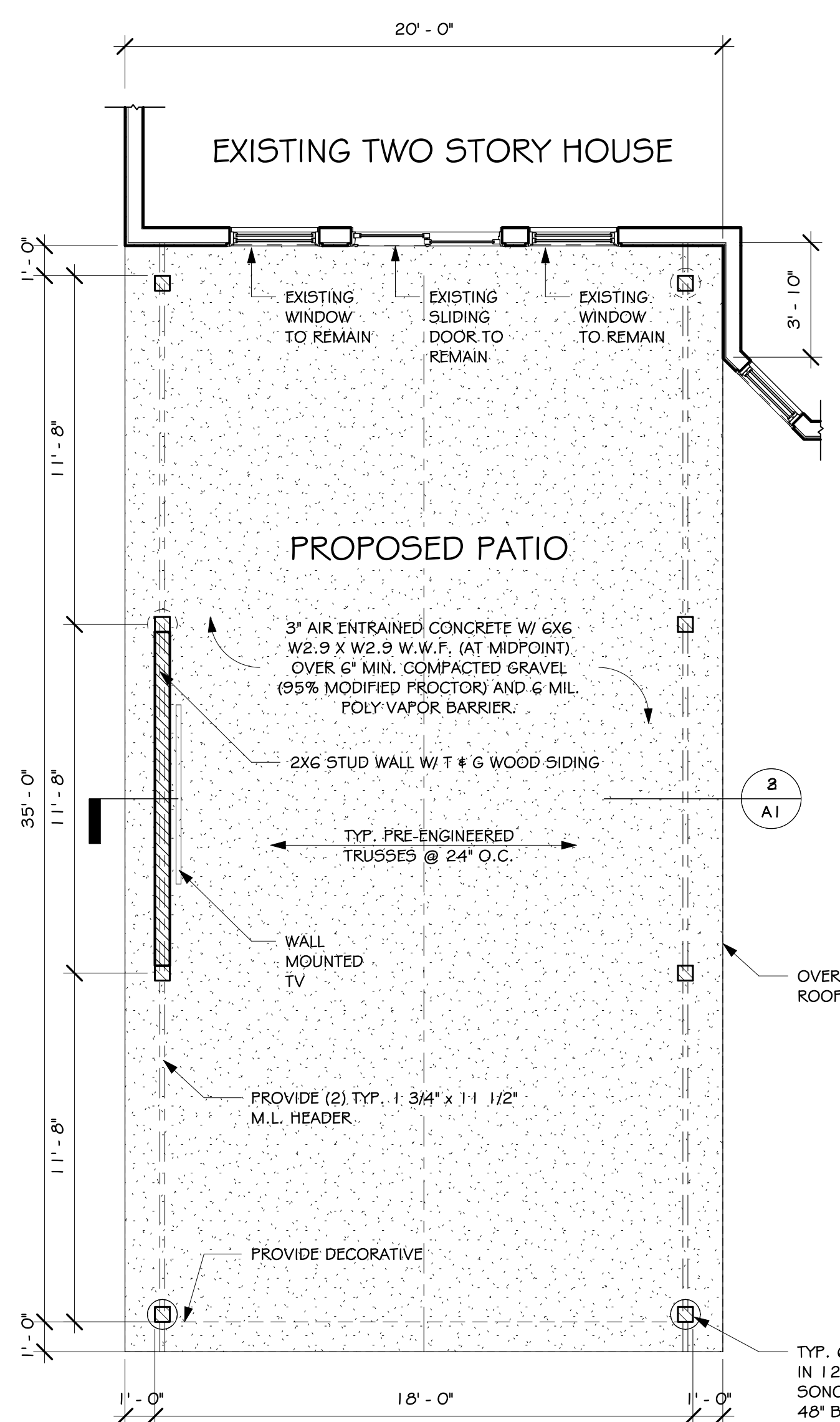
CLIENT/LOCATION:
 BRIAN ENGLER GAZEBO
 85 COVENTRY RIDGE,
 PITTSFORD

REVISIONS:

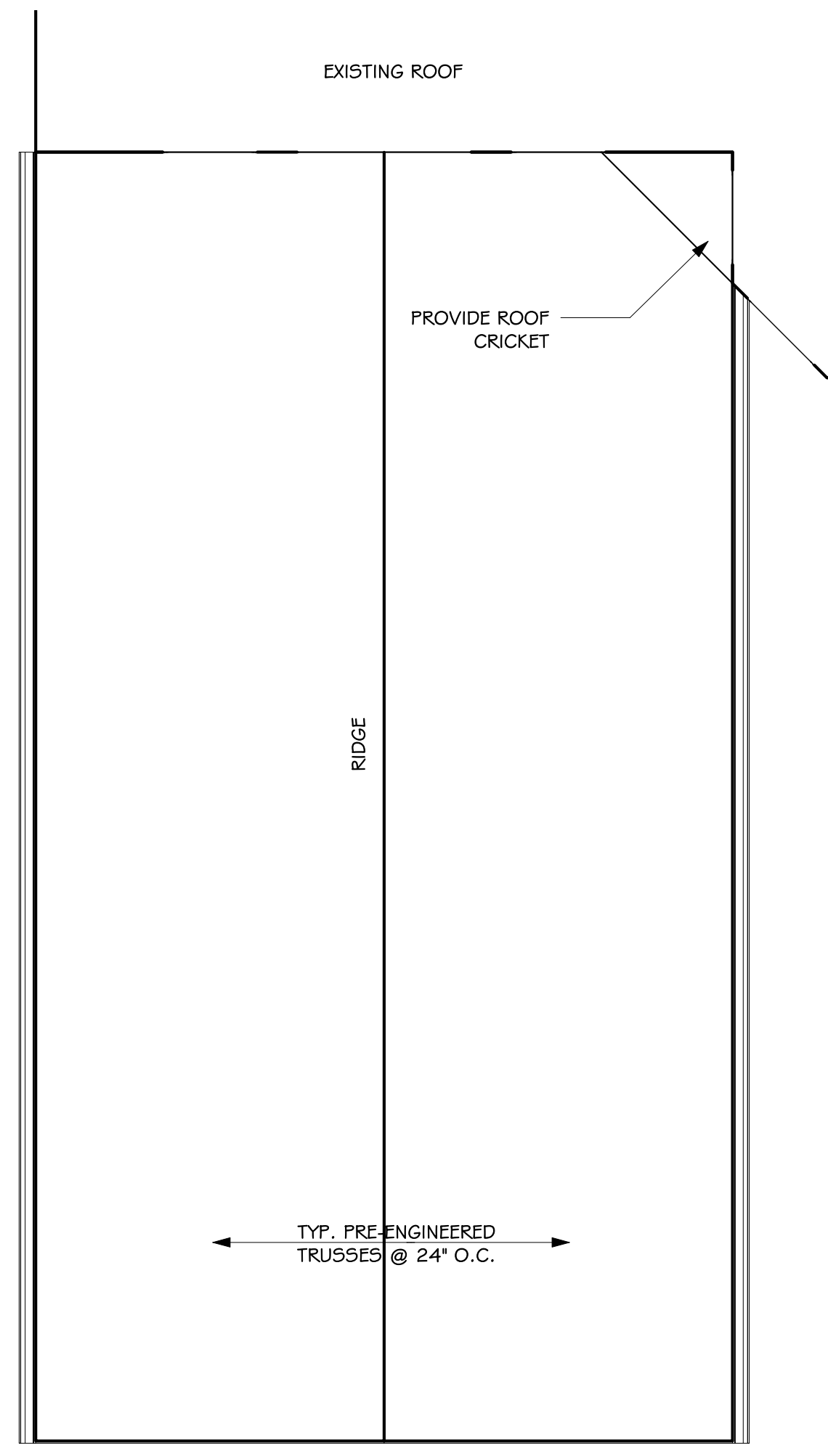
DATE	BY	DESCRIPTION

PROPOSED FLOOR PLANS

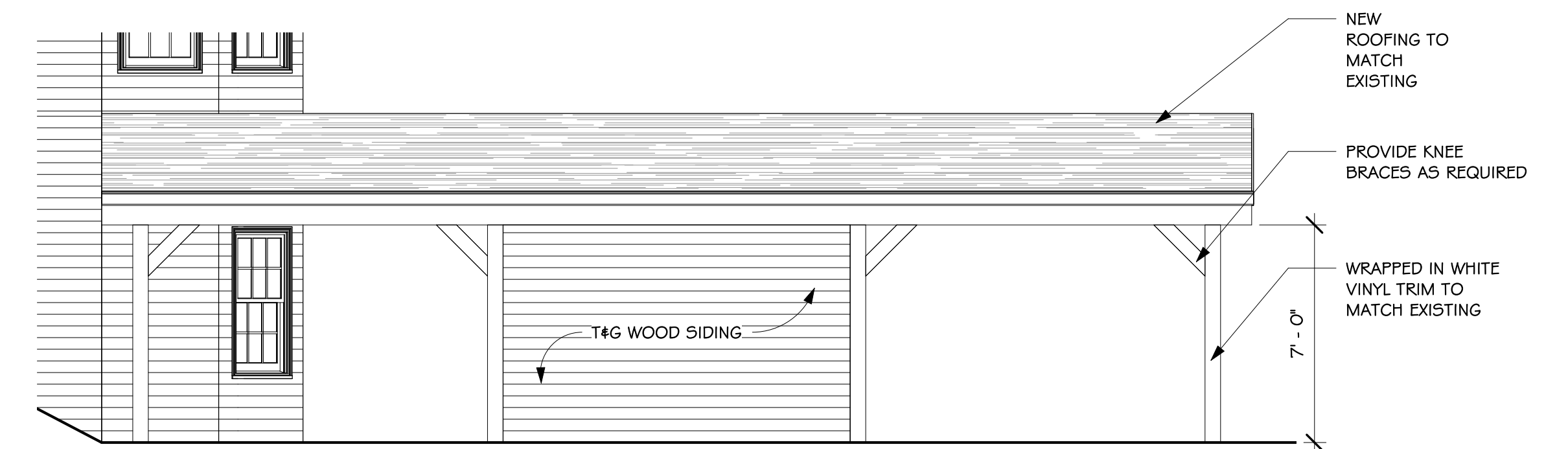
DRAWN: XW	DATE: 04/28/2021
PROJECT:	SHEET: A1



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

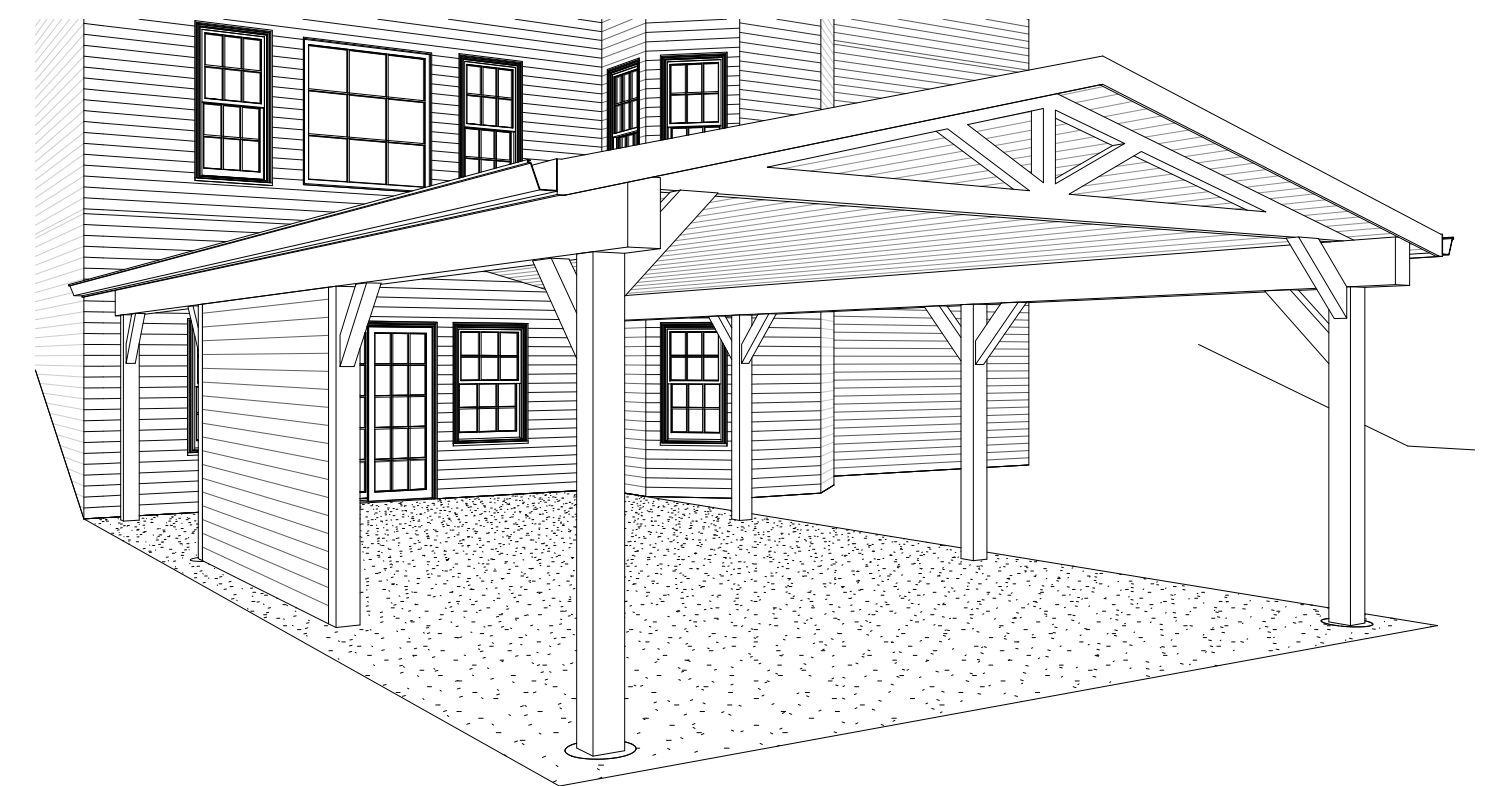


4 PROPOSED ROOF PLAN
 1/4" = 1'-0"

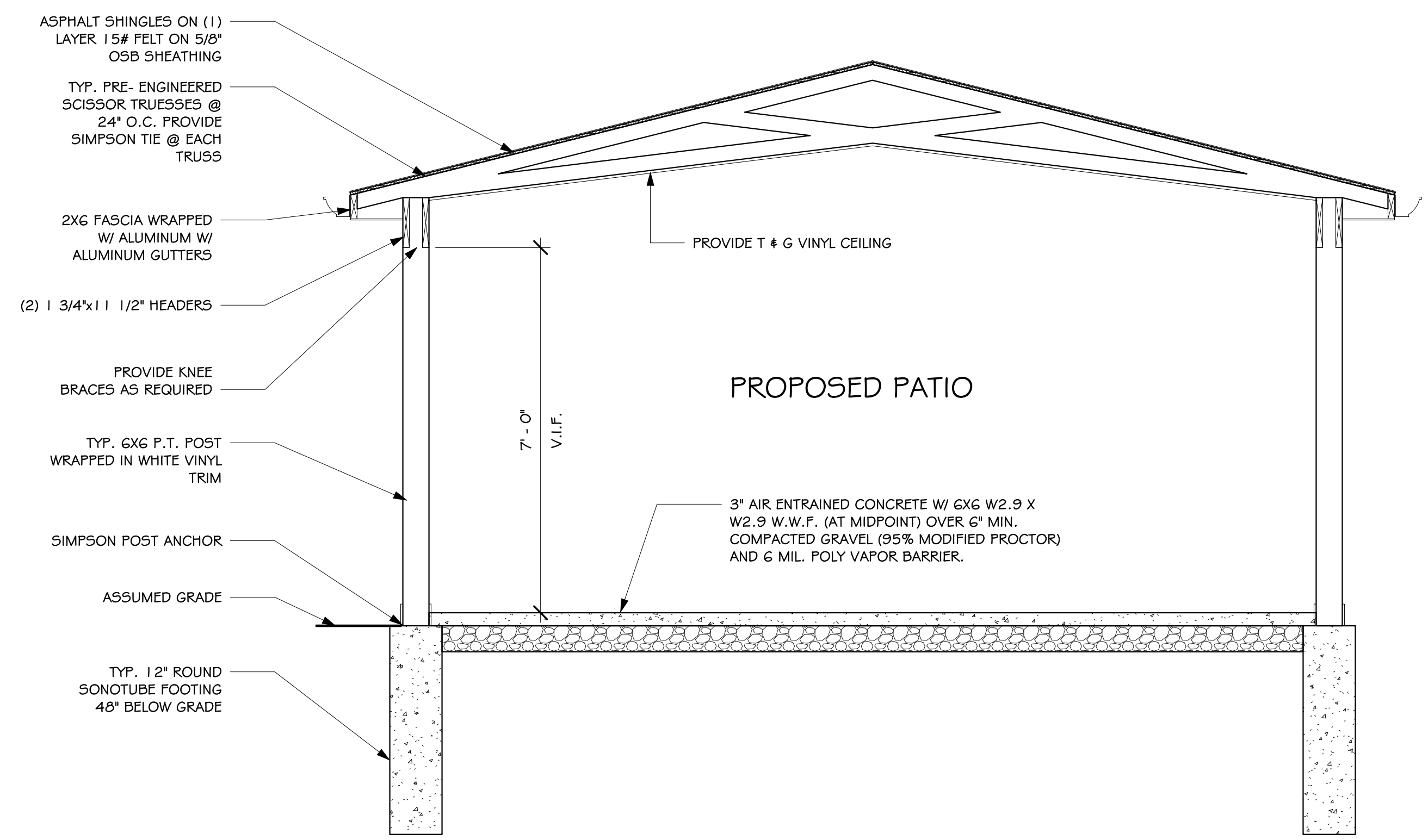


2 TYP. WALL SECTION
 1" = 1'-0"

6 SIDE ELEVATION
 1/4" = 1'-0"



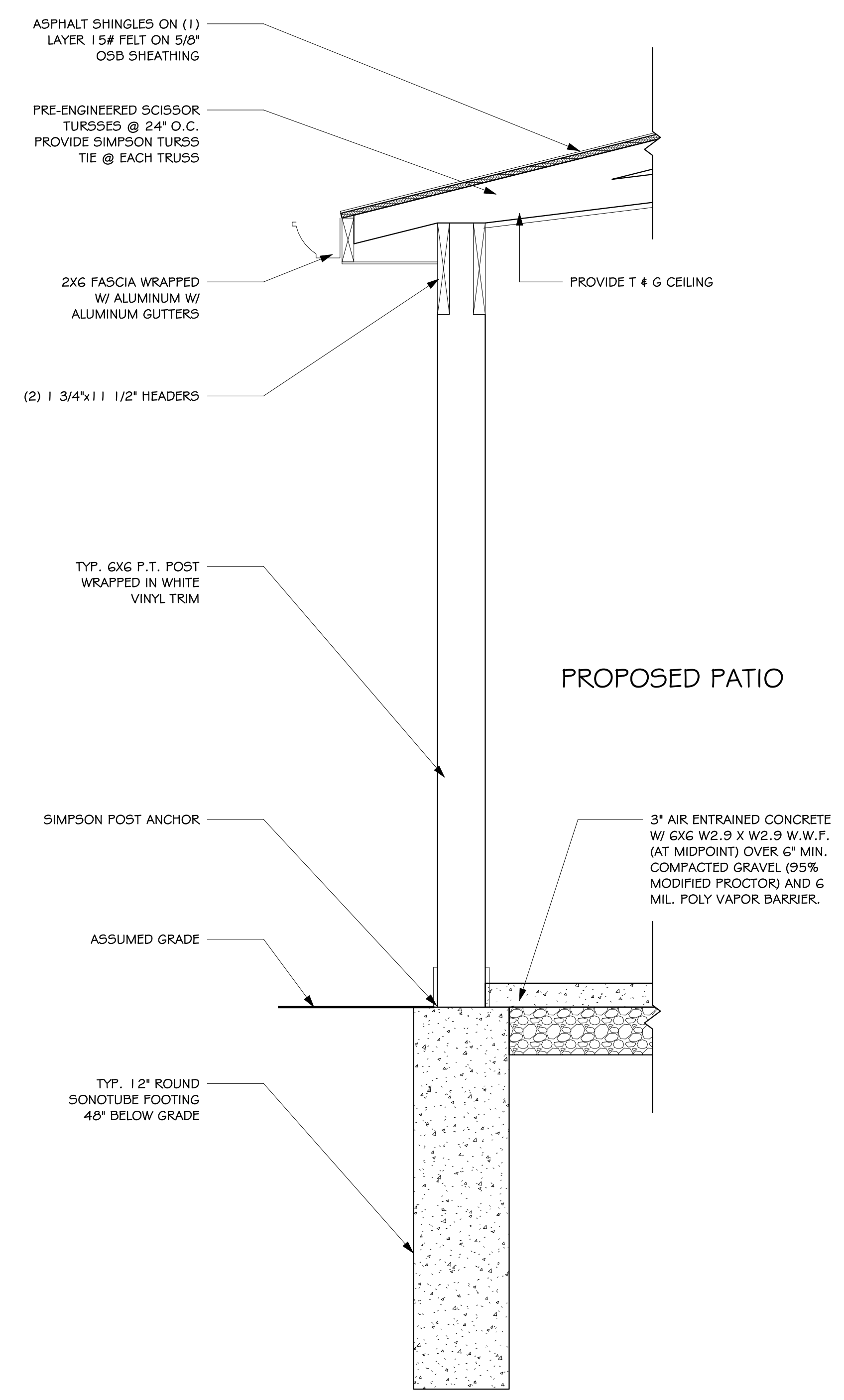
7 EXTERIOR 3D VIEW



3 CROSS SECTION
 1/2" = 1'-0"



5 BACK ELEVATION
 1/4" = 1'-0"

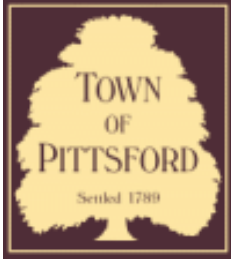


2 TYP. WALL SECTION
 1" = 1'-0"









Town of Pittsford

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

Permit #
B21-000082

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 21 Warder Drive PITTSFORD, NY 14534

Tax ID Number: 178.06-3-37

Zoning District: RN Residential Neighborhood

Owner: Hossain, Monir

Applicant: 3D Contracting. Dean Leeson

Application Type:

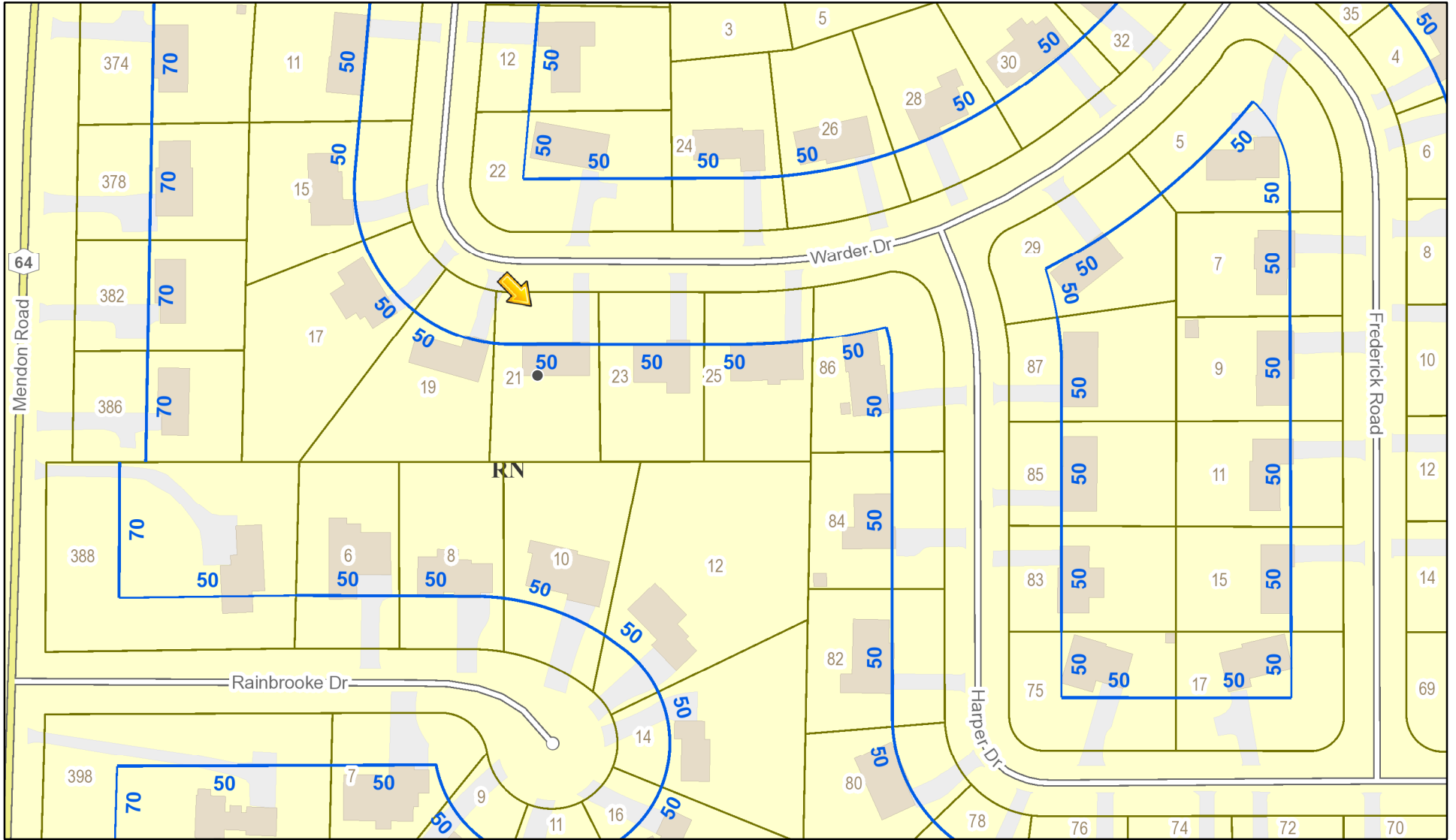
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review for the addition of a great room, laundry room, full bathroom and sun room. The additions will total approximately 848 square feet and will be located to the rear of the home.

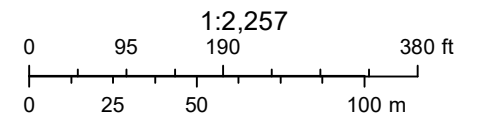
Meeting Date: May 13, 2021



RN Residential Neighborhood Zoning

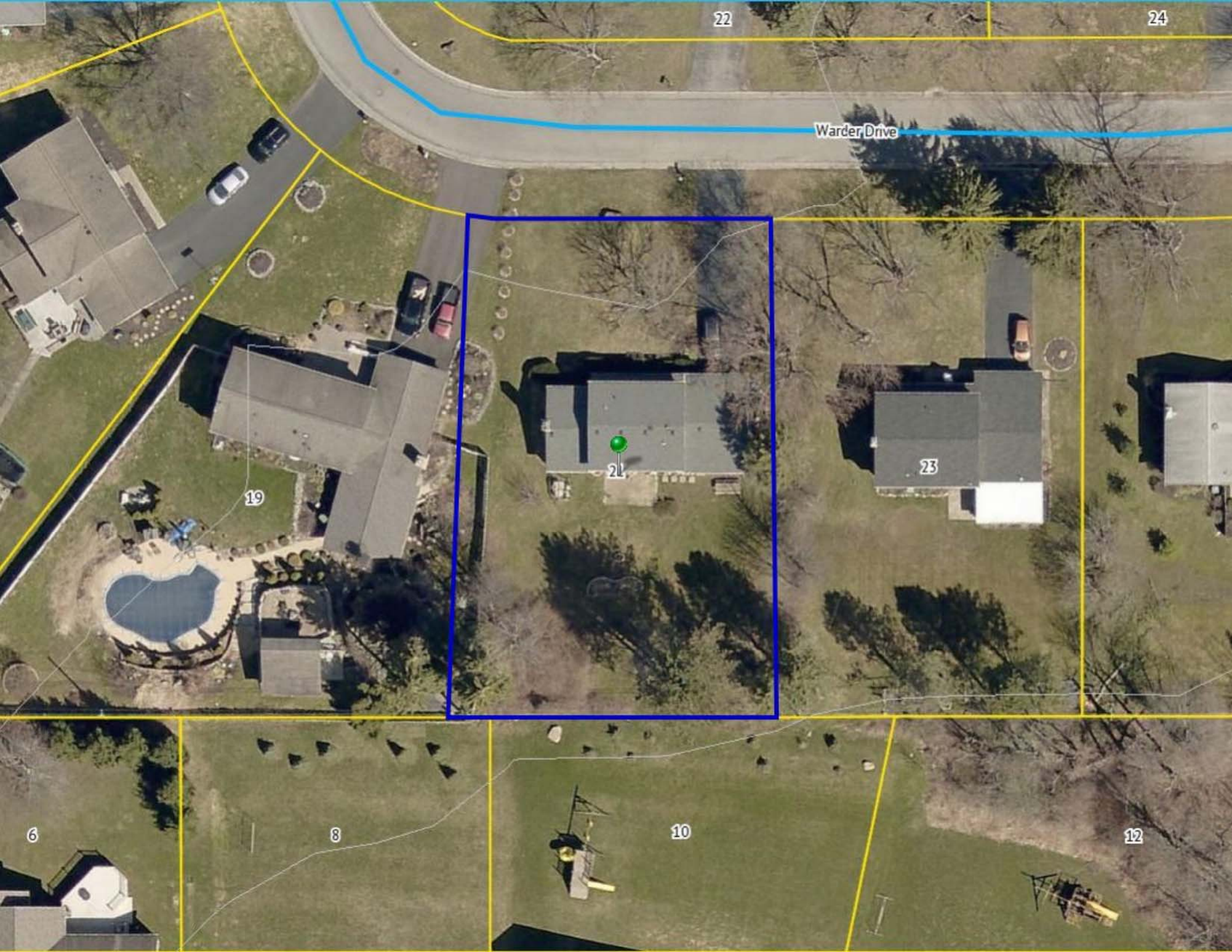


Printed May 6, 2021



Town of Pittsford GIS

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22

24

Warder Drive

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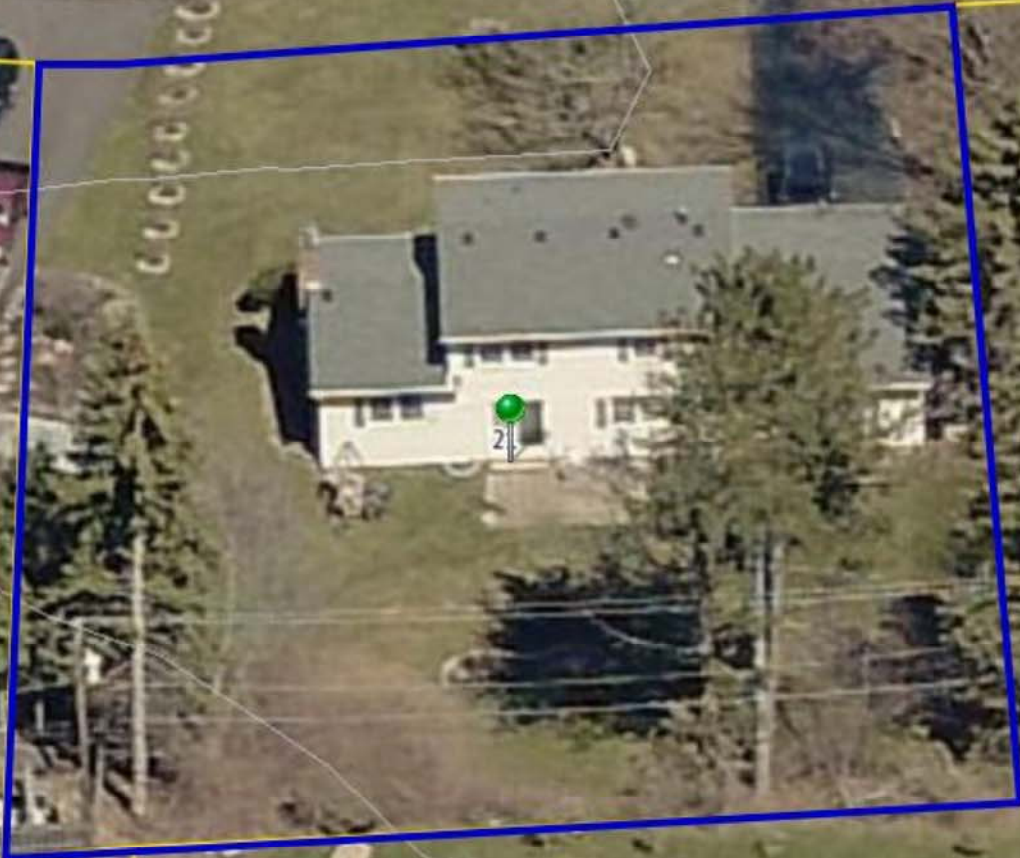
6

8

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12

Warder Drive



2

23

10

8

INSTRUMENT SURVEY

ROBERT B. RESAVAGE
Professional Land Surveyor
174 Troutbeck Lane
Rochester, New York 14626
585-453-9862

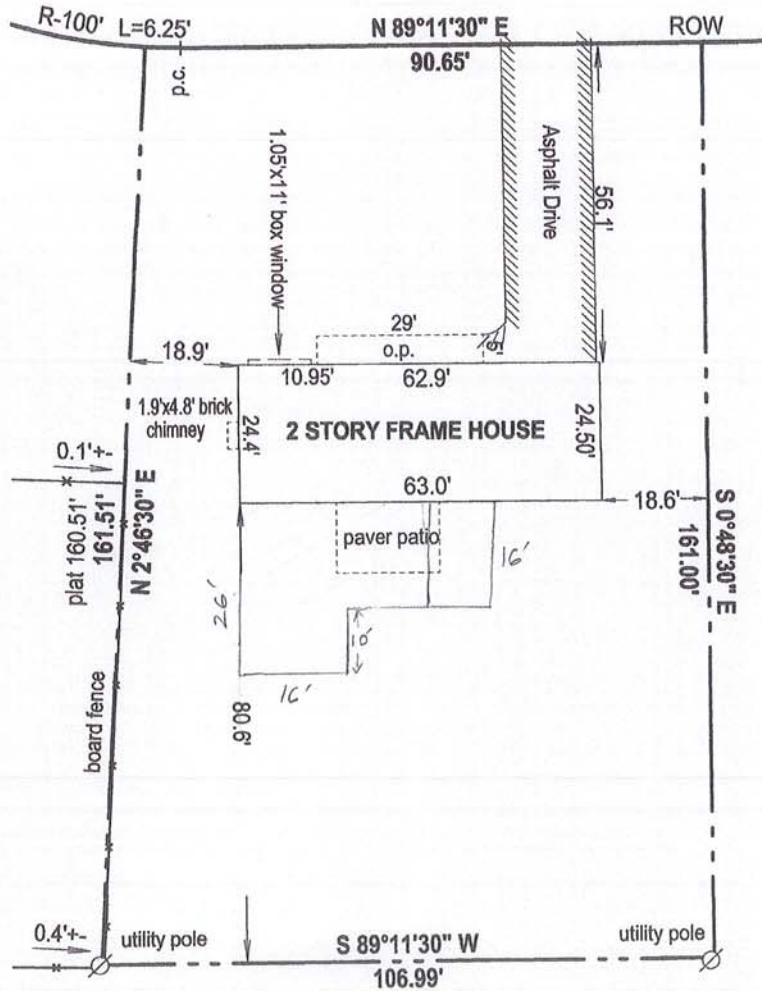


REFERENCES:

1. LIBER 170 OF MAPS, PAGES 27 AND 28
2. STEWART TITLE INSURANCE COMPANY ABSTRACT OF TITLE NO. 193238, DATED APRIL 26, 2019
3. LIBER 3703 OF DEEDS, PAGE 124, PERPETUAL EASEMENT AND ROAD DEDICATION
4. LIBER 3746 OF DEEDS, PAGE 376, EASEMENT
5. LIBER 3746 OF DEEDS, PAGE 378, EASEMENT
6. LIBER 9206 OF DEEDS, PAGE 126

WARDER DRIVE

(60' WIDE)



CERTIFICATION TO:

1. MONIR HOSSAIN AND SHAZEDA CHOWDHURY
2. STEWART TITLE INSURANCE COMPANY
3. ROBERT P. FREDRICK, ESQ.
4. KENYON AND KENYON

I, Robert B. Resavage hereby certify that this map was prepared from references listed hereon and notes of an instrument survey completed on

MAY 16, 2019

This parcel is subject to any easements or encumbrances of record.

Robert B. Resavage
Robert B. Resavage, NYSLS No. 050055

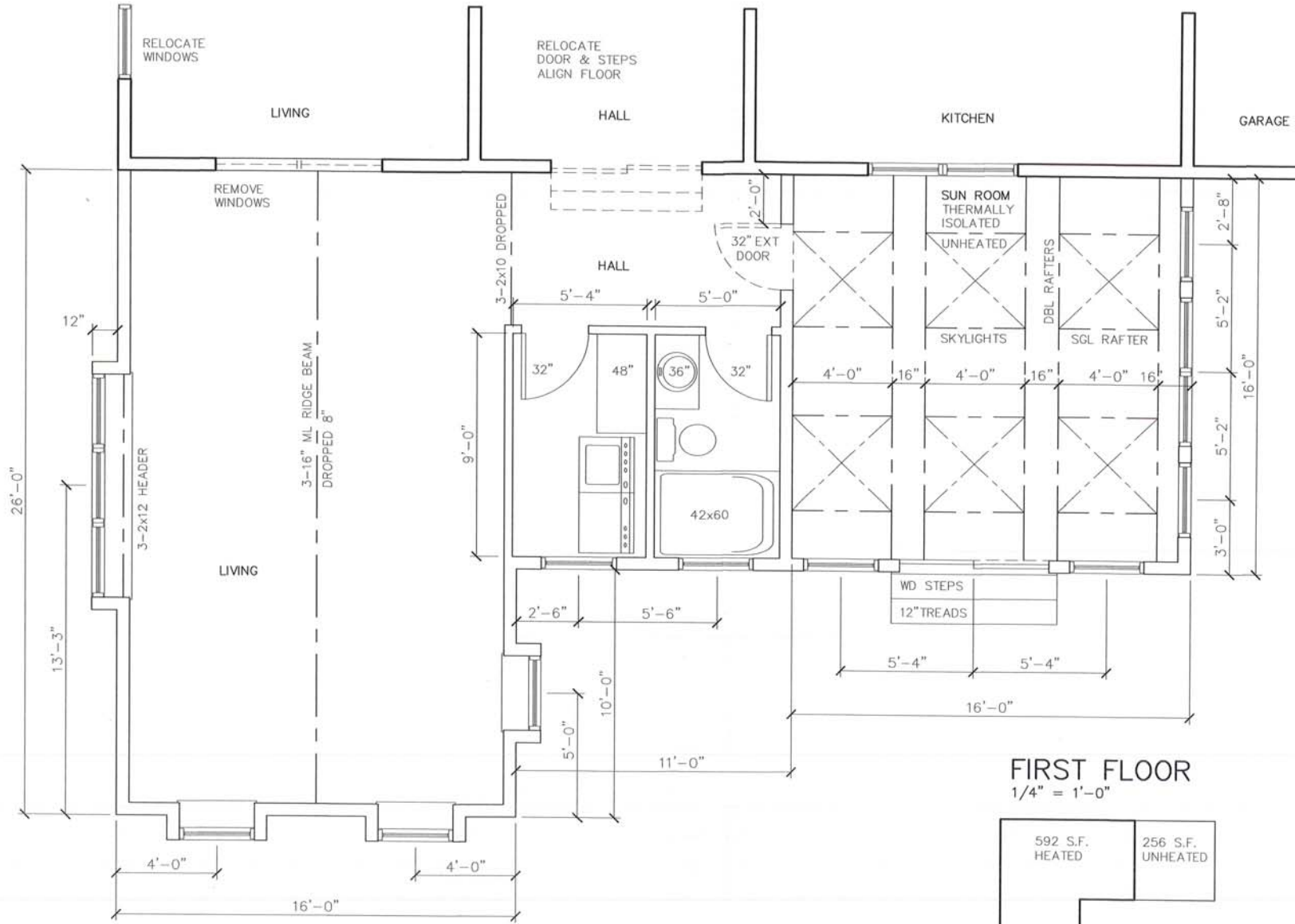
SCALE

1" = 30'

DATE

MAY 21, 2019

"If the surveyor's signature is not colored red, the plan is a copy that should be assumed to contain unauthorized alterations. The certification on this plan shall not apply to any copies."



FIRST FLOOR
1/4" = 1'-0"

592 S.F. HEATED	256 S.F. UNHEATED
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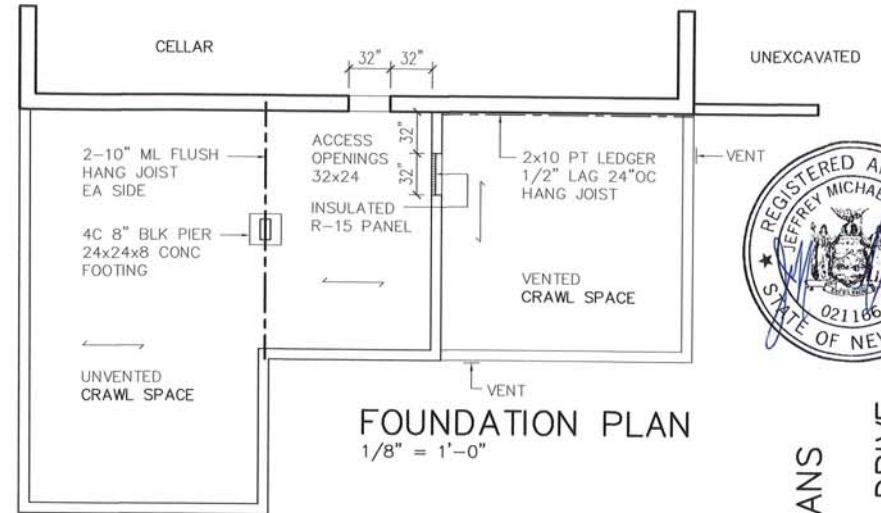
HOUSE PLANS
FOR
21 WARDER DRIVE
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC
284 THORNTON ROAD
ROCHESTER NY 14617
585-406-4757

DATE 4/12/21	DWG NO. A-1
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EAST ELEVATION
1/8" = 1'-0"



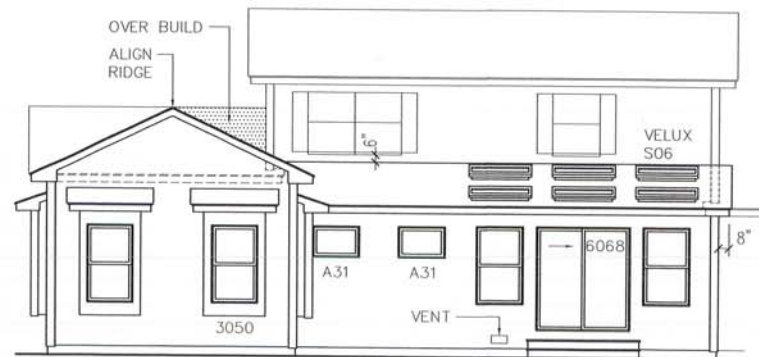
FOUNDATION PLAN
1/8" = 1'-0"



HOUSE PLANS
FOR
21 WARDER DRIVE
PITTSFORD, NEW YORK



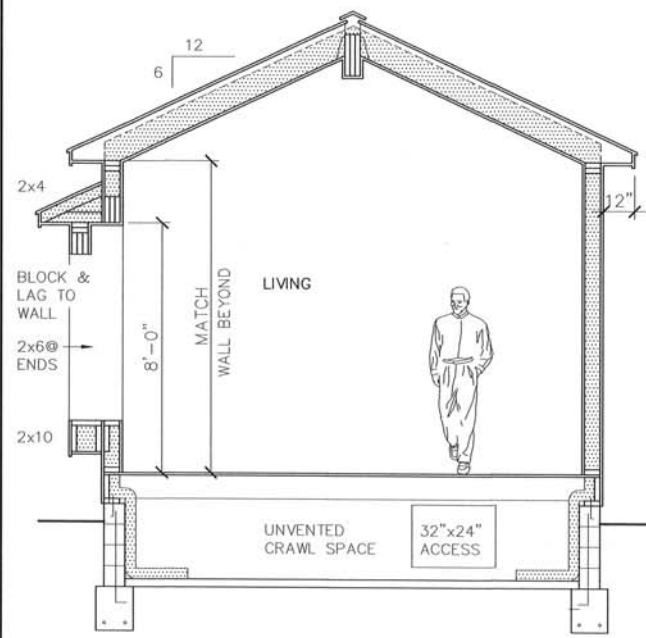
WEST ELEVATION
1/8" = 1'-0"



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

LOSON ARCHITECTURE PLLC
284 THORNTON ROAD
ROCHESTER NY 14617
585-406-4757

DATE 4/12/21	DW'G NO. A-2
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ASPHALT SHINGLE ON
 15# FELT PAPER ON
 2 COURSE ICE & WATER @ EAVES
 CONTINUOUS RIDGE VENT

 1/2" CDX PLYWD SHEATHING ON
 2x12 RAFTER 16"OC
 R-38 CATH KRAFT BATT INS
 W/ BAFFLE FULL HT

 ALUM FASCIA ON WOOD BLOCKING
 VINYL SOFFIT CONTINUOUS VENTED
 ALUM GUTTER AND DOWNSPOUTS

 3-2x8 HEADERS UNLESS NOTED
 1/2" DRYWALL
 VINYL SIDING AND ACCESSORIES
 OVER AIR BARRIER

 2x6 WOOD STUD 16"OC
 1/2" EXT PLYWD SHEATHING
 R-21 KRAFT BATT INS

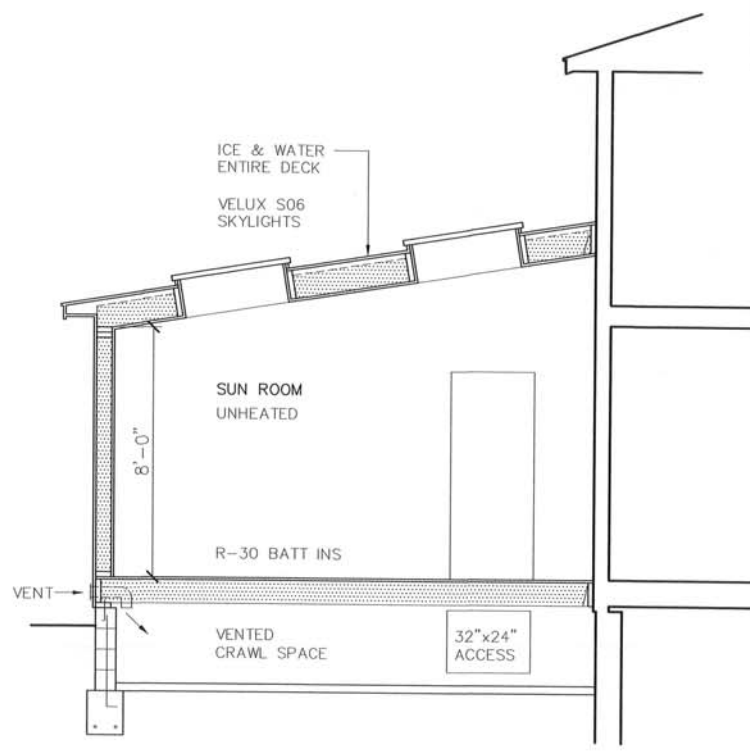
 2x10 FLOOR JOIST 12"OC
 3/4" T&G PLYWOOD SUBFLOOR

 2x6 PT SILL PLATE & SILL
 ANCHOR TO BLOCK 6'-0" OC

 4 COURSE BLOCK ON
 14" CONC TRENCH FOOTING W/
 #4 DOWEL 6'-0"OC &
 2-#4 BARS CONTINUOUS

 3" CONC MUD SLAB ON
 10 MIL POLY

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



ICE & WATER
 ENTIRE DECK

 VELUX S06
 SKYLIGHTS

 SUN ROOM
 UNHEATED

 R-30 BATT INS

 VENT

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

HOUSE PLANS
 FOR
21 WARDER DRIVE
 PITTSFORD, NEW YORK

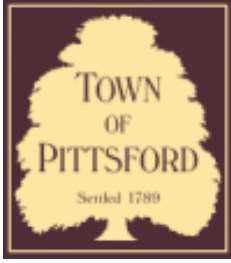
LOSON ARCHITECTURE PLLC
 284 THORNTON ROAD
 ROCHESTER NY 14617
 585-406-4757

DATE	DW'G NO.
4/12/21	A-3









Town of Pittsford

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

Permit #
B21-000044

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Mill Neck Lane PITTSFORD, NY 14534

Tax ID Number: 164.14-3-9

Zoning District: RN Residential Neighborhood

Owner: Cauda, Lisa A

Applicant: Blake Miller Lawn and Landscape

Application Type:

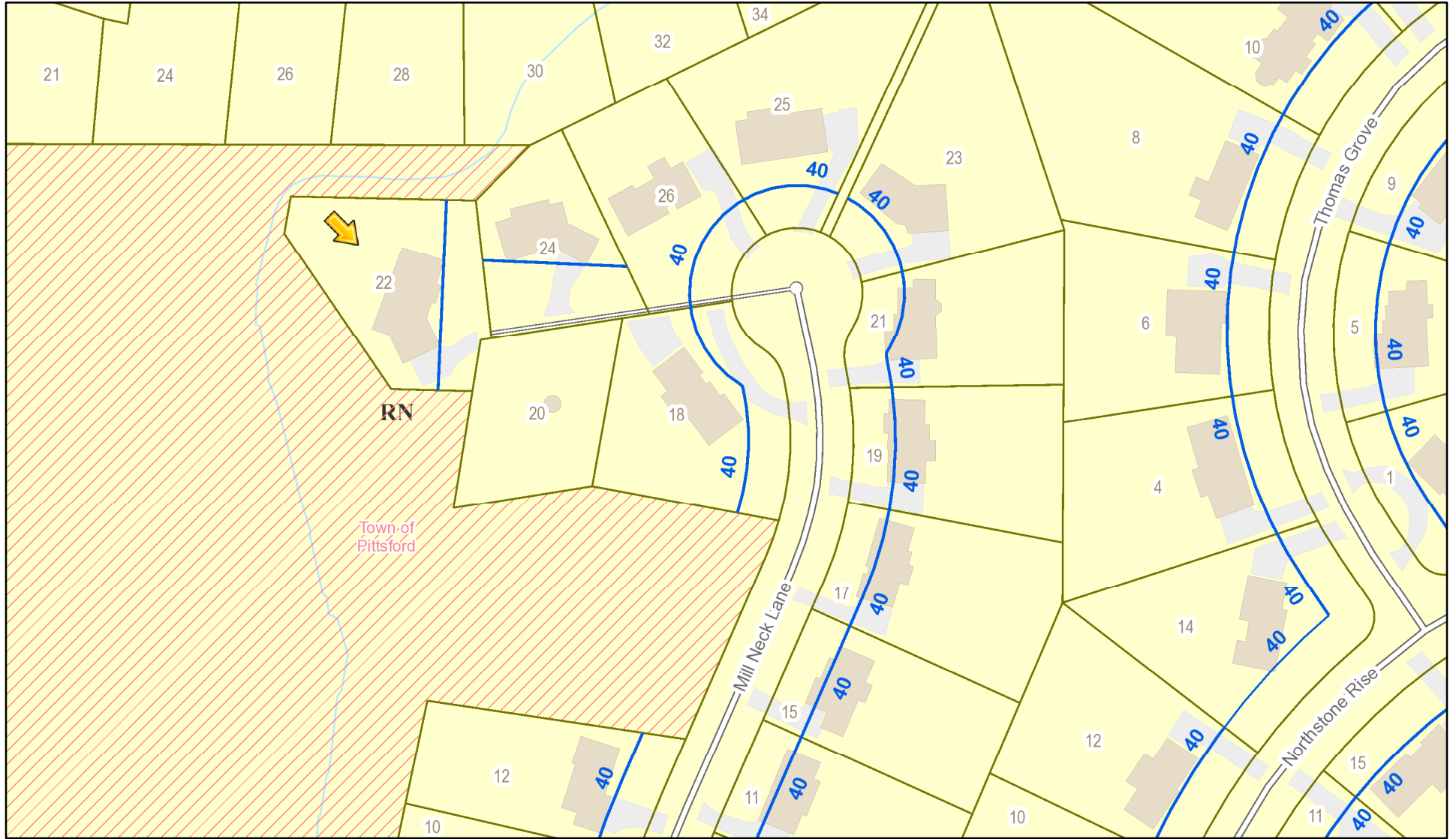
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 covered deck. The covered deck will be approximately 240 square feet and will be added to the rear of the home. The applicant has applied to the Zoning Board for approval for a side setback variance.

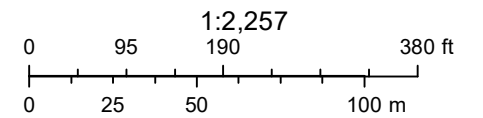
Meeting Date: May 13, 2021



RN Residential Neighborhood Zoning



Printed March 4, 2021



Town of Pittsford GIS

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26

28

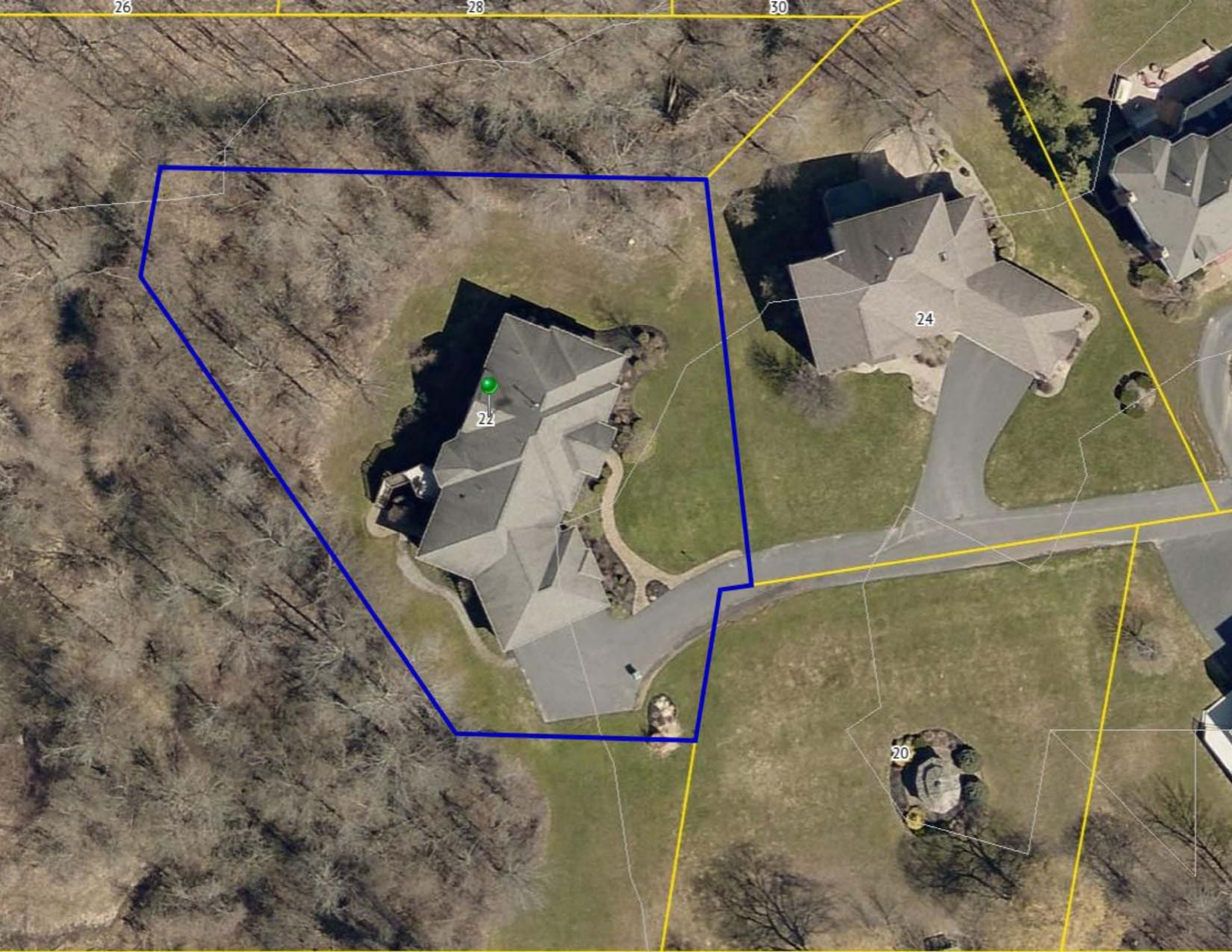
30



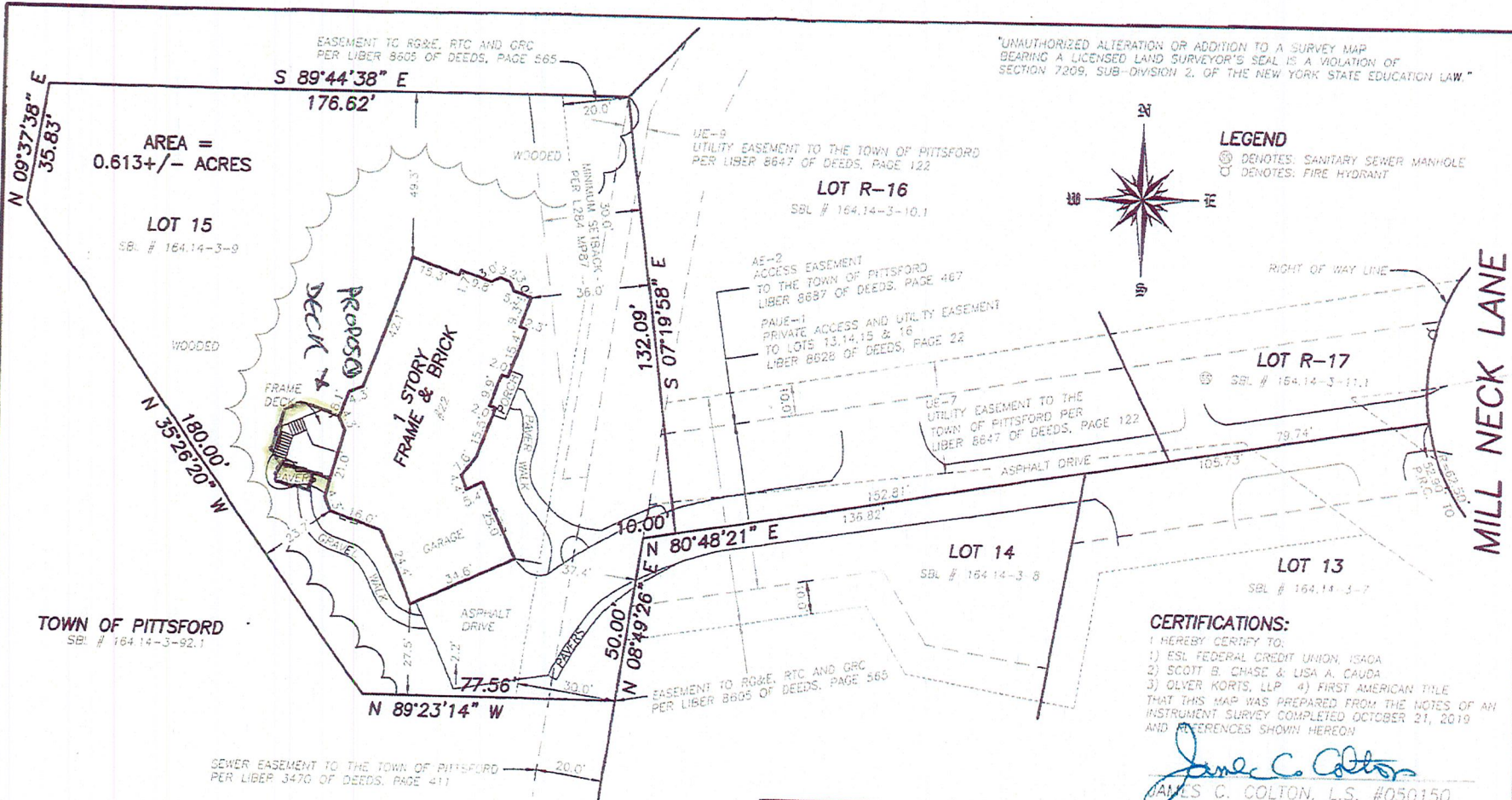
22

24

20



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."



AREA = 0.613+/- ACRES

LOT 15
SBL # 164.14-3-9

LOT R-16
SBL # 164.14-3-10.1

LOT R-17
SBL # 164.14-3-11.1

LOT 14
SBL # 164.14-3-8

LOT 13
SBL # 164.14-3-7

TOWN OF PITTSFORD
SBL # 164.14-3-92.1

CERTIFICATIONS:
I HEREBY CERTIFY TO:
1) ESL FEDERAL CREDIT UNION, USADA
2) SCOTT B. CHASE & LISA A. CAUDA
3) OLIVER KORTS, LLP 4) FIRST AMERICAN TITLE
THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED OCTOBER 21, 2019 AND REFERENCES SHOWN HEREON

James C. Colton
JAMES C. COLTON, L.S. #050150

- REFERENCES:**
- 1) WEBTITLE AGENCY, ABSTRACT # WTA-19-019408, DATED SEPTEMBER 28, 2019
 - 2) LIBER 9002 OF DEEDS, PAGE 342
 - 3) LIBER 284 OF MAPS, PAGE 87 & 88

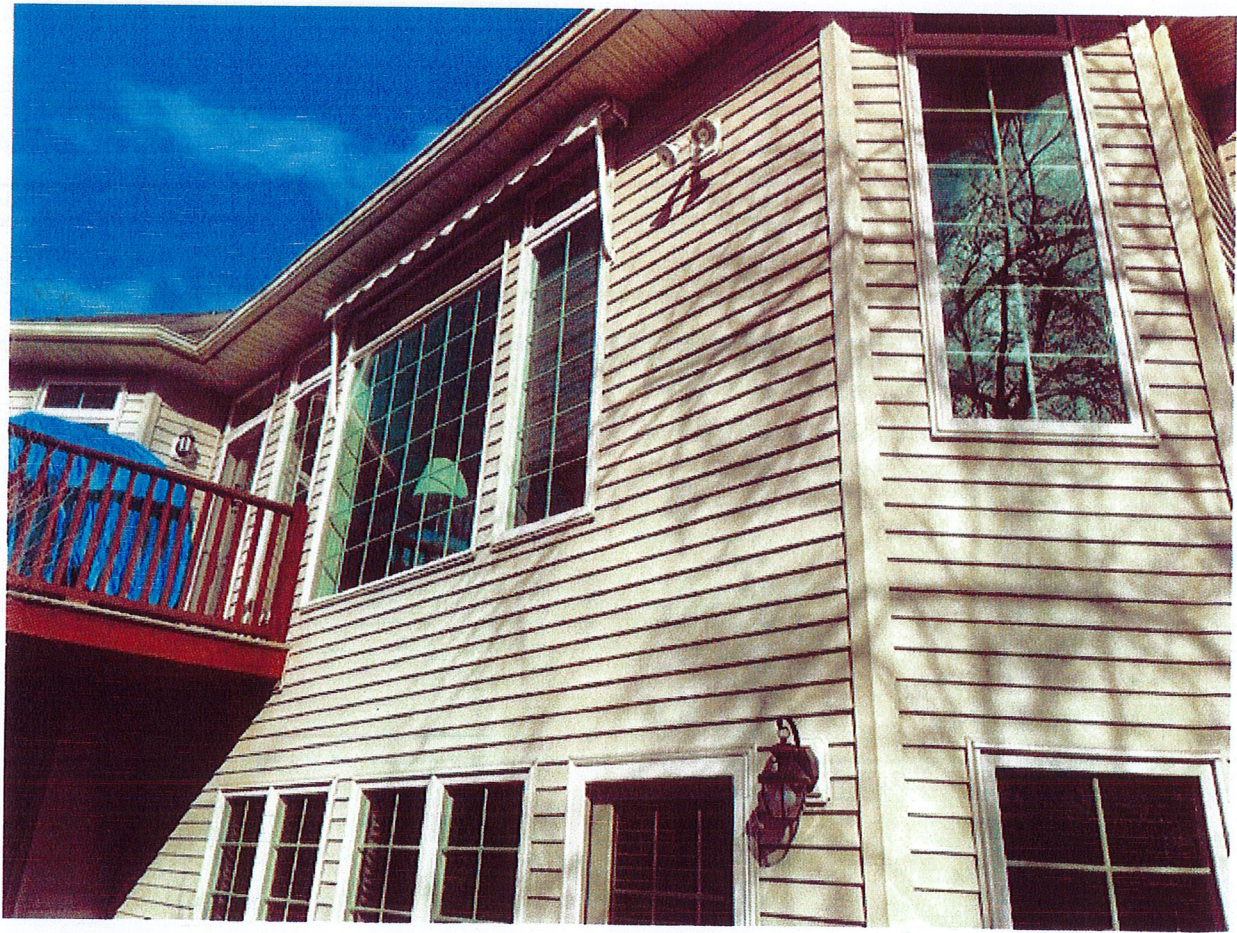
- NOTES:**
- 1) PARCEL SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN LIBER 8528 OF DEEDS, PAGE 18



MAP OF A SURVEY
LOT 15
STONETOWN SUBDIVISION, PHASE 1
TOWN OF PITTSFORD
COUNTY OF MONROE, STATE OF NEW YORK

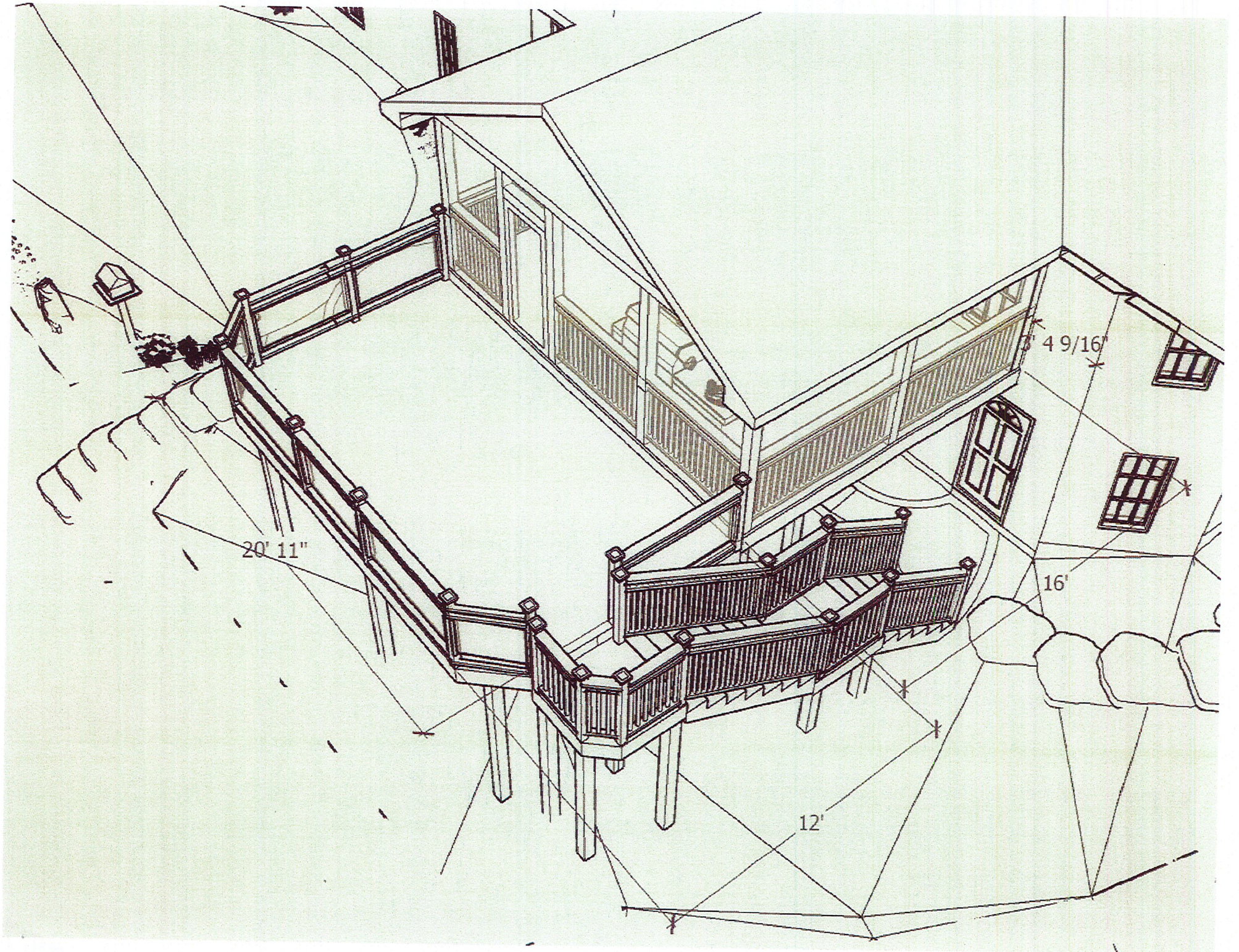
COLTON LAND SURVEYING
108 NUNDA BLVD.
ROCHESTER, NY, 14610
PHONE (585)244-2395
jcolton@rochesterfr.com

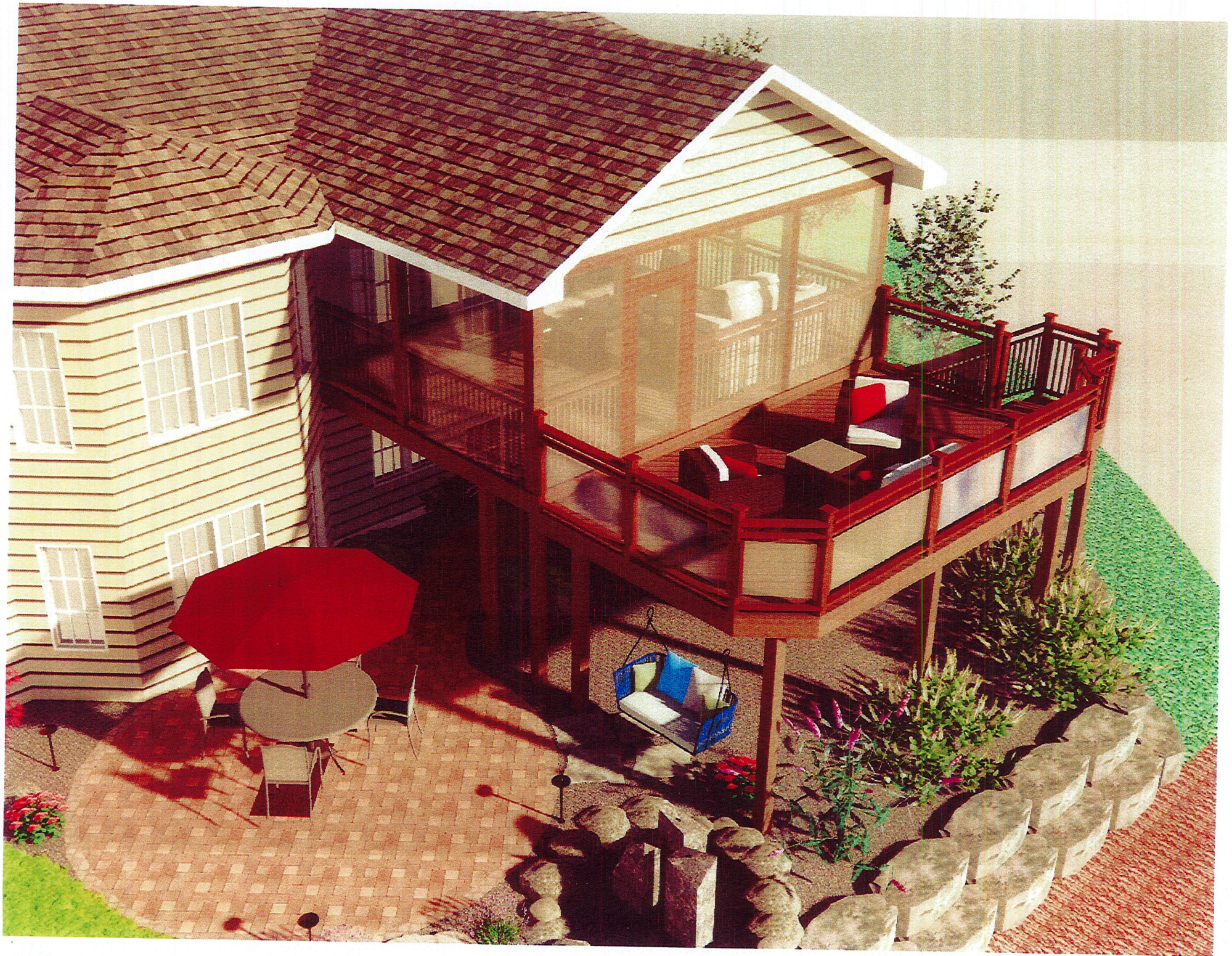
OCTOBER 23, 2019
SCALE 1" = 30'
PROJECT NO. 19-138

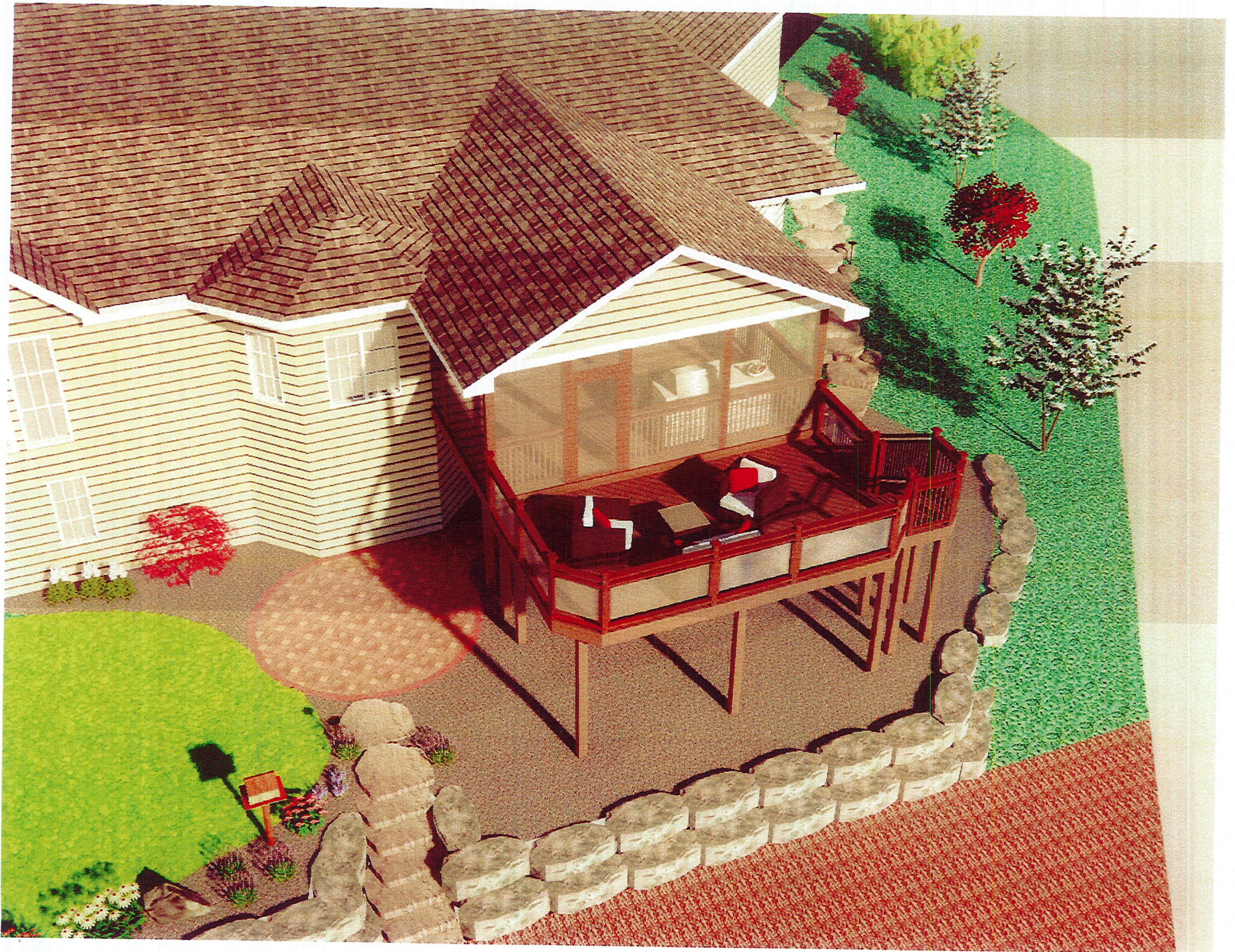


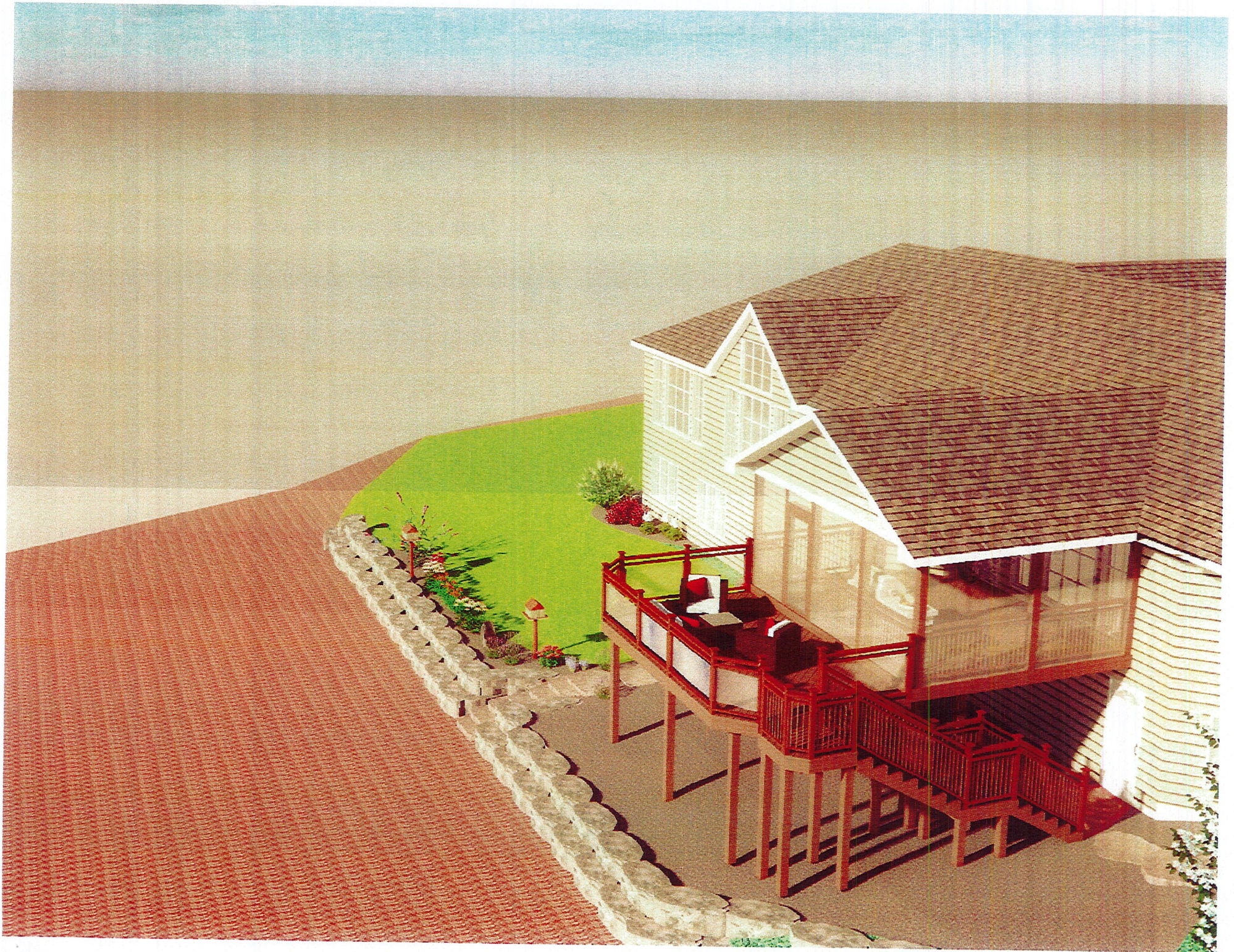
















Small arched window in the gable.

Large multi-paned window on the second floor.

Large multi-paned window on the first floor.

Arched window above the front door.

Front door with a wreath.

Window to the left of the front door.

Window to the right of the front door.

Window to the right of the front door.

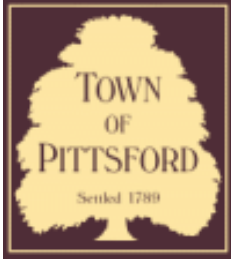
Basketball hoop in the driveway.

Small white door in the garage area.

Two large white garage doors.

Red brick chimney on the right side of the house.





Town of Pittsford

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

Permit #
B21-000092

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3 Black Wood Circle PITTSFORD, NY 14534

Tax ID Number: 178.03-5-42

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

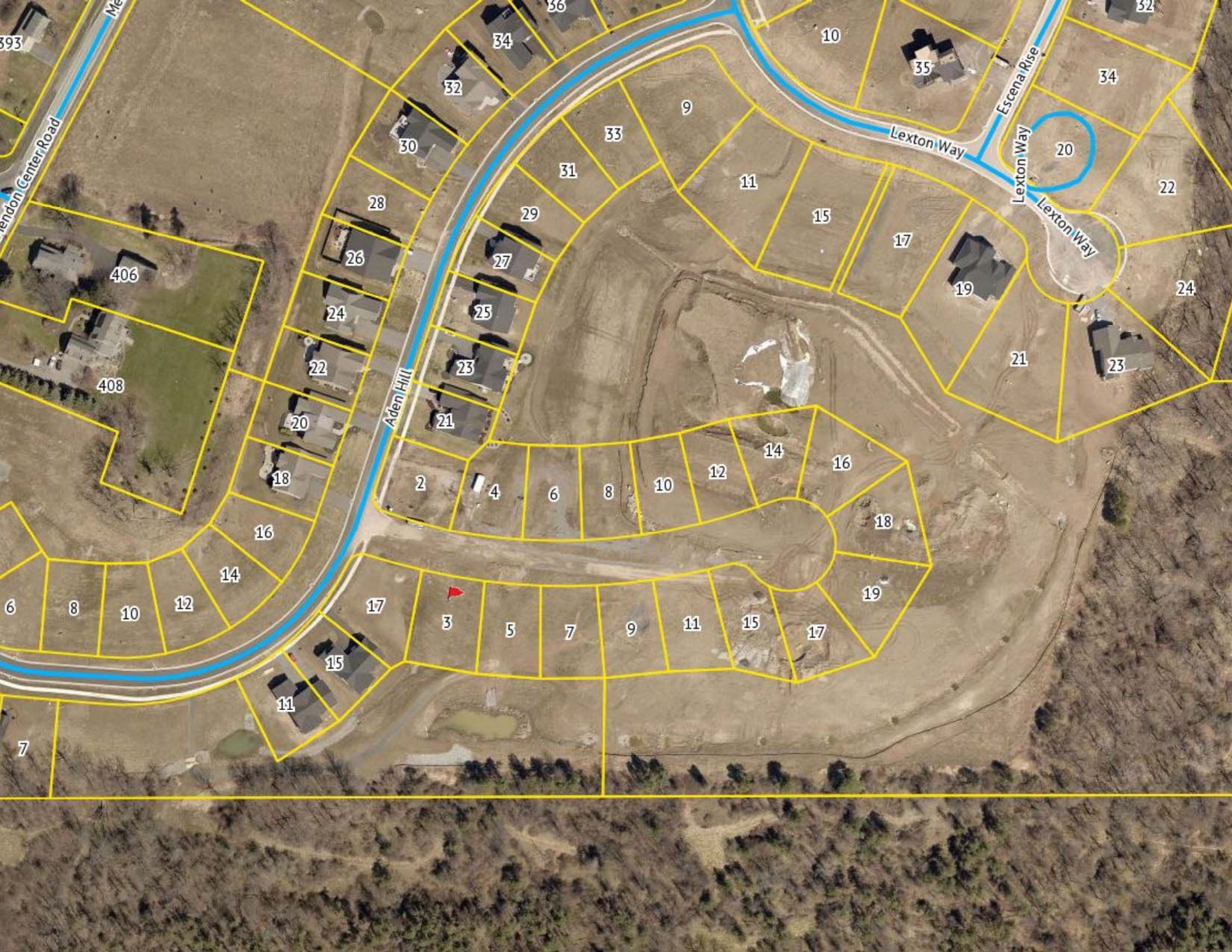
Applicant: Wilshire Hill LLC

Application Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <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 construction of a one story single family home. The home will be approximately 1976 square feet and located in the Wilshire Hills subdivision.

Meeting Date: May 13, 2021



London Center Road

Aden Hill

Lexton Way

Escena Rise

Lexton Way

Lexton Way

393

406

408

34

32

30

28

26

24

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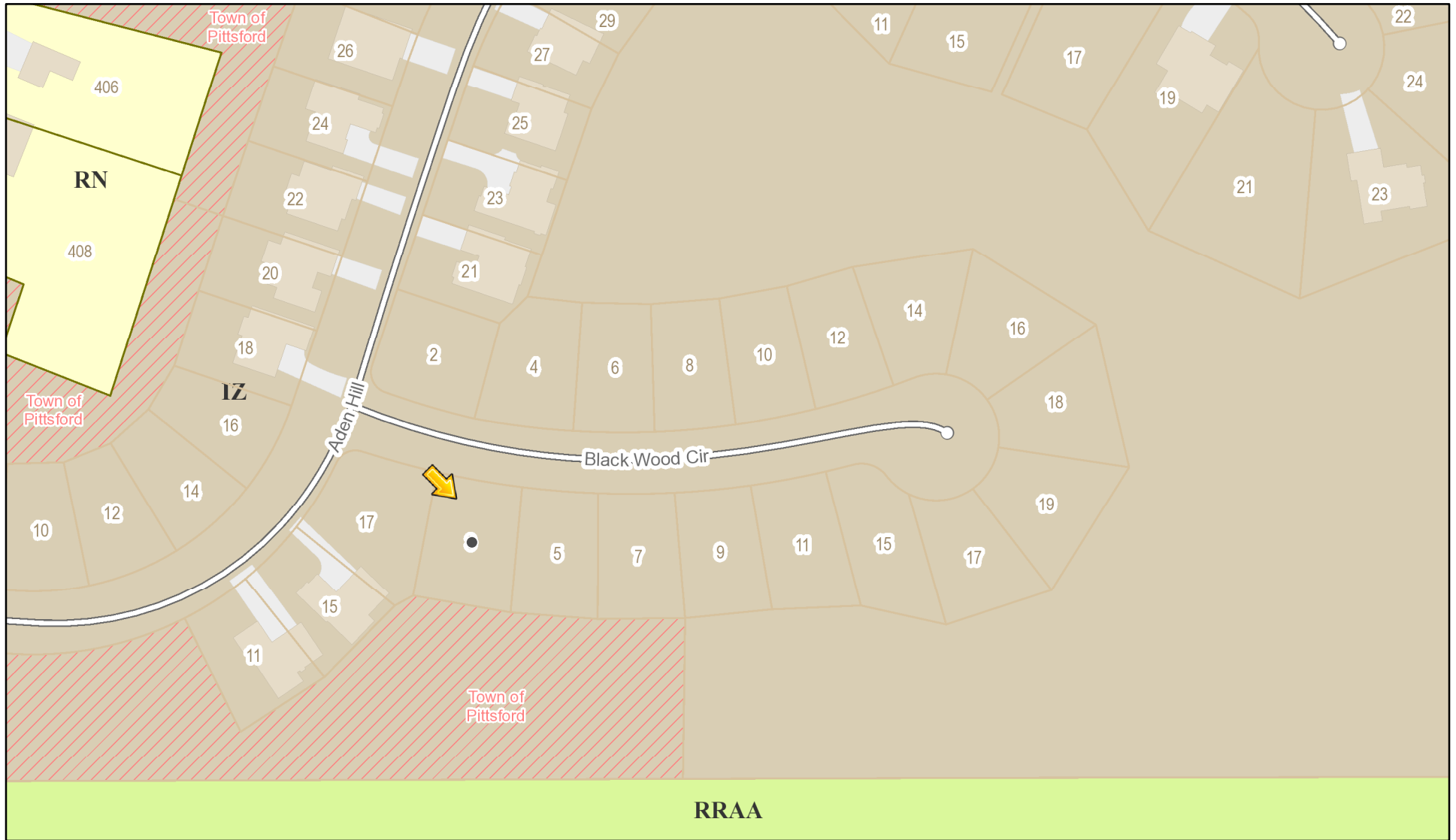
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32

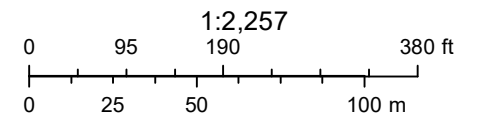
35

36

RN Residential Neighborhood Zoning



Printed May 6, 2021

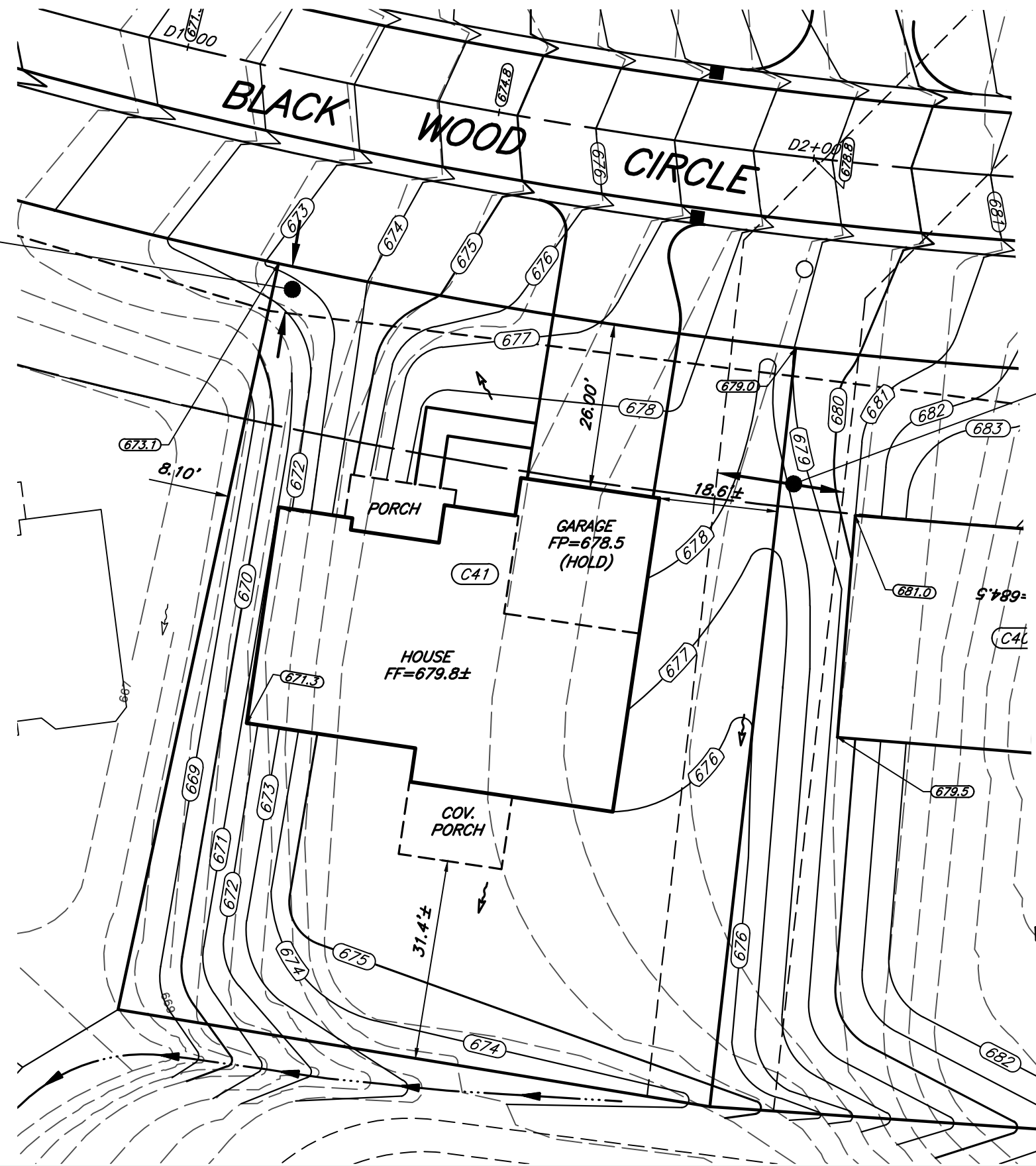


Town of Pittsford GIS

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File: Z:\Engineering\Job Files\0423-12\Drawings\Section 3\Plot Plans\Lot C40\LOT C37.dwg, Plot Date: 4/12/2021, By: RTIEDE

SANITARY SEWER
EASEMENT TO THE
TOWN OF PITTSFORD



STORM SEWER
EASEMENT TO THE
TOWN OF PITTSFORD

NORTH

TITLE:

PLOT PLAN - LOT C41

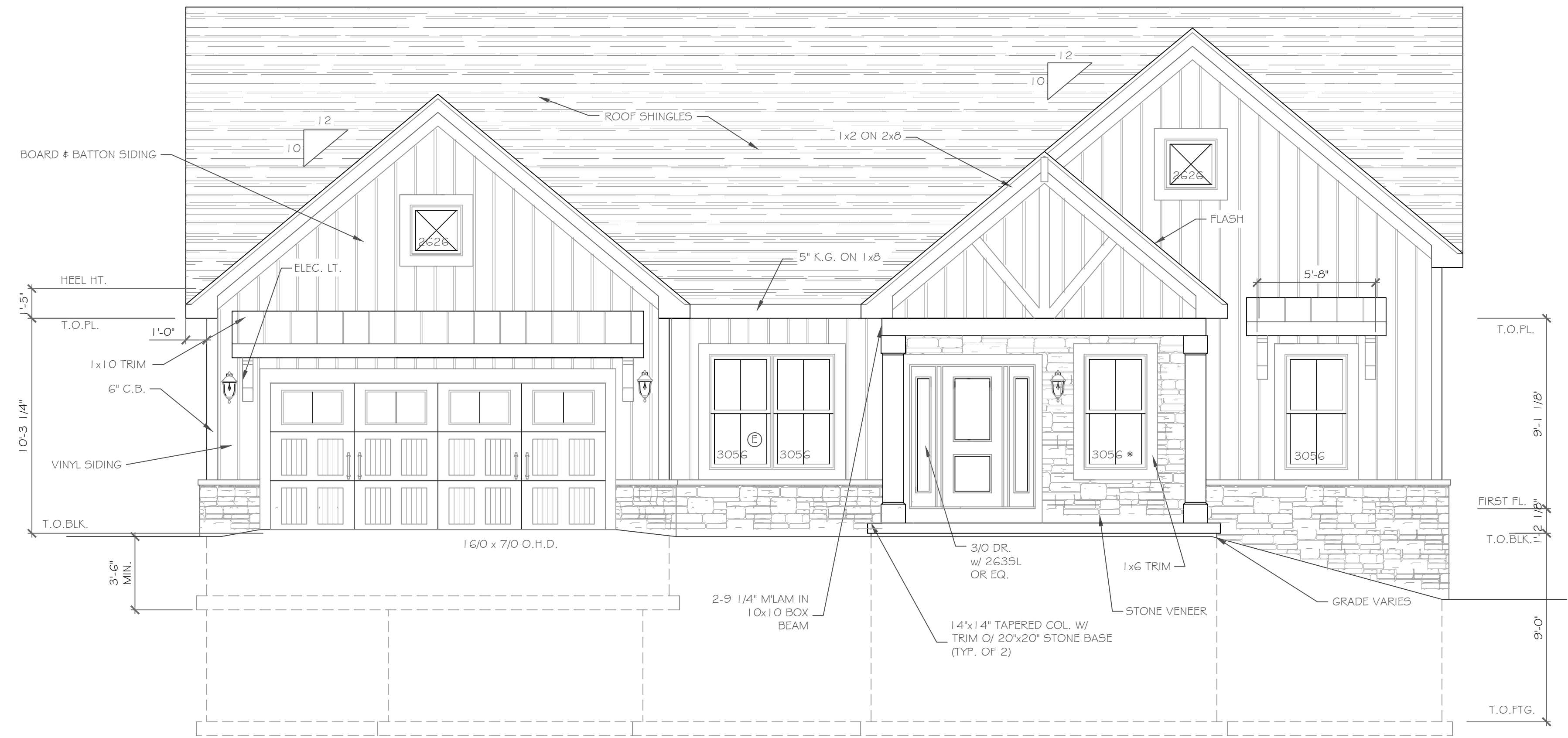
WILSHIRE HILL - SECTION 3

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

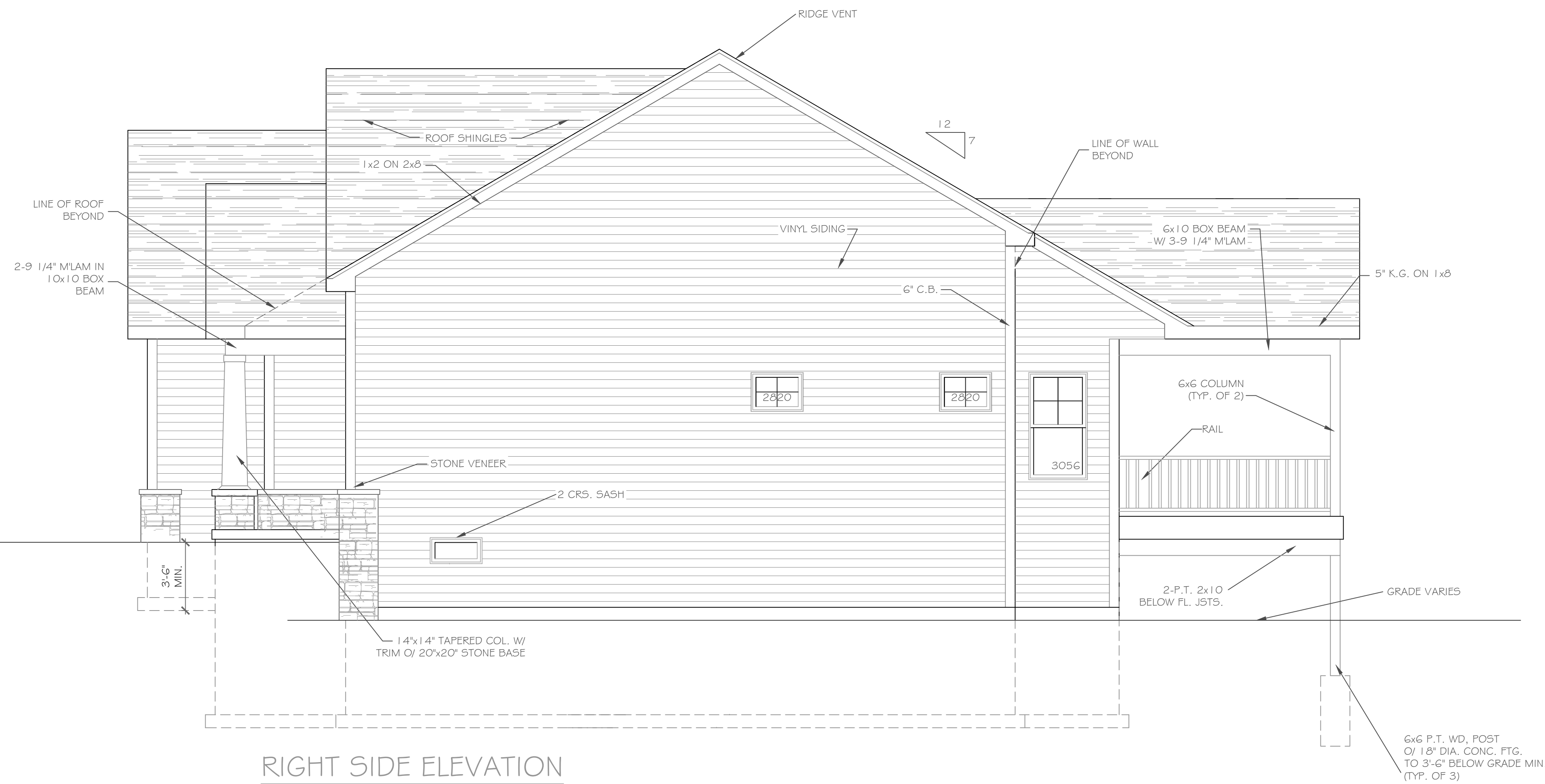


JOB NO: 0423-17
SCALE: 1" = 20'
DRAWN: RJT
DESIGNED: RJT
DATE: 4/12/21

SETBACK	REQUIRED	PROVIDED
FRONT	25'	26.0'
SIDE	7.5'	8.1'
REAR	10'	31.4' ±



FRONT ELEVATION 1976 S.F.
1/4" = 1'-0"



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

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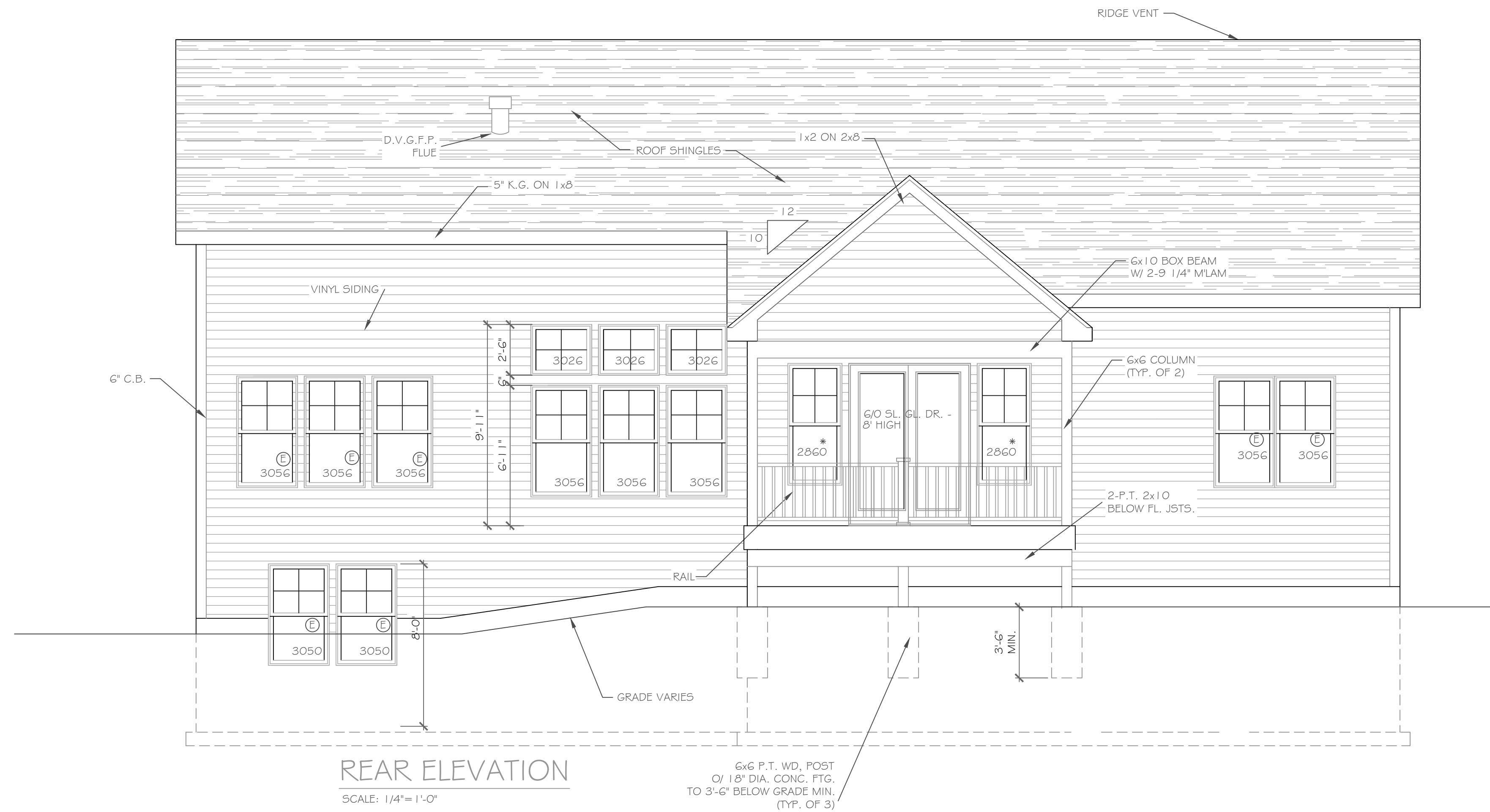
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE- Preliminary Design
	DATE- April 2021

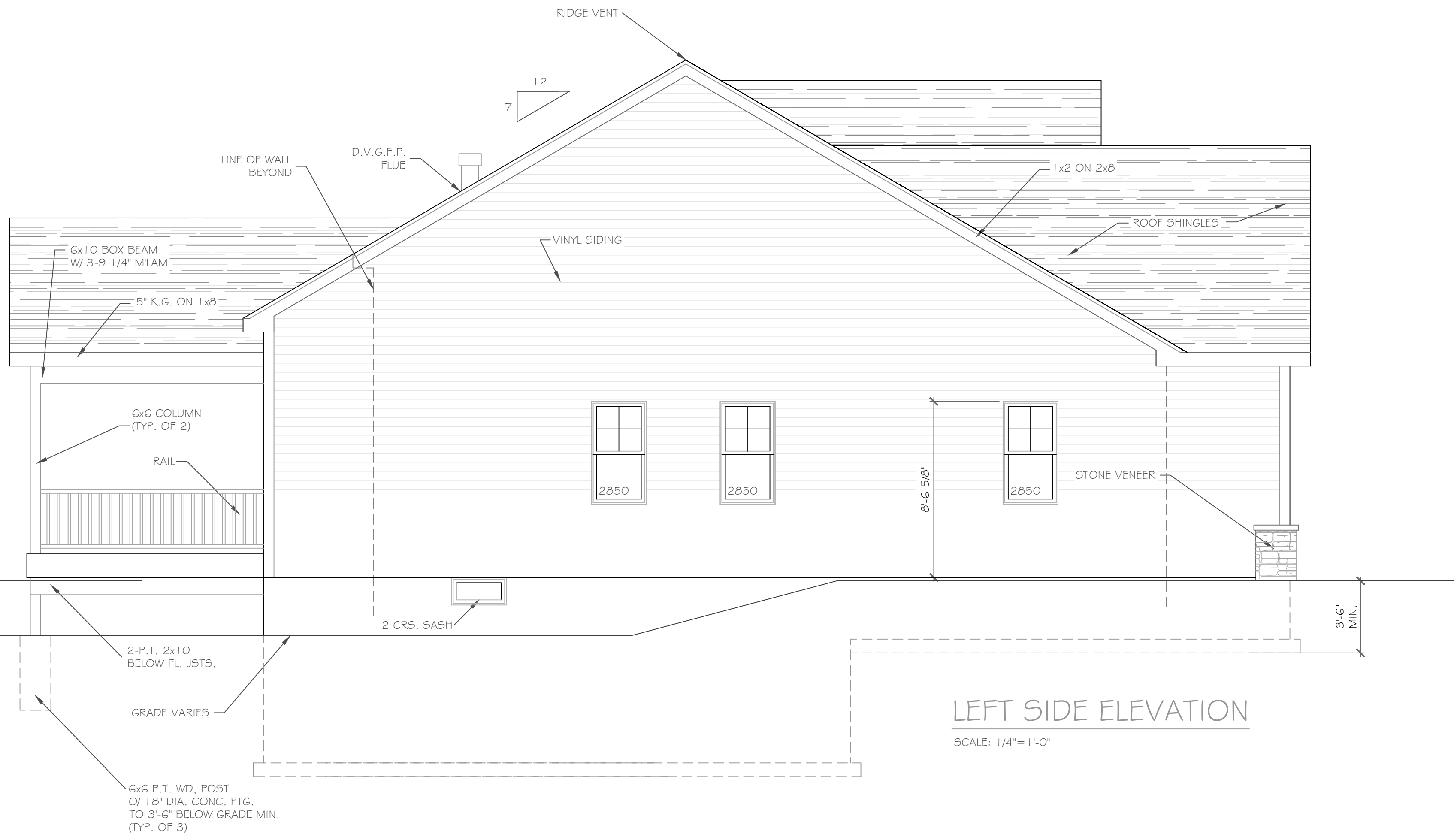
PROJECT- Lot 41C, Wishire Hill Pittsford, New York	DATE- April 2021
CLIENT- Pride Mark Homes	JOB NO.- A14-005

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

DRAWING NO.- A-1



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



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

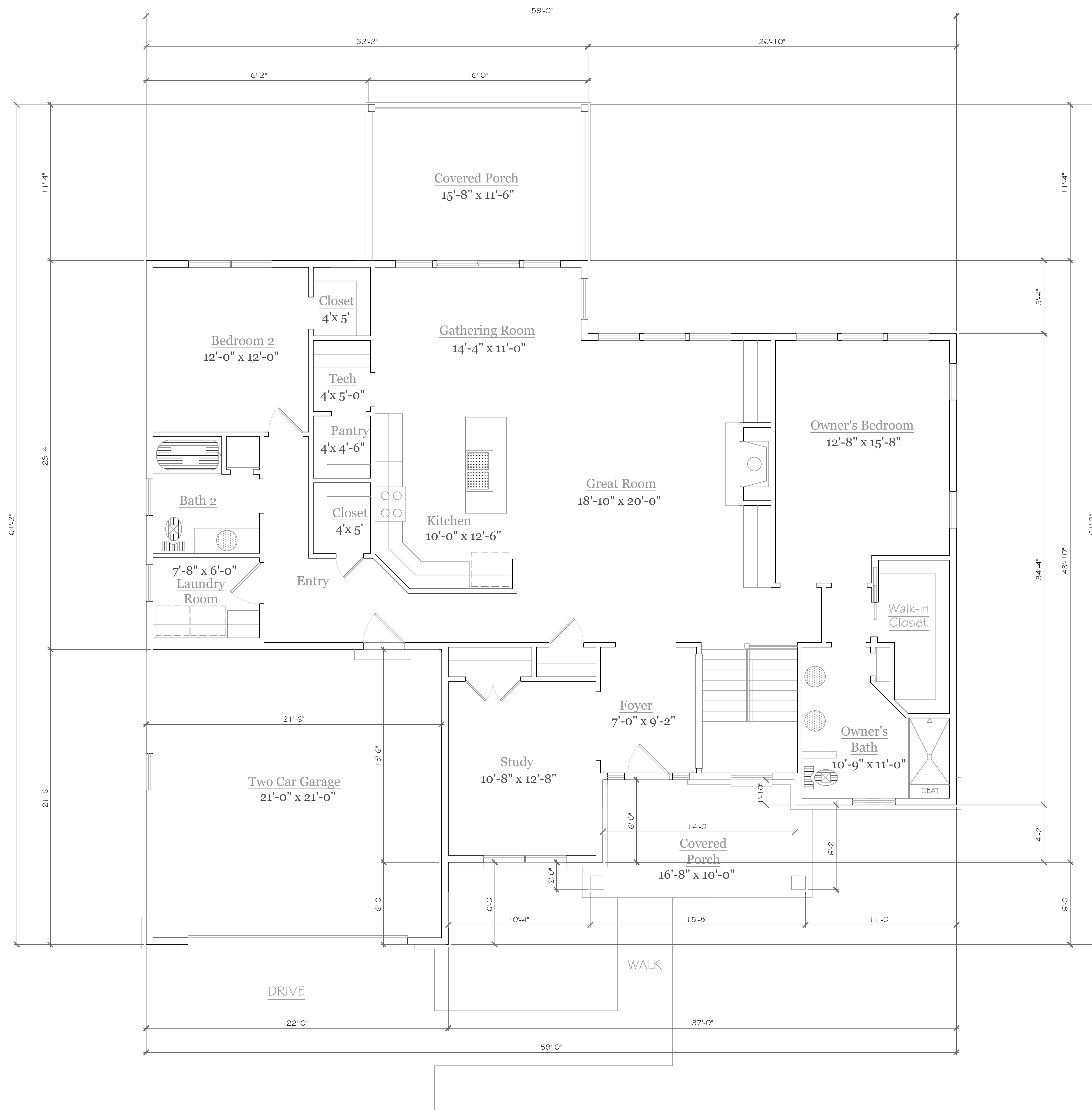
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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	Elevations
PROJECT-	Lot 41C, Wishire Hill Pittsford, New York
CLIENT-	Pride Mark Homes
JOB NO.-	A14-005
DATE-	April 2021
PHASE-	Preliminary Design

PROJECT-	Lot 41C, Wishire Hill Pittsford, New York
CLIENT-	Pride Mark Homes
JOB NO.-	A14-005
DATE-	April 2021
PHASE-	Preliminary Design

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



FIRST FLOOR PLAN 1976 S.F.

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REVISIONS- NO.	DATE	DESCRIPTION

PROJECT: Lot 41C, Wishire Hill Pittsford, New York	DRAWING TITLE: First Floor Plan
CLIENT: Pride Mark Homes	PHASE: Preliminary Design
JOB NO.: A14-005	DATE: April 2021

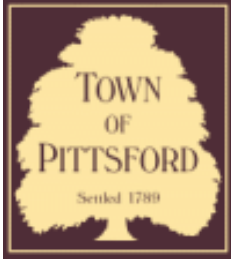
PROJECT: Lot 41C, Wishire Hill Pittsford, New York	DRAWING TITLE: First Floor Plan
CLIENT: Pride Mark Homes	PHASE: Preliminary Design
JOB NO.: A14-005	DATE: April 2021

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









Town of Pittsford

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

Permit #
B21-000093

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 28 & 30 Skylight Trail PITTSFORD, NY 14534

Tax ID Number: 192.06-1-7

Zoning District: RRAA Rural Residential

Owner: S & J Morrell, Inc

Applicant: S & J Morrell, Inc

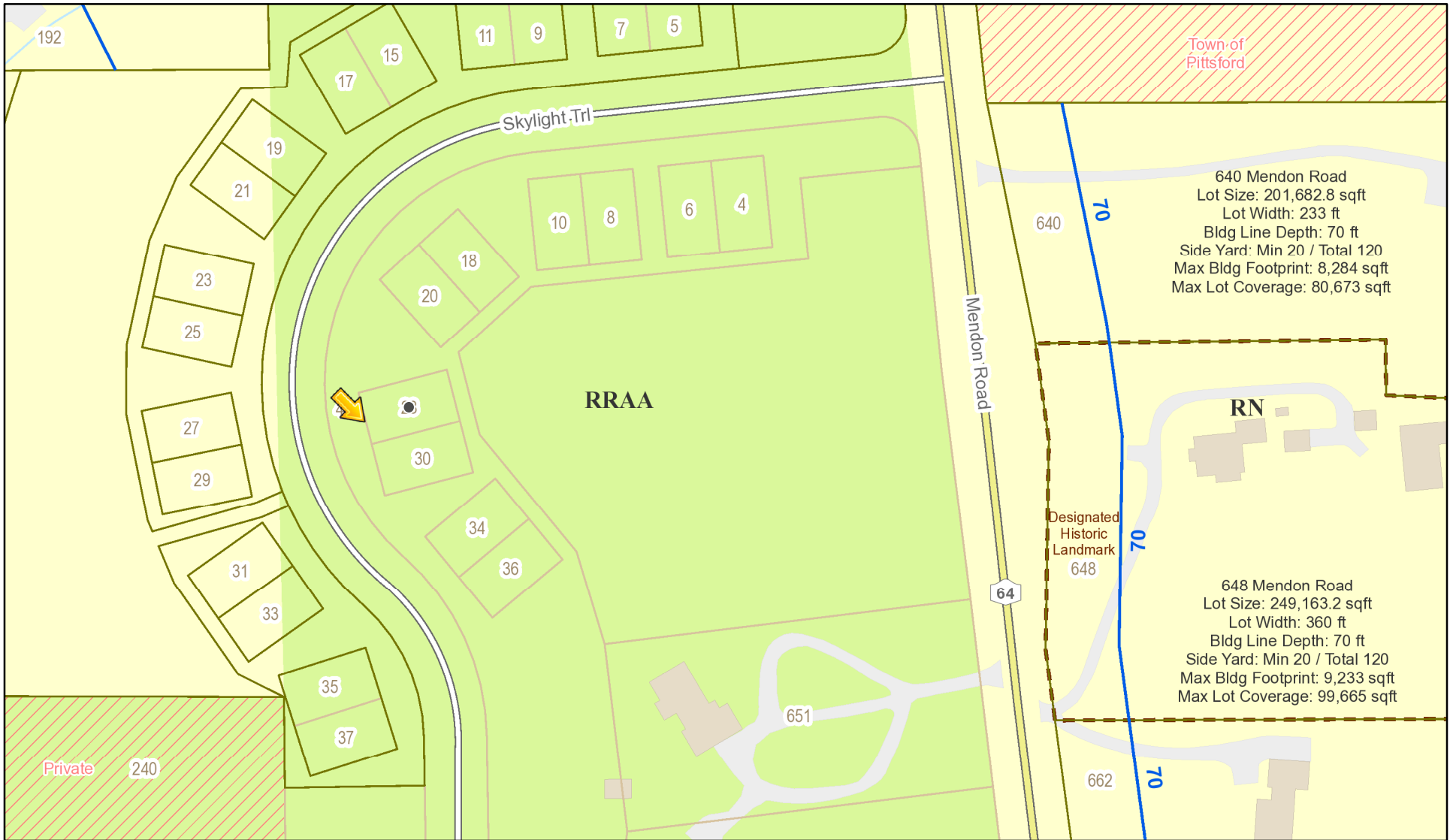
Application Type:

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

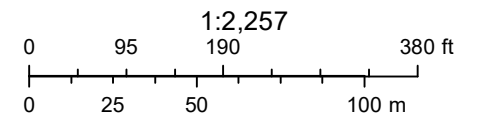
Project Description: Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 7 (28 Skylight Trail) will be approximately 1987 sq. ft. and Lot 8 (30 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Meeting Date: May 13, 2021

RN Residential Neighborhood Zoning

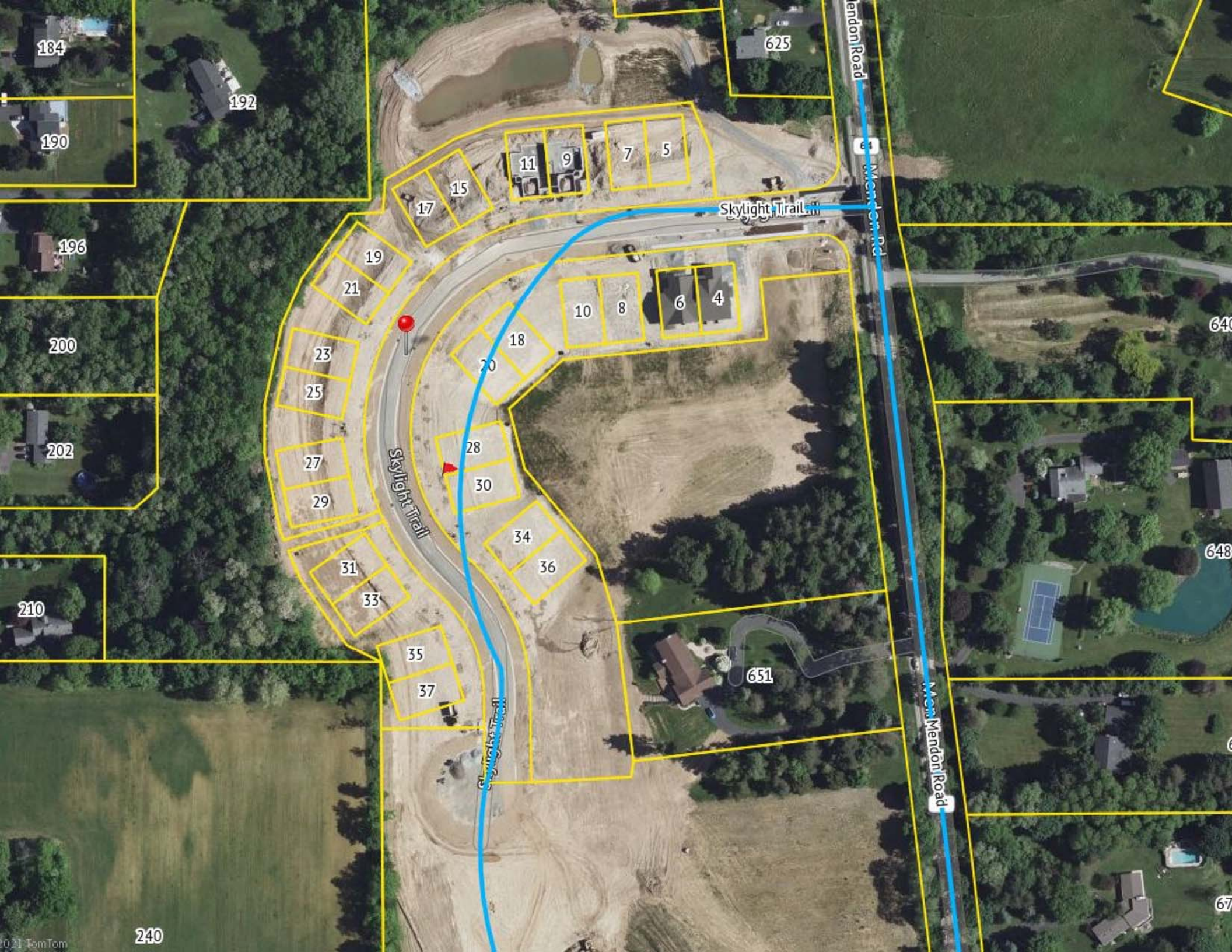


Printed May 6, 2021



Town of Pittsford GIS

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184

192

190

625

11

9

7

5

15

17

Skylight Trail

64

Mendon Road

196

19

21

10

8

6

4

200

23

25

18

20

28

30

202

27

29

31

33

35

37

Skylight Trail

34

36

210

35

37

Skylight Trail

651

Mendon Road

640

648

240

ALPINE RIDGE
A MORRELL COMMUNITY

No development agricultural zone



⊗ = Side Load Garage

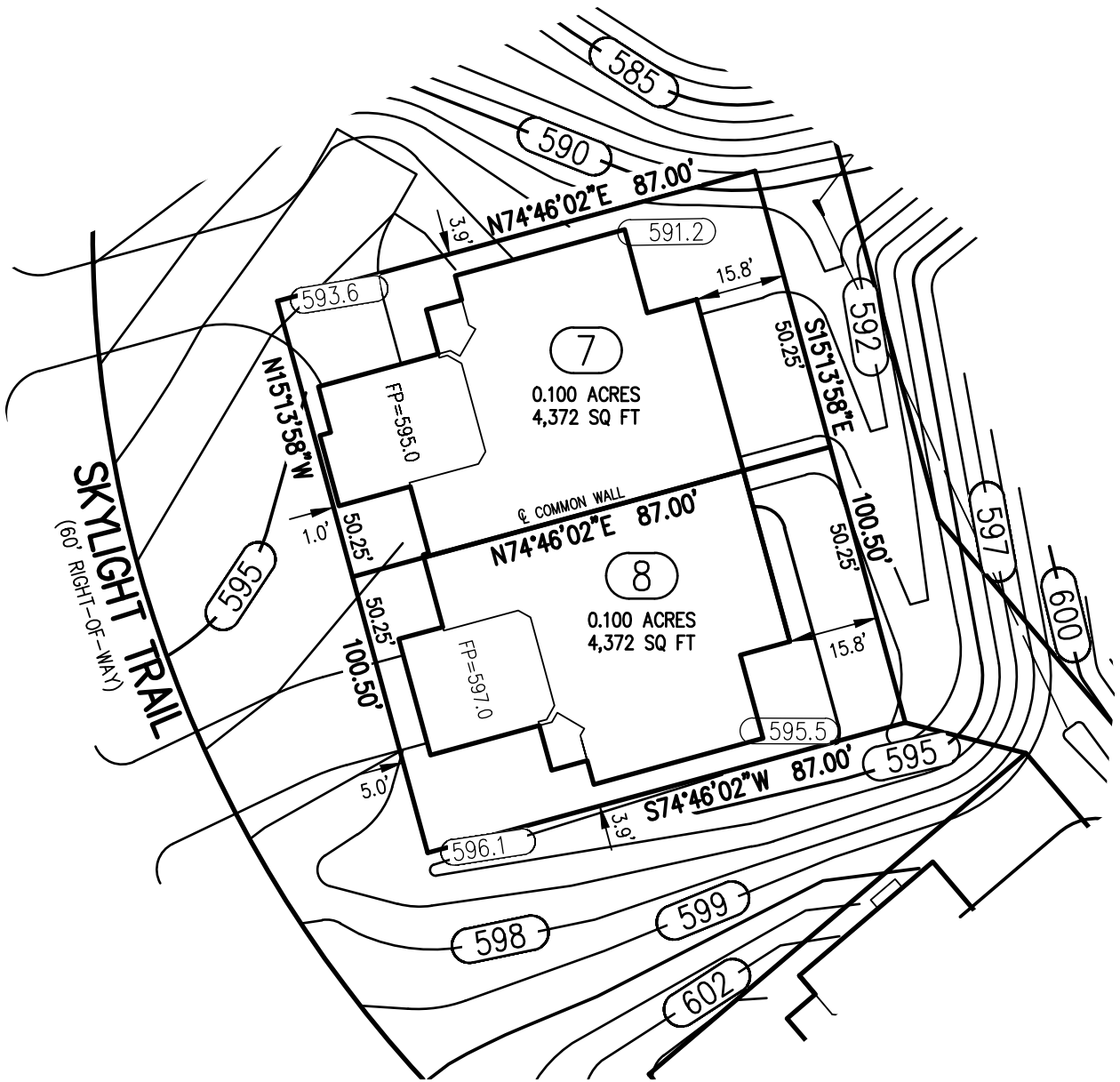
X = Stone Siding

Cobblestone (CS) Light Mist (LM) Navajo Beige (NB) Khaki Brown (KB) Boothbay Blue (BB)

Color	Cobblestone (CS)	Light Mist (LM)	Navajo Beige (NB)	Khaki Brown (KB)	Boothbay Blue (BB)
Denotes Buildign Step					

Garage Door Dark Oak (DO) Walnut (EW) Mahogany (MA) Dark Oak (DO) Mahogany (MA)

PLOT PLAN



REFERENCES:

1. ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS PLAN.
2. A PLAN ENTITLED "ALPINE RIDGE SUBDIVISION, SECTION 1, BEING A RE-SUBDIVISION OF THE KEVIN RYAN SUBDIVISION, AS FILED 4/15/2019 IN M.C.C.O. AS LIBER 358 OF MAPS, PAGE 41," FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 359 OF DEEDS, PAGE 12.

NOTES:

1. PARCEL SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER LIBER 12353 OF DEEDS, PAGE 575.
2. THE BEARING BASE SHOWN HEREON WAS TAKEN FROM REFERENCE 1.
3. SETBACK REQUIREMENTS:
 FRONT 0' (LOT) 25' (R.O.W.)
 SIDE 0'
 REAR 0'
4. GRADING SHOW HEREON WAS TAKEN FROM A PLAN ENTITLED "FINAL SECTION 1 PLANS FOR ALPINE RIDGE SUBDIVISION, GRADING PLAN (SHEET 1 OF 2), PREPARED BY MARATHON ENGINEERING, HAVING JOB NUMBER 0891-17, DRAWING NUMBER C4.0 AND LAST REVISED JUNE 27, 2019.

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BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 10 LIFT BRIDGE LANE EAST
 FAIRPORT, NEW YORK 14450
 PHONE 585-377-7360

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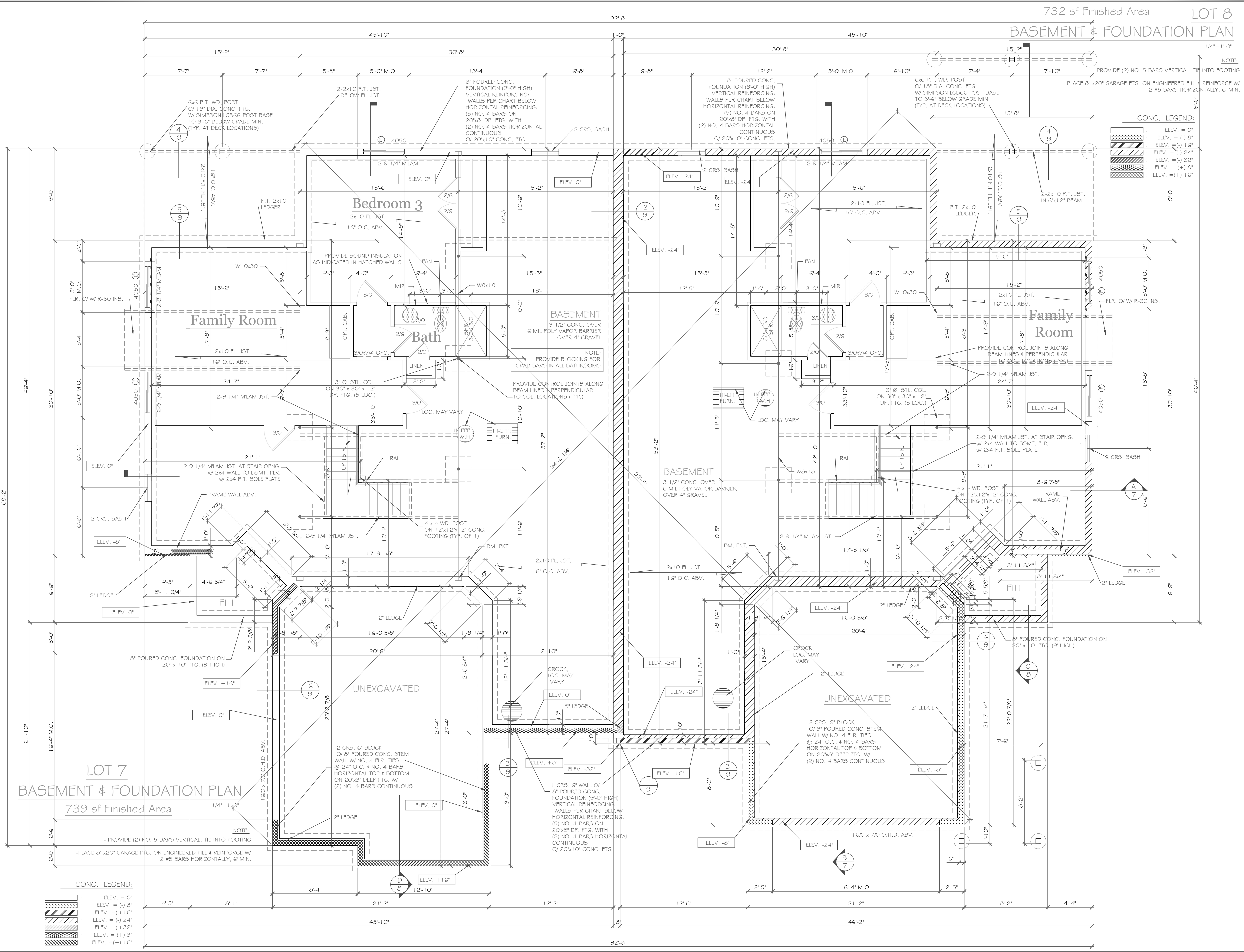
**LOTS 7 & 8 ALPINE RIDGE SUBDIVISION SECTION 1
 TOWN OF PITTSFORD MONROE COUNTY NEW YORK**



DRAWN BY: CMM
 DATE: 4-28-21

SCALE: 1"=30'
 DWG NO: 2688-11





732 sf Finished Area
LOT 8
BASEMENT & FOUNDATION PLAN
 1/4" = 1'-0"

NOTE:
 PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING
 -PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/
 2 #5 BARS HORIZONTALLY, 6" MIN.

CONC. LEGEND:

[Pattern]	ELEV. = 0'
[Pattern]	ELEV. = (-) 8'
[Pattern]	ELEV. = (-) 16'
[Pattern]	ELEV. = (-) 24'
[Pattern]	ELEV. = (-) 32'
[Pattern]	ELEV. = (+) 8'
[Pattern]	ELEV. = (+) 16'

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PROJECT:
 Alpine Ridge - Units 7 & 8
 Pittsford, New York

CLIENT:
 Morrell Builders

PHASE:
 Construction Documents

DATE:
 April 2021

JOB NO.:
 A21-024

PROJECT:
 Alpine Ridge - Units 7 & 8
 Pittsford, New York

CLIENT:
 Morrell Builders

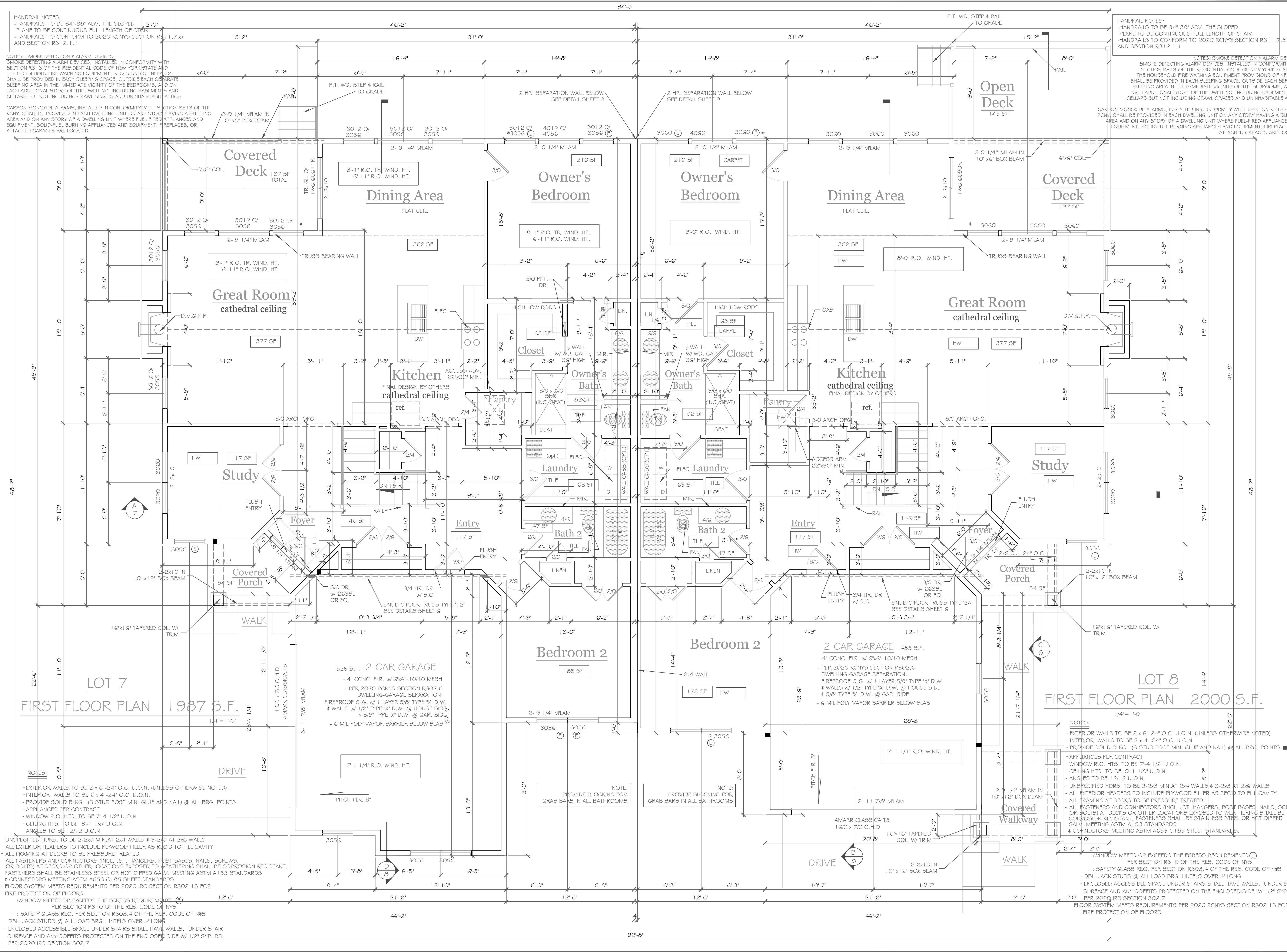
PHASE:
 Construction Documents

DATE:
 April 2021

JOB NO.:
 A21-024

CKH
architecture
 1501 Pittsford Victor Rd.
 Suite 100
 Victor, New York 14564
 phone: (585) 249-1334
 e-mail: CKHennessey@frontmtn.net

DRAWING NO.:
A-3



REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: First Floor Plan

PROJECT: Alpine Ridge - Units 7 & 8
Pittsford, New York

CLIENT: Morrell Builders

PHASE: Construction Documents

DATE: April 2021

JOB NO.: A21-024

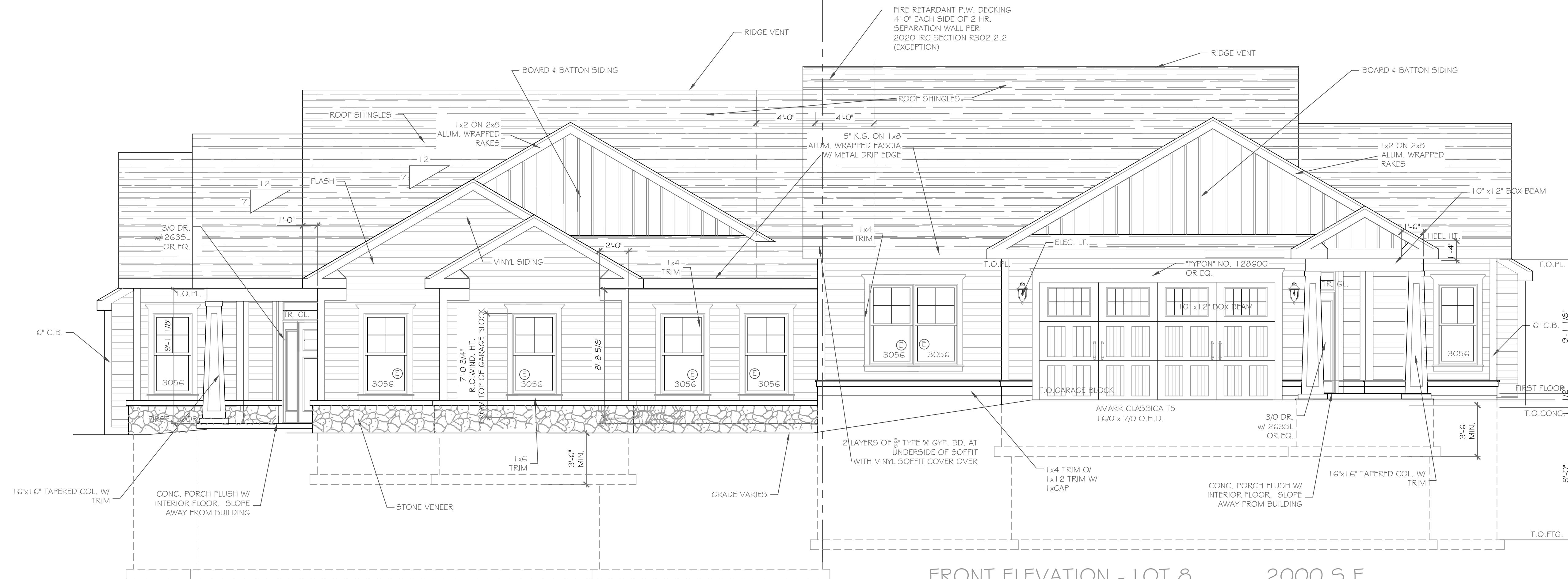
LOT 7
FIRST FLOOR PLAN 1987 S.F.

LOT 8
FIRST FLOOR PLAN 2000 S.F.

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

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DRAWING NO.: A-4



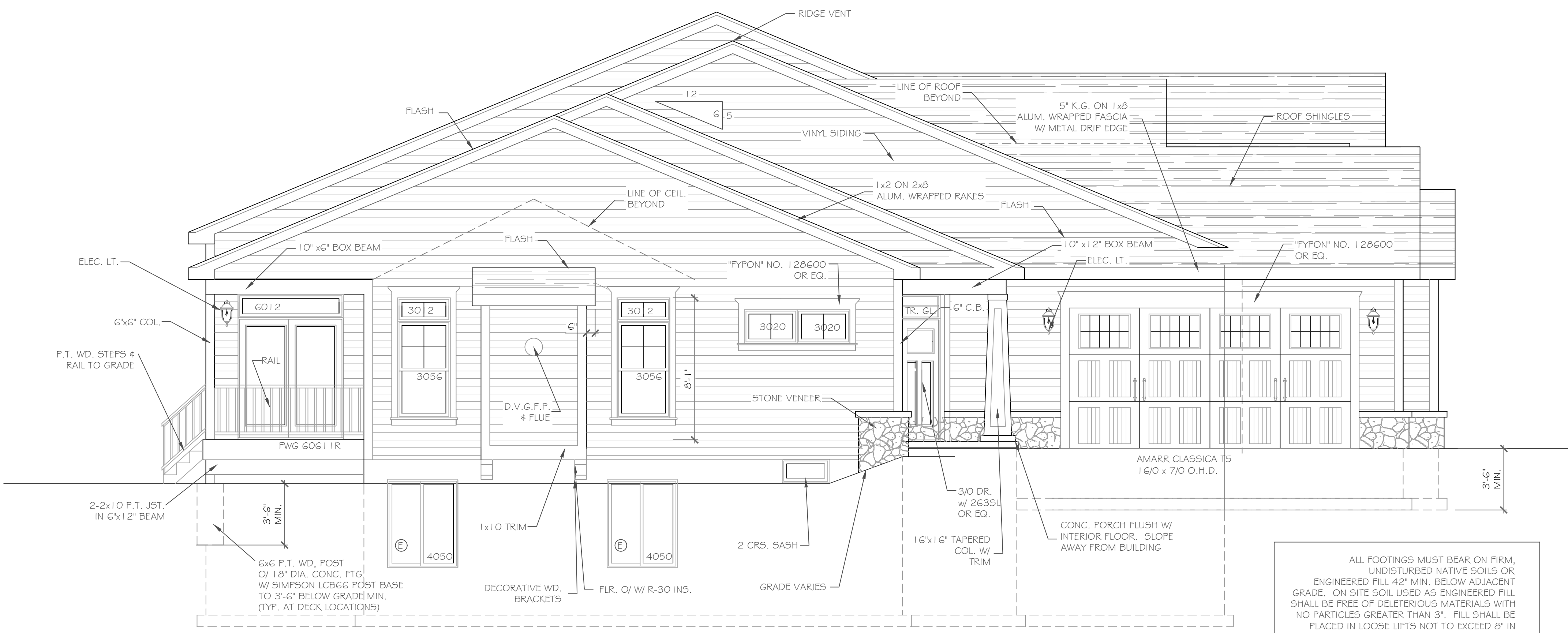
FRONT ELEVATION - LOT 8 2000 S.F.

FRONT ELEVATION - LOT 7 1987 S.F.

NOTE: - WINDOWS TO BE "VWD 210 SERIES" 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

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

NOTE: - WINDOWS TO BE "VWD 210 SERIES" 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



LEFT SIDE ELEVATION - LOT 7

HANDRAIL NOTES:
 - HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
 - HANDRAILS TO CONFORM TO 2020 IRC SECTION R311.7.8 AND SECTION R312.1.1

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:	Elevations
PROJECT:	Alpine Ridge - Units 7 & 8 Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A21-024
DATE:	April 2021
PHASE:	Construction Documents

PROJECT:	Alpine Ridge - Units 7 & 8 Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A21-024
DATE:	April 2021
PHASE:	Construction Documents

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

DRAWING NO. -
A-1

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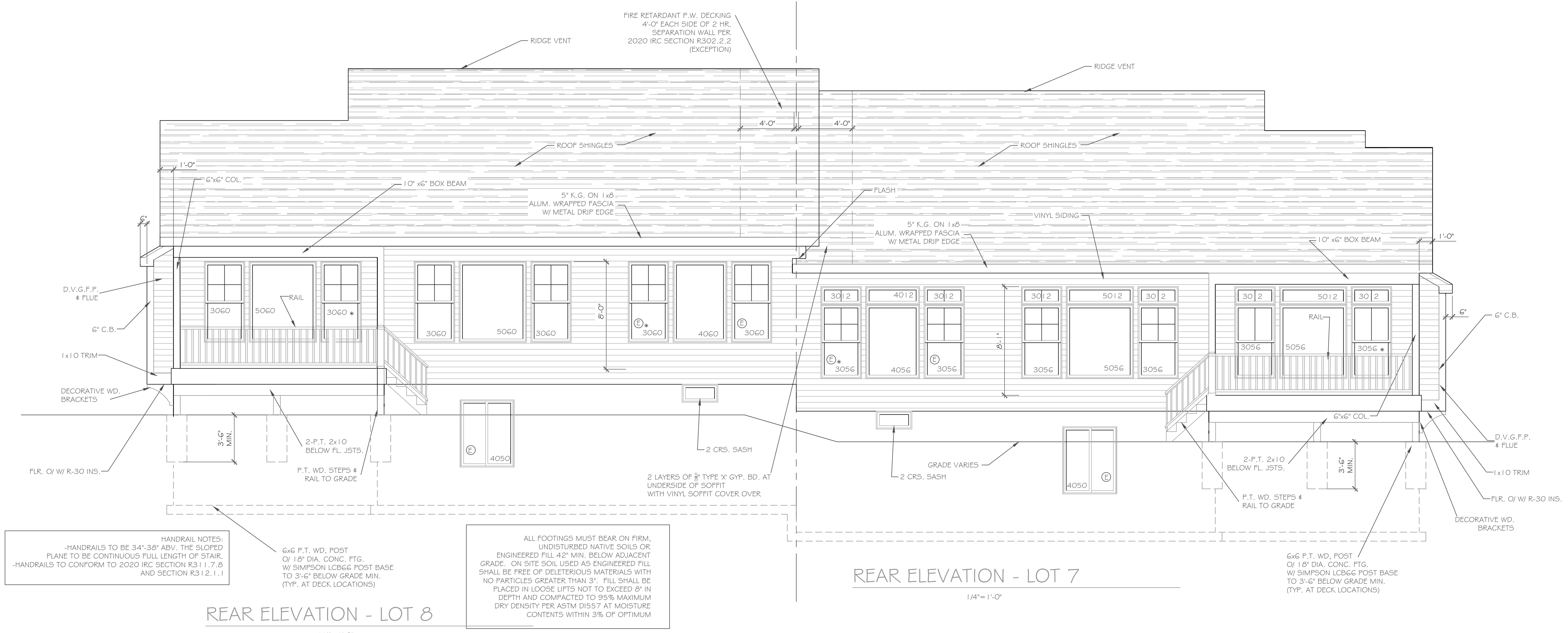
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE: **Elevations**
 PHASE: **Construction Documents**

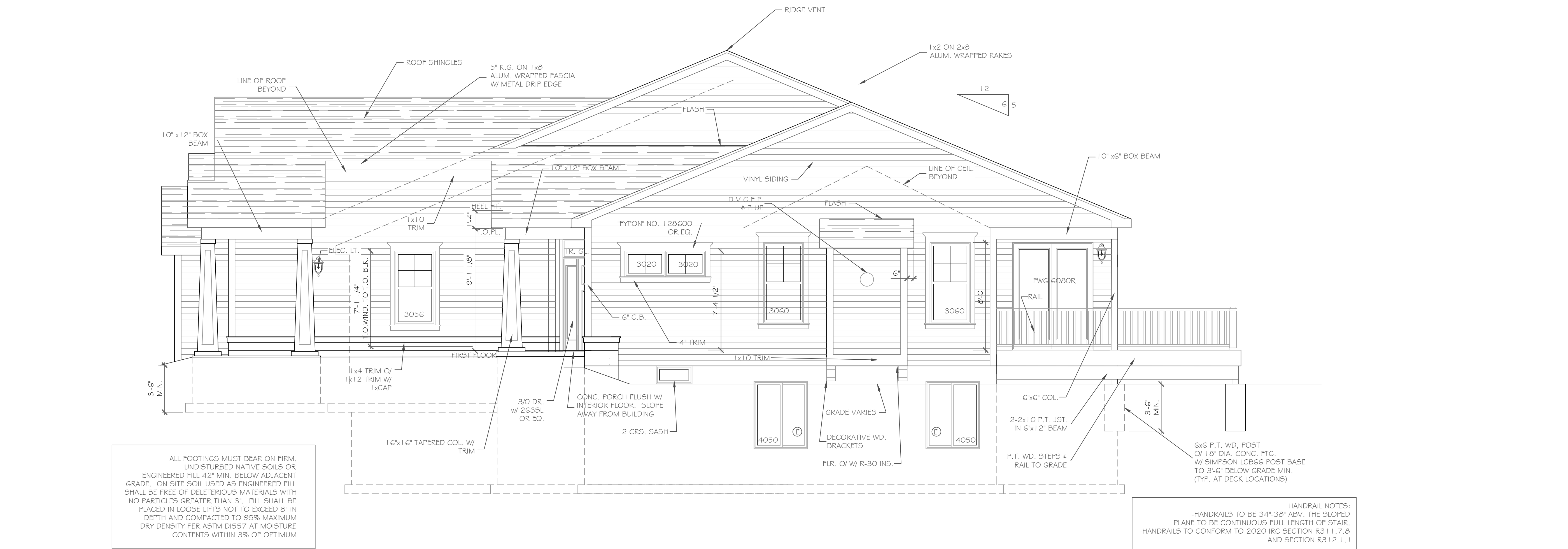
PROJECT: **Alpine Ridge - Units 7 & 8
Pittsford, New York**
 CLIENT: **Morrell Builders**
 JOB NO.: **A21-024**
 DATE: **April 2021**

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

DRAWING NO.: **A-2**



REAR ELEVATION - LOT 7
 1/4" = 1'-0"



RIGHT SIDE ELEVATION - LOT 8
 1/4" = 1'-0"

HANDRAIL NOTES:
 -HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.
 -HANDRAILS TO CONFORM TO 2020 IRC SECTION R311.7.8 AND SECTION R312.1.1

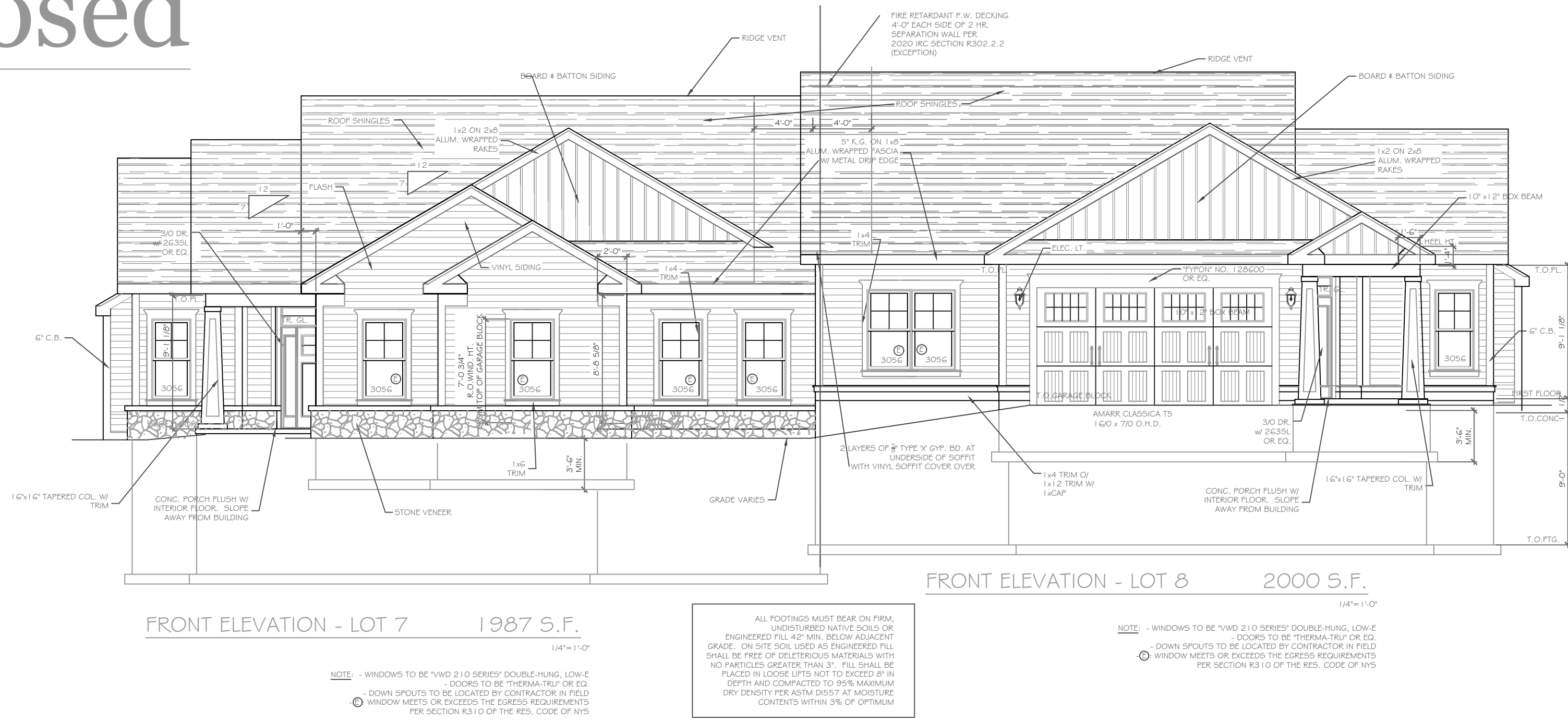
6x6 P.T. WD. POST
 OJ 1 1/2" DIA. CONC. FTG.
 W/ SIMPSON LCB66 POST BASE
 TO 3'-6" BELOW GRADE MIN.
 (TYP. AT DECK LOCATIONS)

ALL FOOTINGS MUST BEAR ON FIRM,
 UNDISTURBED NATIVE SOILS OR
 ENGINEERED FILL 42" MIN. BELOW ADJACENT
 GRADE. ON SITE SOIL USED AS ENGINEERED FILL
 SHALL BE FREE OF DELETERIOUS MATERIALS WITH
 NO PARTICLES GREATER THAN 3". FILL SHALL BE
 PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN
 DEPTH AND COMPACTED TO 95% MAXIMUM
 DRY DENSITY PER ASTM D1557 AT MOISTURE
 CONTENTS WITHIN 3% OF OPTIMUM

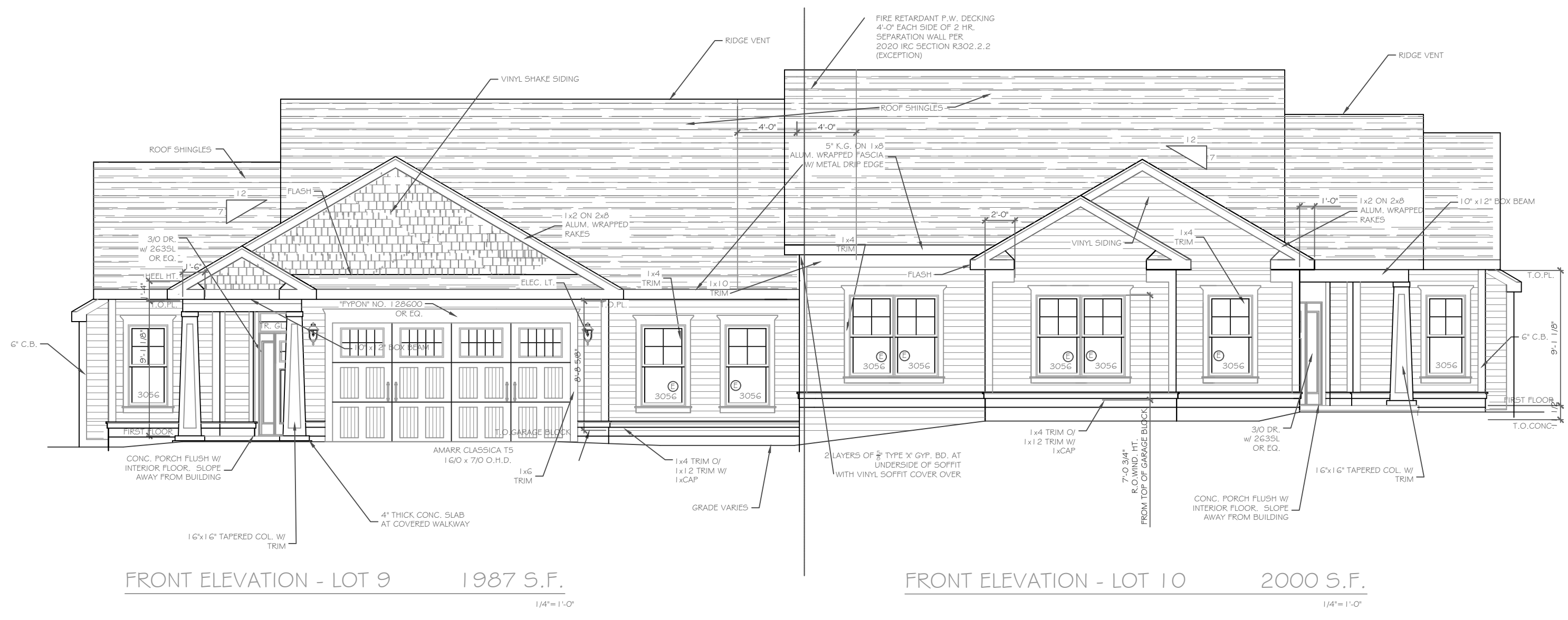
ALL FOOTINGS MUST BEAR ON FIRM,
 UNDISTURBED NATIVE SOILS OR
 ENGINEERED FILL 42" MIN. BELOW ADJACENT
 GRADE. ON SITE SOIL USED AS ENGINEERED FILL
 SHALL BE FREE OF DELETERIOUS MATERIALS WITH
 NO PARTICLES GREATER THAN 3". FILL SHALL BE
 PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN
 DEPTH AND COMPACTED TO 95% MAXIMUM
 DRY DENSITY PER ASTM D1557 AT MOISTURE
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HANDRAIL NOTES:
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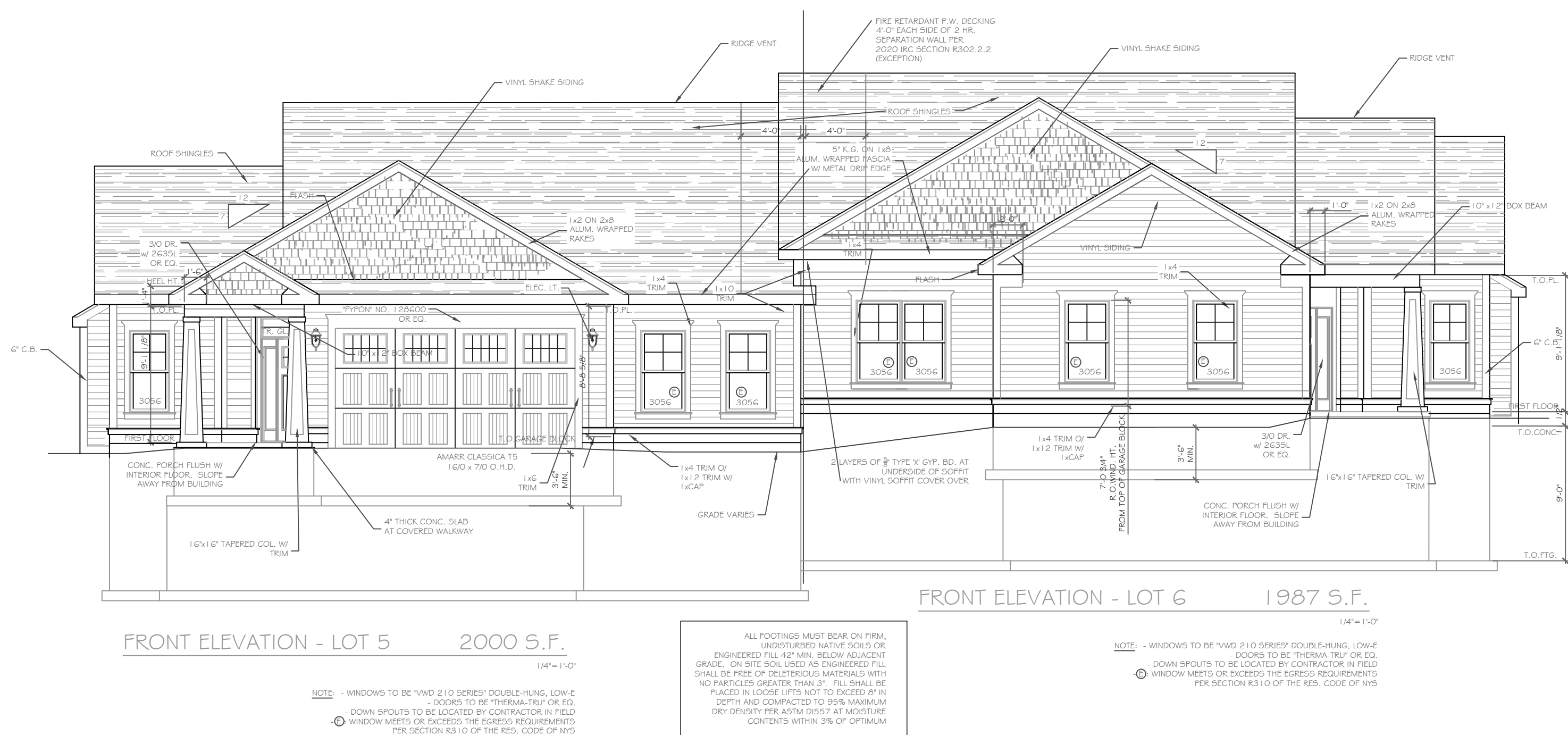
Proposed

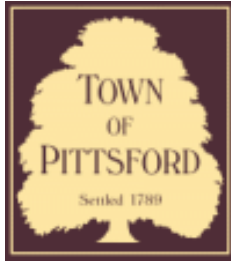


Approved



Approved





Town of Pittsford

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

Permit #
C21-000021

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 882 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.16-1-12

Zoning District: LI Light Industrial

Owner: 882 Linden, LLC

Applicant: 882 Linden, LLC

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 change to the exterior color of an existing commercial building. The business that currently occupies the space is "Carestream".

Meeting Date: May 13, 2021

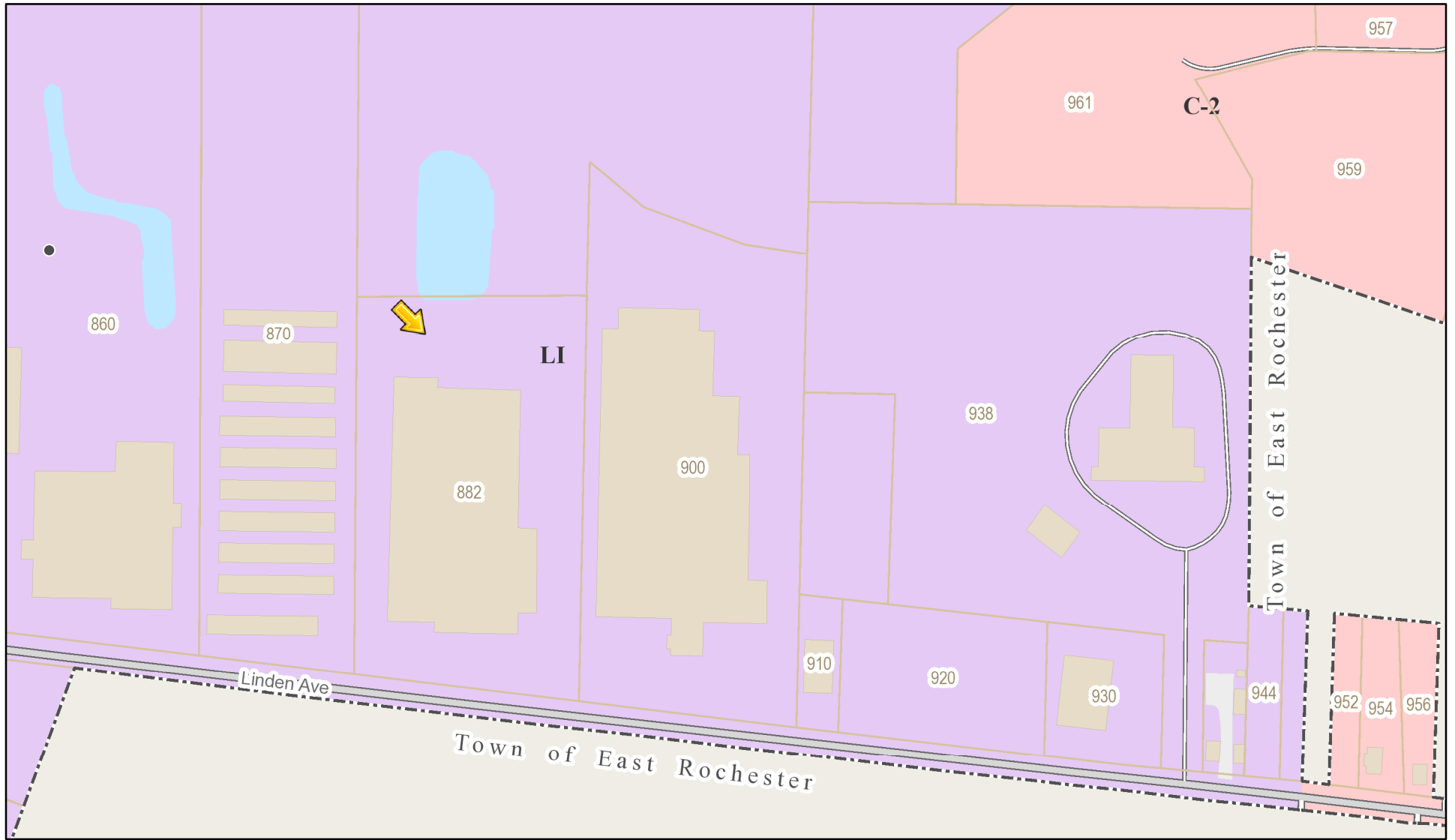


office space

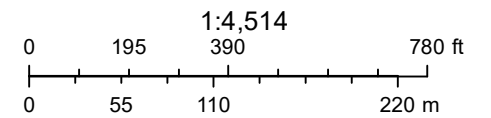
6932
CENTRY
SUITE # 2
404.551.1111

OFFICE SPACE
CALL TODAY
404.551.1111

RN Residential Neighborhood Zoning

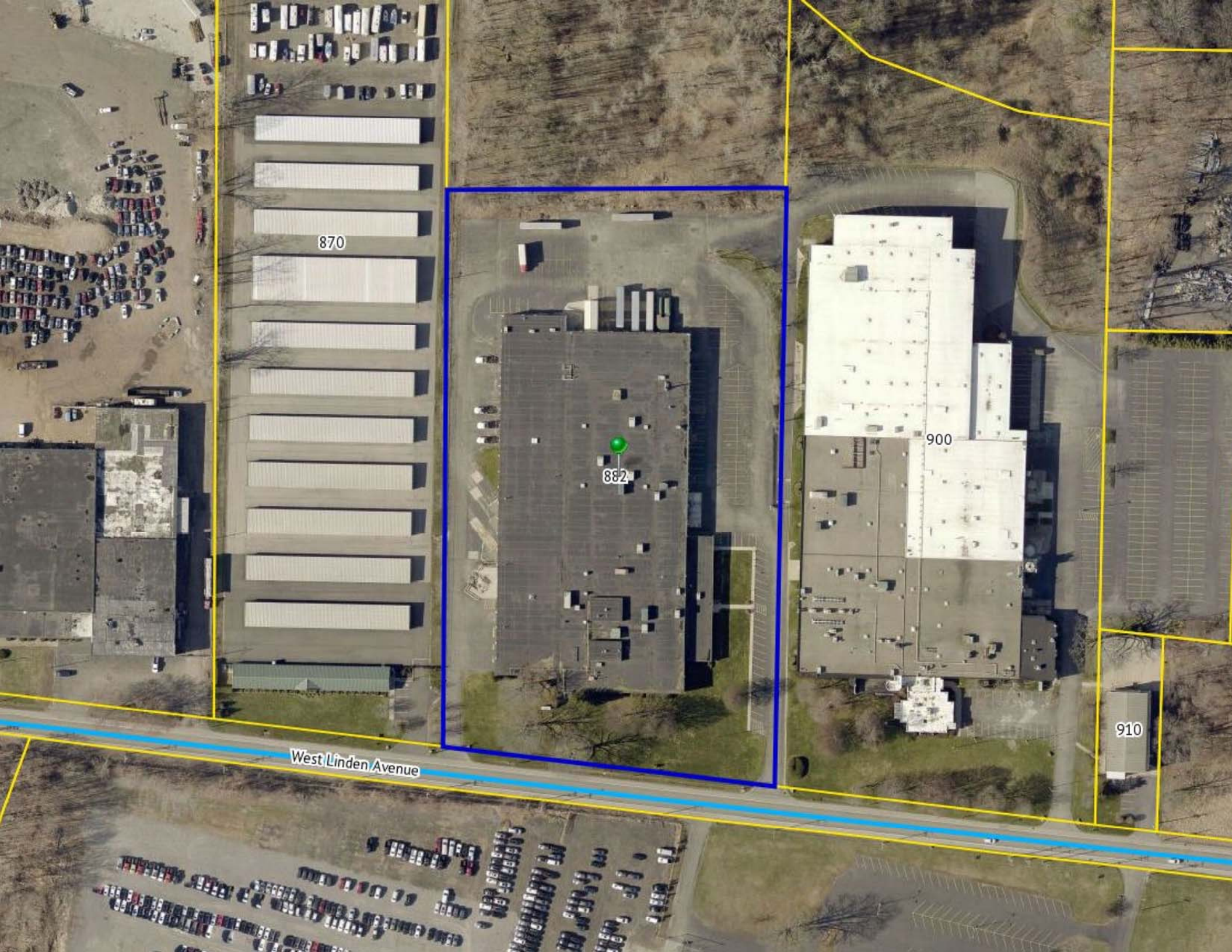


Printed May 6, 2021



Town of Pittsford GIS

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870

882

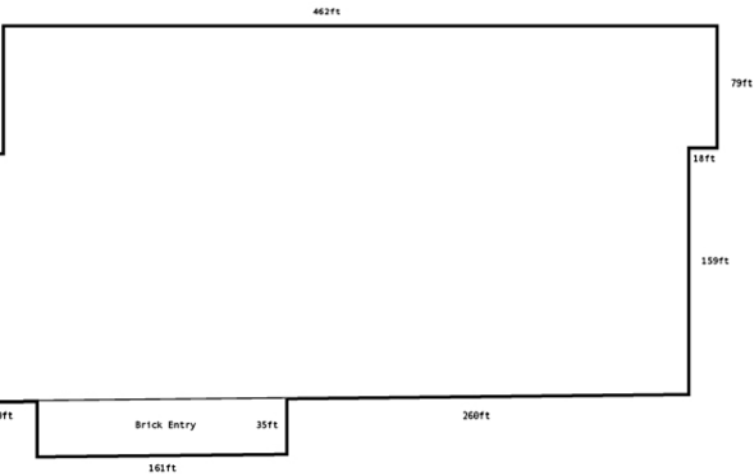
900

910

West Linden Avenue

Ryan C. Martin
 Costanza Enterprises Inc.
 Exterior Color Layout 2C -
 882 Linden Ave 14625
 4/18/2021

1/4 Column Paint

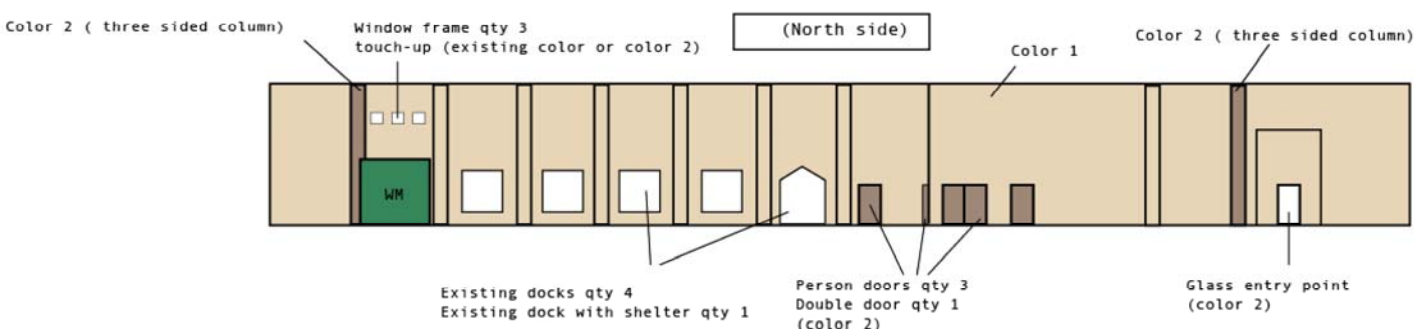
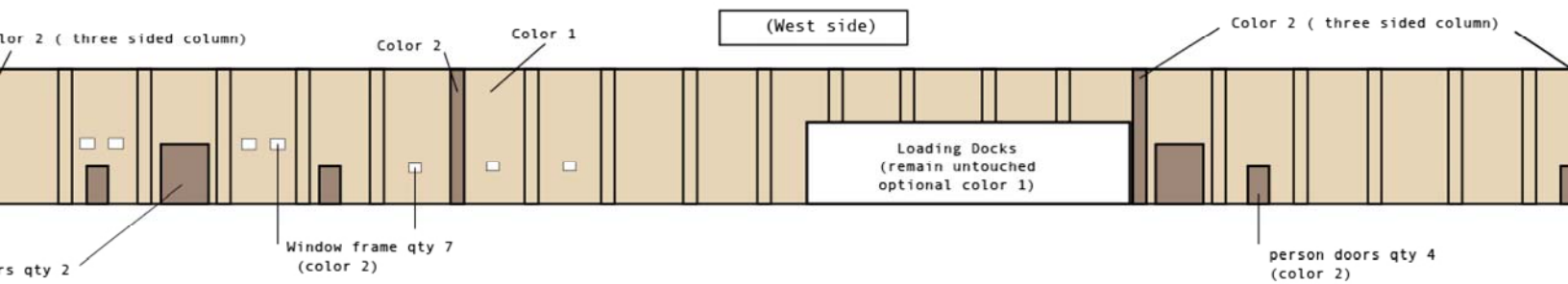
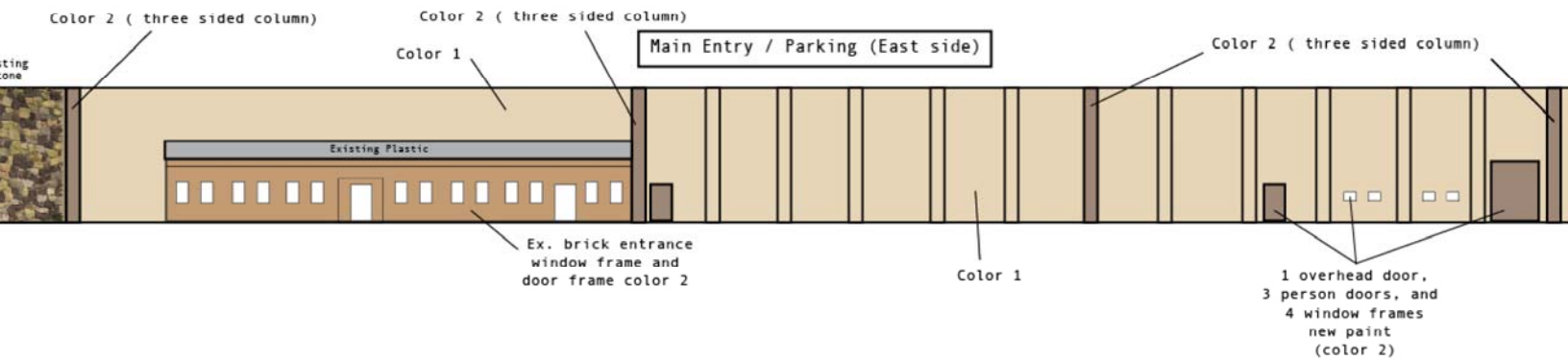


Scope:

- Provide options for paint color scheme layout
- Provide illustrations demonstrating these compositions
- Provide this property with a colorful, modern, and welcoming energy

Notes:

- Drawings are NOT to scale
- These are general layouts of the building for paint scheme and composition purposes
- Measurements have been taken using satellite imagery and may not be exact
- Building height measured at 28ft (tallest point)
- Colors used are for planning purposes and do not represent final colors
- Colors 1 and 2 to be determined after a design is chosen (with company involvement)
- Metal roofline flashing can be painted or left untouched
- Overhead doors and window frames should all receive new paint





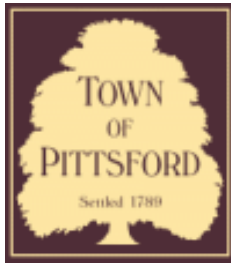
882

870









Town of Pittsford

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

Permit #
S21-000005

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3330 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-16

Zoning District: C Commercial

Owner: Kinecta

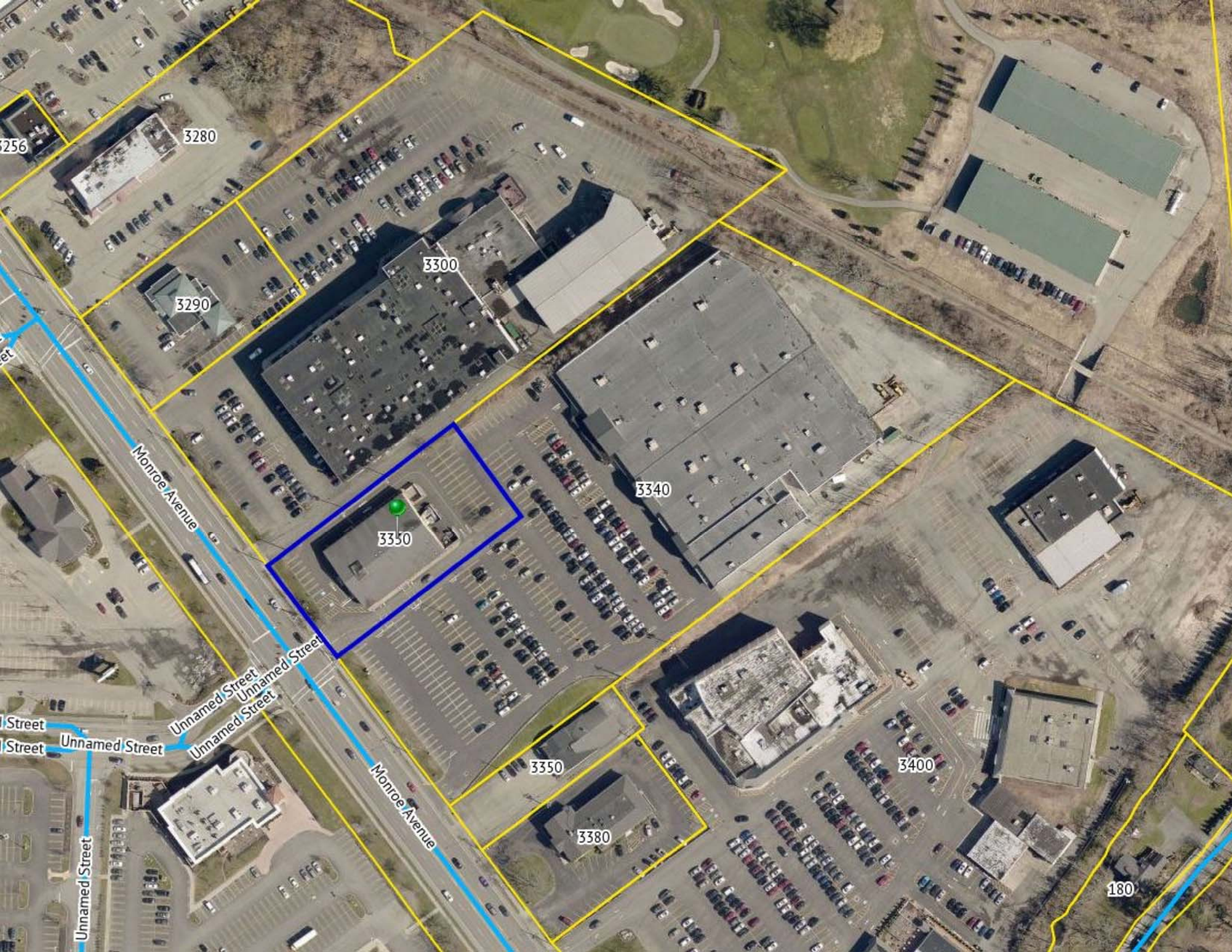
Applicant: Rochester Sign Company

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 checked="" 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 two temporary business identification signs. The sign on the east side of the building will be approximately 41 square feet and the sign on the south side of the building will be approximately 92 square feet. The signs will be made with banner material and will display the "Kinecta" Logo.

Meeting Date: May 13, 2021



3256

3280

3290

3300

3340

3350

3350

3380

3400

180

Monroe Avenue

Monroe Avenue

Unnamed Street
Unnamed Street
Unnamed Street

Unnamed Street

Unnamed Street

Street
Street



KINECTA

3330 Monroe Ave., Rochester, NY 14618

CONCEPTUAL DRAWING

5010 Venice Blvd. Los Angeles, CA 90019

Ph - 323.937.4445

Fx - 323.937.3912

TakoTyko.com

Sign 2 - Temporary Banner Sign

Existing



Proposed



Sq. Ft. = 92.5' - Qty - 1

74"

kinecta 
banking done different

180"

Scope : Remove existing signs, Patch and paint walls.

Hemmed Ends - Grommets Every 24"

Colors



Full Color Print
on White 13oz Banner Material



Project Name.

Kinecta

21 - 10140

Project Address.

3330 Monroe Ave., Rochester, NY 14618

Account Rep.

Eric Cielak

Designer.

L. Moreno

Date.

4-22-2021

Revisions

Revisions	

Approvals

Client

Salesperson

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Page

3

Sign 1 - Temporary Banner Sign

Existing



Proposed



Sq. Ft. = 41.6 - Qty - 1

40"

kinecta 
banking done different

150"

Hemmed Ends - Grommets Every 24"

Scope : Remove existing signs, Patch and paint walls.

Colors



Full Color Print
on White 13oz Banner Material

tako
tyko

Project Name.

Kinecta

21 - 10140

Project Address.

3330 Monroe Ave., Rochester, NY 14618

Account Rep.

Eric Cielak

Designer.

L. Moreno

Date.

4-22-2021

Revisions

Approvals

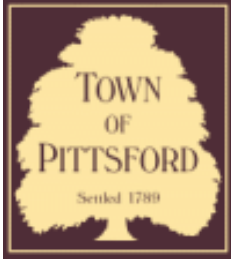
Client

Subcontractor

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Page

2



Town of Pittsford

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

Permit #
CA21-000004

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 117 East Street PITTSFORD, NY 14534

Tax ID Number: 178.02-1-2.1

Zoning District: AG Agricultural

Owner: Gleason, Michael P

Applicant: Gleason, Michael P

Application Type:

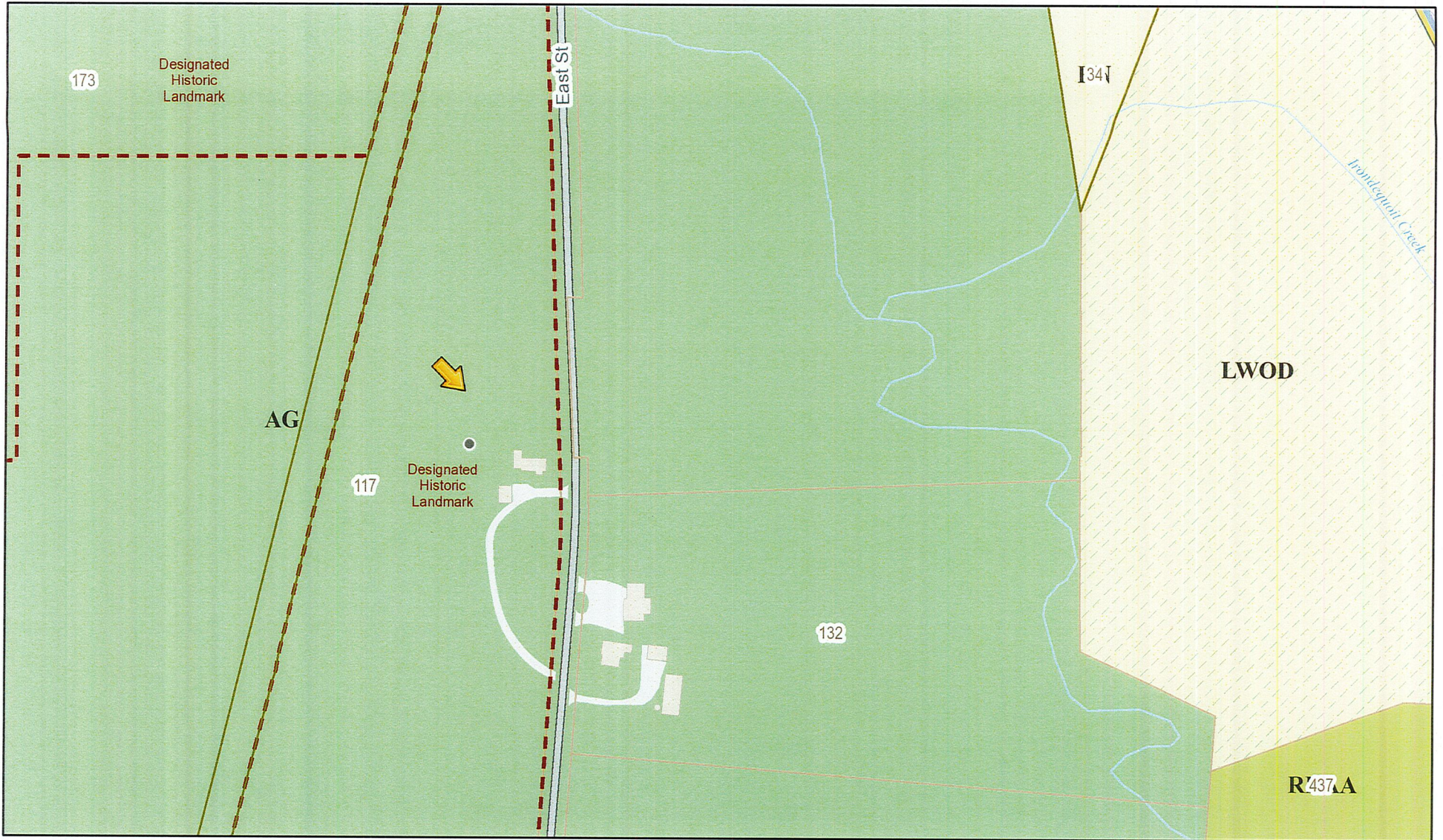
- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> 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 a porch addition. This property is zoned (AG) Agricultural and is designated historic.

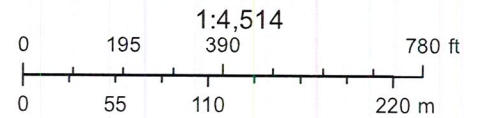
Meeting Date: May 13, 2021



RN Residential Neighborhood Zoning



Printed June 18, 2020



Town of Pittsford GIS

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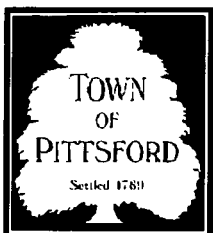


117

450 ft

East Street

450 ft



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

1. Property Address: 117 East St

2. Tax Account Number: _____

3. Applicant's Name: Michael & Kathryn Gleason

Address: 117 East St Phone: _____
Street

Pittsford NY 14534 E-mail: Kathrynglea@gmail.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

_____ E-mail: _____
City State Zip Code

Has the Owner been contacted by the Applicant? Yes No

6. Application prepared by: Kathryn Gleason

Address: Same Phone: 586 9482
Street

_____ E-mail: Kathrynglea@gmail.com
City State Zip Code

7. Project Design Professional (if Available): _____

Address: _____ Phone: _____
Street

_____ E-mail: _____
City State Zip Code

8. Project Contractor (if Available): John Rick
 Address: 79 Ridgeway Dr Phone: 739-8399
Street
Rochester, NY 14617 E-mail: JRICK@ROCHESTER, RR.COM
City State Zip Code

9. Present use of Property: Residential home

10. Zoning District of Property: A9

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):

We would like to build a screened in porch over the existing patio on the south side of the house. It is to be built out of wood with the support columns to match existing. Roof to match existing roof. Painted white to match house.
~~Roof pitch will be higher than attached photo to match existing roof line~~

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):

Possibly 3 bushes will be removed and re-planted 7-2 ft forward (toward the street) if needed.

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).

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

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

Applicant Certification:

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

Kathy Gleason
Signature of applicant

4/7/2020
Date

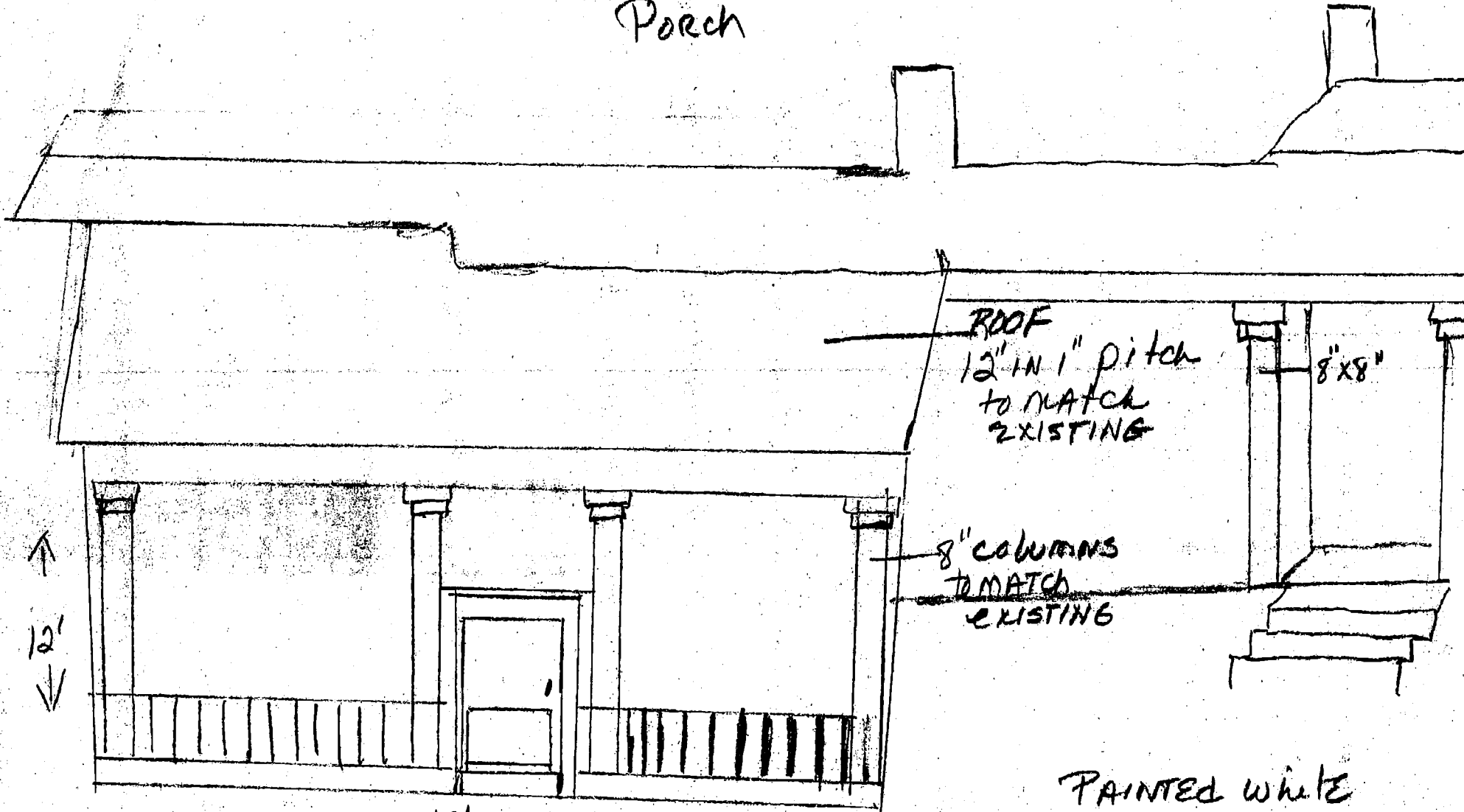
Owner Consent:

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

Yes No

If Yes, owner's signature: _____

Proposed Screened Porch



ROOF
12" IN 1" pitch
TO MATCH
EXISTING

8" x 8"

8" COLUMNS
TO MATCH
EXISTING

PAINTED WHITE
TO MATCH EXISTING

↑
12'
↓

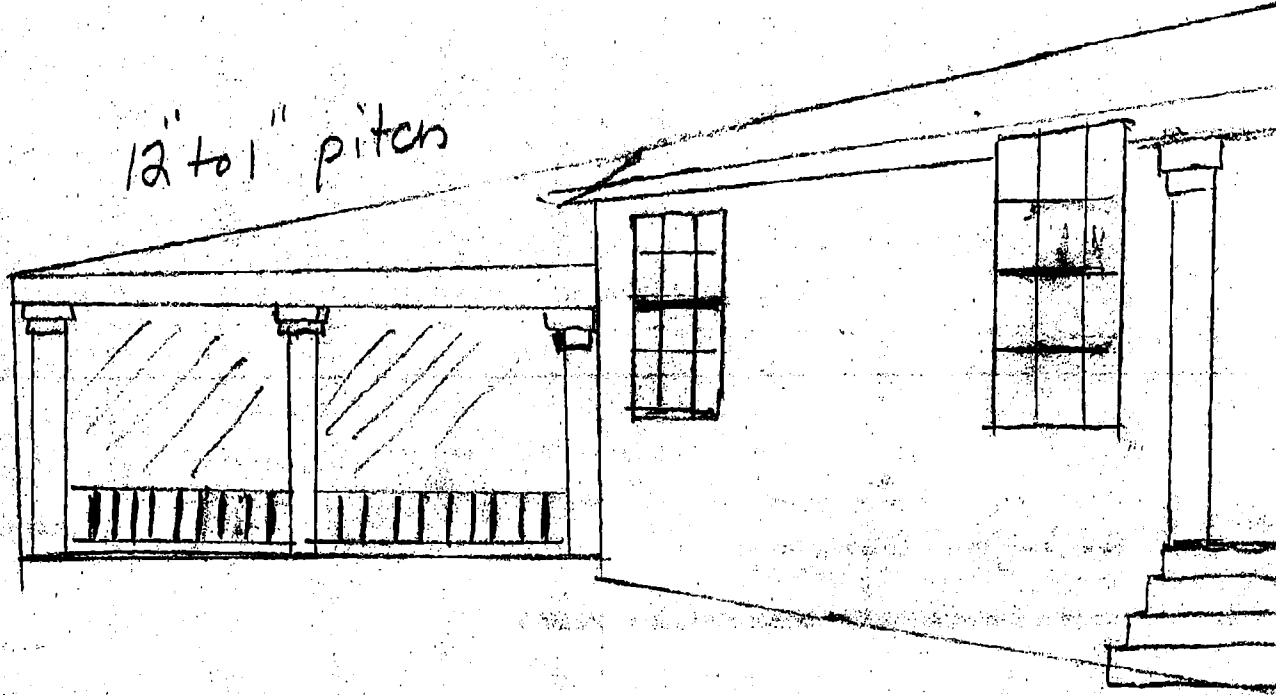
← 18' →

SIDE ELEVATION

DRIVEWAY

Proposed Screen Porch

12" to 1" pitch



FRONT ELEVATION

EAST STREET



Back





Columns
to
match →

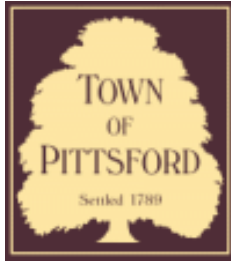












Town of Pittsford

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

Permit #
CA21-000003

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 810 Allens Creek Road ROCHESTER, NY 14618

Tax ID Number: 138.13-1-40

Zoning District: RN Residential Neighborhood

Owner: Stahl Property Associates

Applicant: Stahl Property Associates

Application Type:

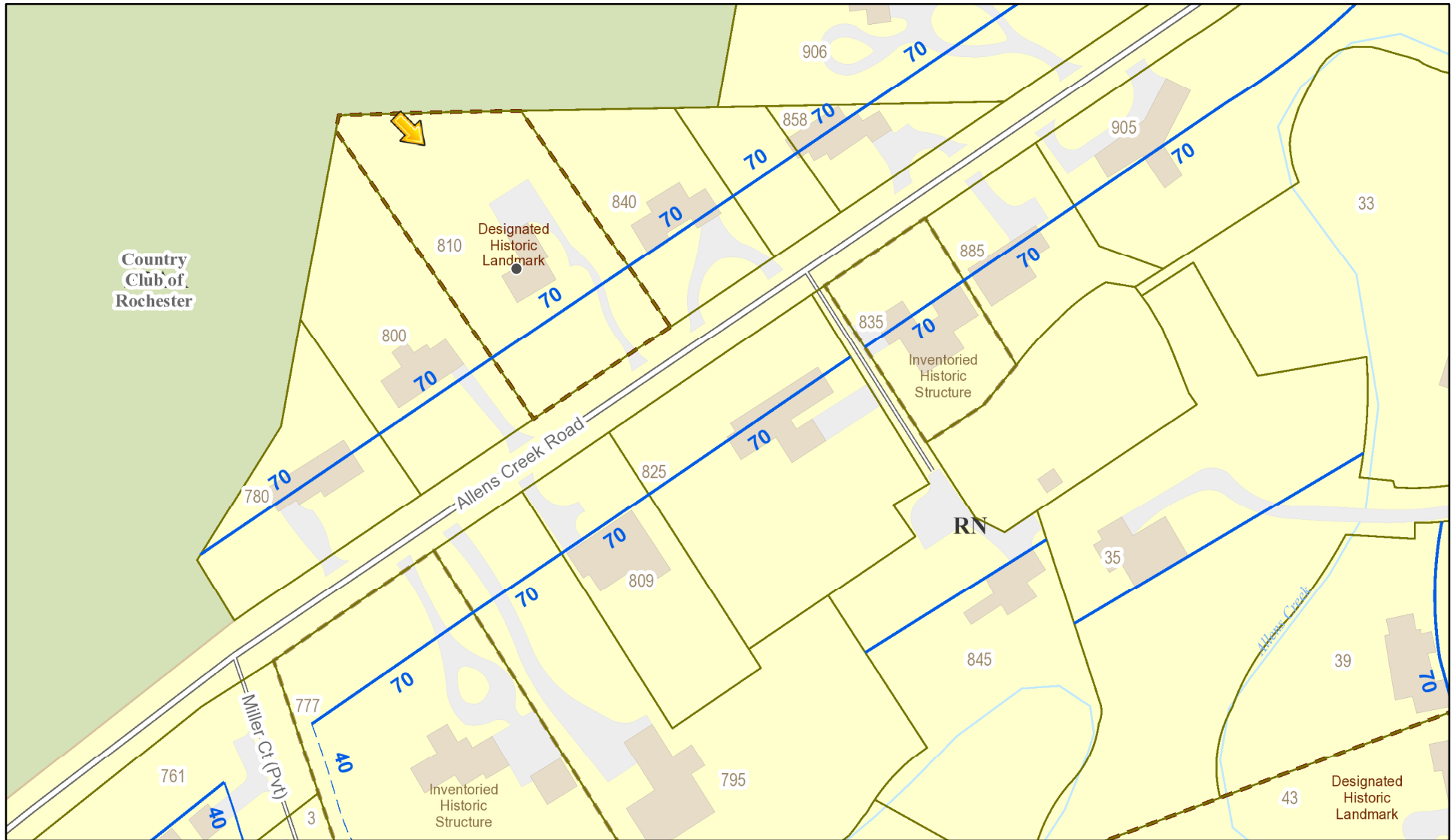
- | | |
|---|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) |
| <input 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 checked="" type="checkbox"/> Informal Review | |

Project Description: Applicant is returning to request informal design review for exterior changes to a designated historic home in Pittsford. Some of the changes include a dormer windows, detached garage, porte cochere and a covered walkway.

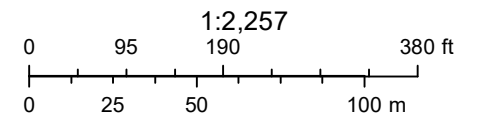
Meeting Date: May 13, 2021



RN Residential Neighborhood Zoning



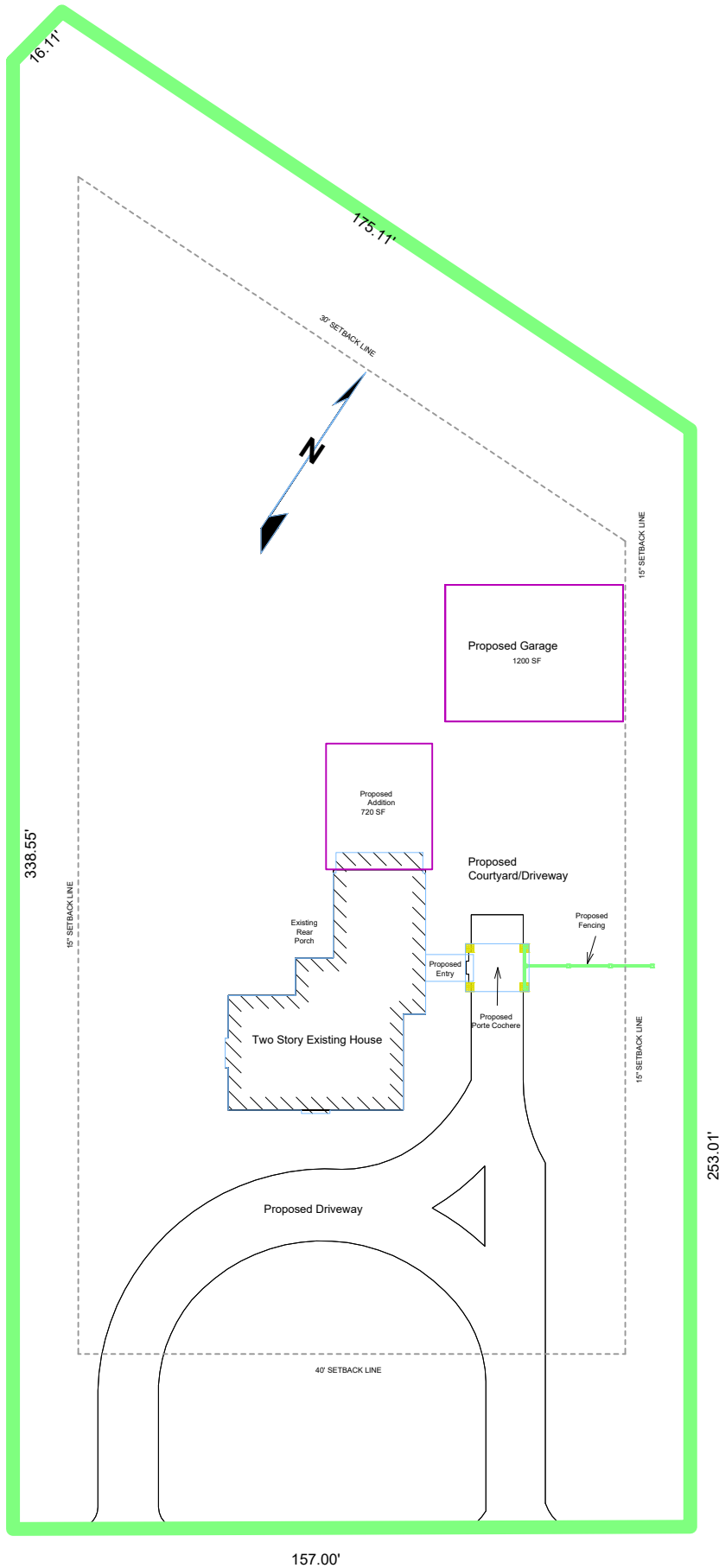
Printed April 15, 2021



Town of Pittsford GIS

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ALLENS CREEK ROAD







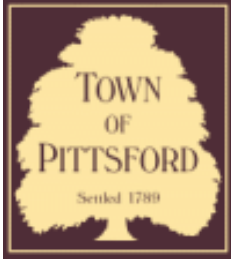




The garage was at first a utilitarian building separate from the house. By the 1920s—when it might be built alongside the house rather than at the back of the lot—the garage was increasingly tied to the house proper by a loggia, pergola, or breezeway. A low wall between house and garage formed a courtyard (or, at least, a laundry yard). The “walled compound” look was particularly popular for English and French Revival houses. The attached garage became more popular after fear of gas fires subsided, although many codes continued to require fire walls.







Town of Pittsford

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

Permit #
CA21-000005

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Golf Avenue PITTSFORD, NY 14534

Tax ID Number: 151.15-2-45.2

Zoning District: RN Residential Neighborhood

Owner: Flannery, John B III

Applicant: Flannery, John B III

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

Project Description: Applicant is requesting an informal review for the construction of an oversized accessory structure. The applicant would like to construct a barn/garage on the property of a designated historic structure.

Meeting Date: May 13, 2021



South Elevation - at end of driveway



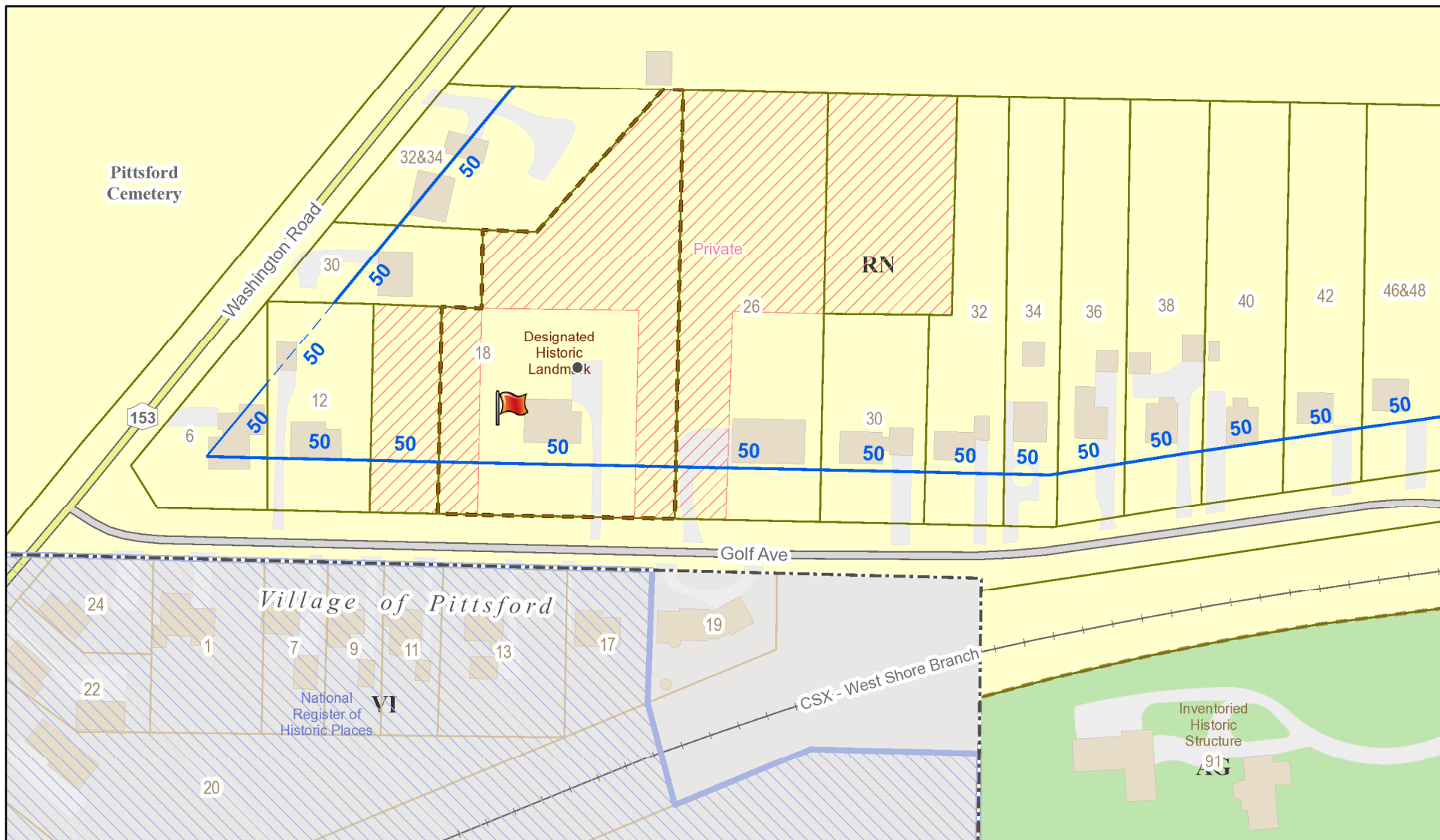
South Elevation



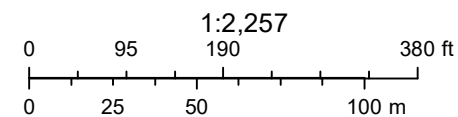
East Elevation



RN Residential Neighborhood Zoning

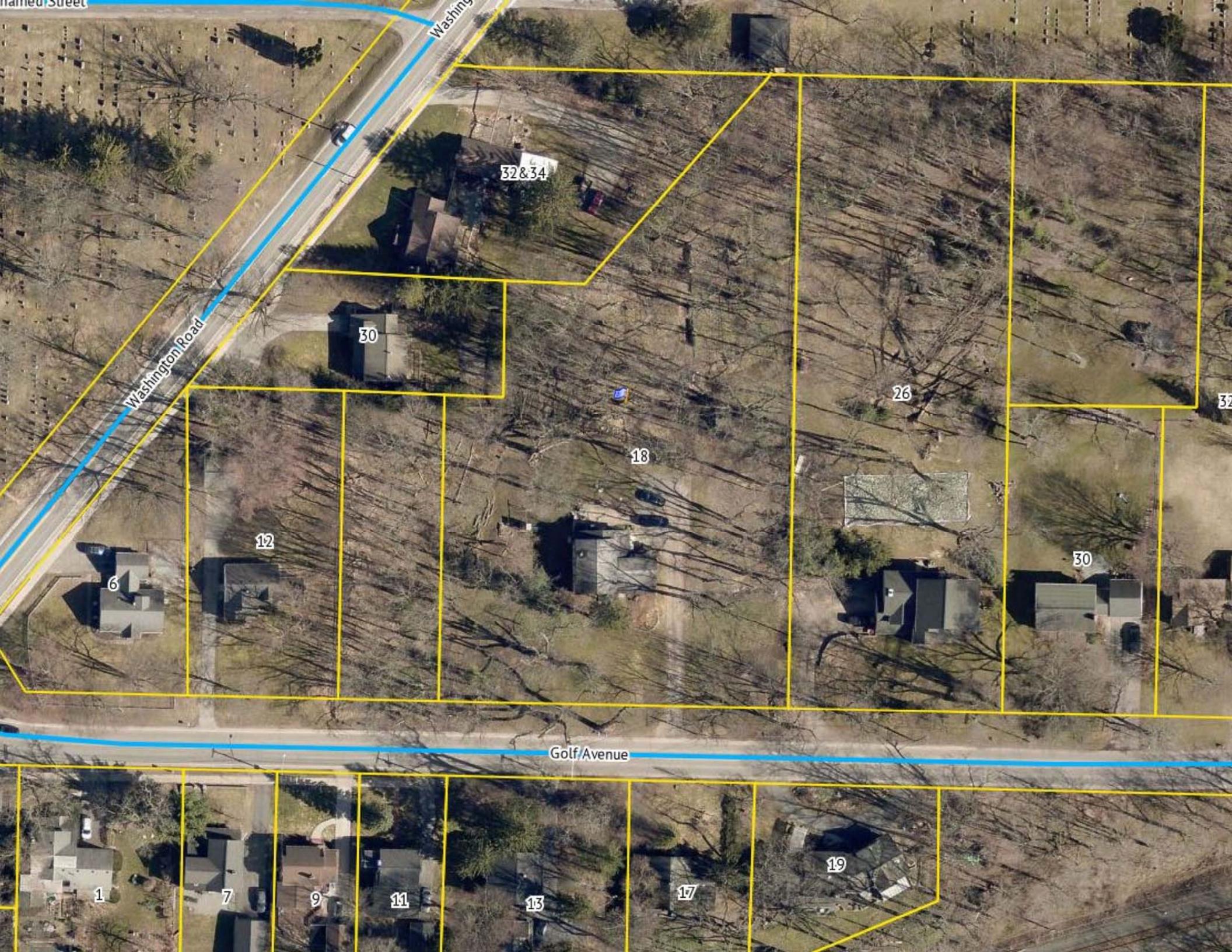


Printed August 5, 2020



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.



named Street

Washing

Washington Road

Golf Avenue

32&34

30

26

18

12

6

30

19

17

13

11

9

7

1



—x—x—x— = CHAIN LINK FENCE
 —x—x—x— = SPLIT RAIL FENCE

N/F
 ANNETTE EDWARDS
 L. 9250, P. 643

N/F
 JOHN & MARTHA A.
 DENISON
 L. 8600, P. 579



271.58' TO THE EASTERLY CORNER
 OF THE LANDS ACQUIRED BY THE COUNTY
 OF MONROE PER L.1985, P.67
 AT THE N.E. CORNER OF GOLF AVENUE
 AND WASHINGTON ROAD

REFERENCES:

1. CROSSROADS ABSTRACT SEARCH NO. 66934, LAST DATED JULY 17, 2008.
2. LIBER 9304 OF DEEDS, PAGE 112.
3. MAP OF A SURVEY DATED MAY 1, 2000, PREPARED BY DONALD R. THOMAS, L.S., ATTACHED TO THE ABOVE REFERENCED ABSTRACT.
4. SUBJECT TO A CONSERVATION EASEMENT PER LIBER 9062 OF DEEDS, PAGE 665 AND AMENDED BY LIBER 10457 OF DEEDS, PAGE 520. (THIS EASEMENT COVERS THE ENTIRE PARCEL WITH THE EXCEPTION AS SHOWN ON THIS MAP)
5. SUBJECT TO THE TERMS AND CONDITIONS AND RESTRICTIONS AS SET FORTH BY THE PITTSFORD HISTORIC PRESERVATION COMMITTEE PER LIBER 8990 OF DEEDS, PAGE 671.

MAP OF AN INSTRUMENT SURVEY OF
No. 18 GOLF AVENUE
 BEING
LANDS OF NANCY A. HOOKER

SITUATE IN
 PART OF T09WN LOT 26, TOWNSHIP 12, RANGE 5 OF THE
 PHELPS & GORHAM PURCHASE
 TOWN OF PITTSFORD

COUNTY OF MONROE
 SCALE 1 INCH = 50 FEET

UNAUTHORIZED ALTERATION OR ADDITION TO
 A SURVEY MAP BEARING A LICENSED LAND
 SURVEYOR'S SEAL IS A VIOLATION OF SECTION
 7209, SUBDIVISION 2, OF THE NEW YORK STATE
 EDUCATION LAW.

GROVER & BATES ASSOCIATES
 406 WEST SPRUCE STREET
 EAST ROCHESTER, NEW YORK
 585-381-0021

STATE OF NEW YORK
 DATE: AUGUST 5, 2008

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS
 SURVEY WAS PREPARED IN ACCORDANCE WITH THE
 EXISTING CODE OF PRACTICE FOR LAND SURVEYS
 ADOPTED BY THE G.V.L.S.A. AND THE MONROE
 COUNTY BAR ASSOCIATION.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING:

1. JOHN B. FLANNERY, III and KRISTINE FLANNERY;
 2. DUTCHER & ZATKOWSKY;
 3. HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND/OR ASSIGNS;
 4. PHETERSON, STERN, CALABRESE, NEILANS LLP, and
 5. THE TITLE INSURANCE COMPANY INSURING THIS MORTGAGE,
- THAT THIS MAP WAS MADE FROM NOTES OF AN
 INSTRUMENT SURVEY COMPLETED ON JULY 31, 2008.





198 East Street
Morris, CT 06763
1-800-262-0004

Preliminary Quotation

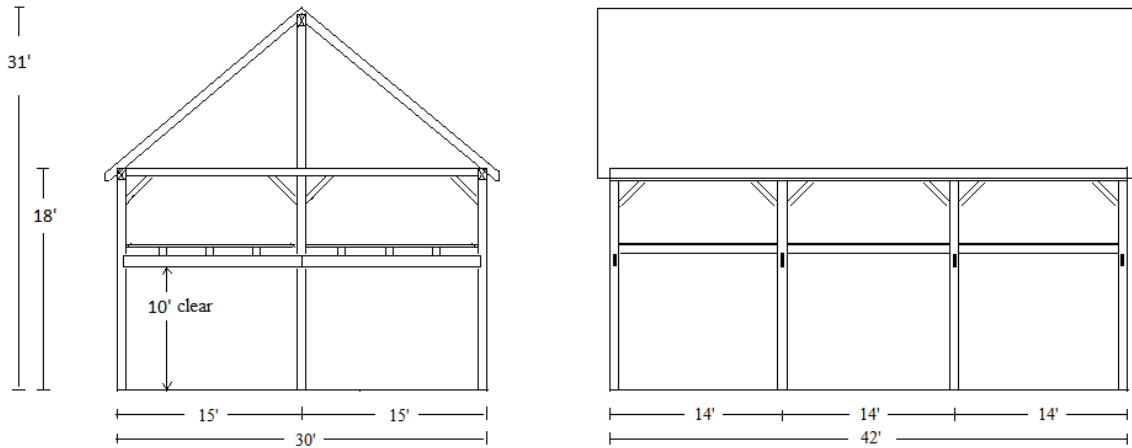
Date of quote: 04/01/2021

Customer: John Flannery

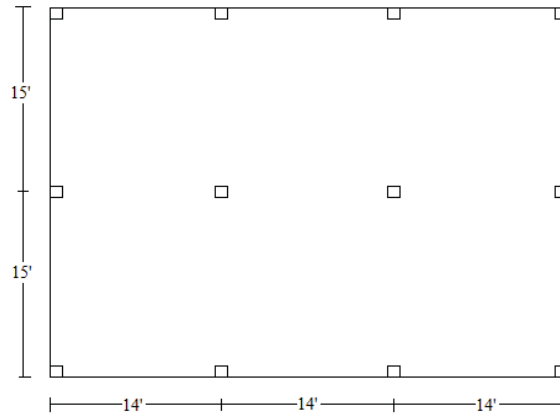
Building Site: 18 Golf Ave, Pittsford, NY

Barn Size & Style: 30' x 42' Colonial Grange

10/12 roof pitch
12" overhangs



Post Layout (both levels)





198 East Street
Morris, CT 06763
1-800-262-0004

Layout:

- 30' x 42' footprint
- 30' x 42' loft with stair access / timber stair kit included
- 18'-0" plate height / 10'-0" clear height below loft
- 12" roof overhangs / Gable & Eave / 10:12 roof pitch
- 2x10 conventional rafters @ 16" o.c. for insulation (insulation not included) with timber rafters visible from the interior at the post locations
- 2x6 conventional wall studs between or outbound of the posts, by others (not included in this quote)

Frame:

- Rough sawn / full dimension hemlock timbers (smooth material available if desired)
- Mortise & tenon joinery with hardwood pegging & timber lags
- Pre-cut & labeled parts

Sheathing: *quoted as options below*

- Siding / 1x8 shiplap pine boards, applied vertically
- Loft Flooring / 2x8 tongue & groove yellow pine boards with v-groove edging
- Finished Ceiling / 1x8 tongue & groove pine boards with v-groove edging

Roofing Material:

- TBD, by others (not included in this quote)

Dormers, Cupolas, Doors & Other Options:

- TBD (available but not yet included in this quote)

Blue Prints:

- Architectural elevation drawings
- Engineered and wet stamped structural drawings / Licensed in the state of NY / *quoted as option below*
- Foundation plan with connection details / *engineered foundation quoted as option below*
- Labeled assembly drawings

Delivery:

- Included to: Pittsford, NY
- 8-10 weeks lead time from approval of engineered drawings

Barn Raising & Construction Services:

- By others, not included in this quote (itinerant timber frame supervisor available separately)



198 East Street
Morris, CT 06763
1-800-262-0004

Pricing:

- \$49,760 / Timber frame kit including delivery

Options:

- \$8,410 / Siding
- \$6,100 / Loft flooring
- \$5,420 / Finished ceiling
- \$795 / Engineered foundation drawing
- \$2,025 / Engineered structural drawing

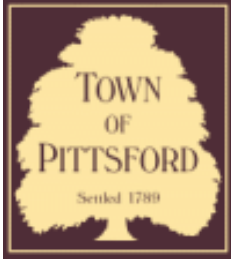
Estimate valid for 30 days from date of issue.

*Note: Building sites located in seismic category C or D will have engineering costs quoted separately.
If there are drafting and engineering requirements to meet commercial or residential code that the customer would like Harvest Moon to execute, those costs will be additional. (Plumbing, electrical, HVAC, floor plans and RESCheck or COMCheck not included.)*









Town of Pittsford

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

Permit #
C21-000009

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3280 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-12

Zoning District: C Commercial

Owner: Mc Donald's Corp

Applicant: Mc Donald's Corp

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

Project Description: The applicant is returning to request informal Design Review for the exterior alteration and renovation to the existing McDonald's Restaurant. The project consists of alterations to the façade, the roof and the color of the building.

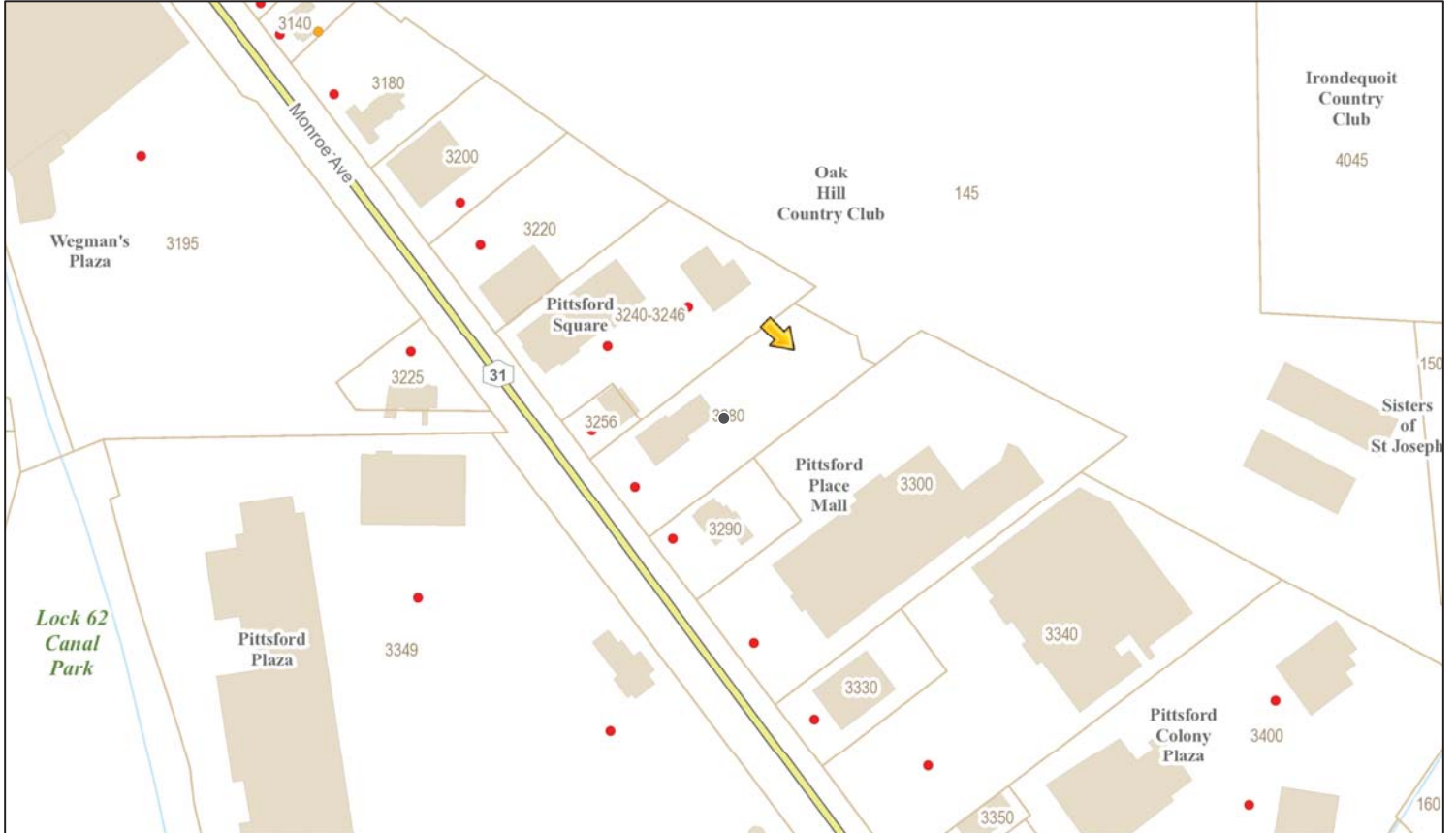
Meeting Date: May 13, 2021



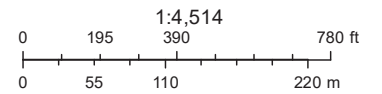
McDonald's PLAYPLACE

3780

Property Pictures



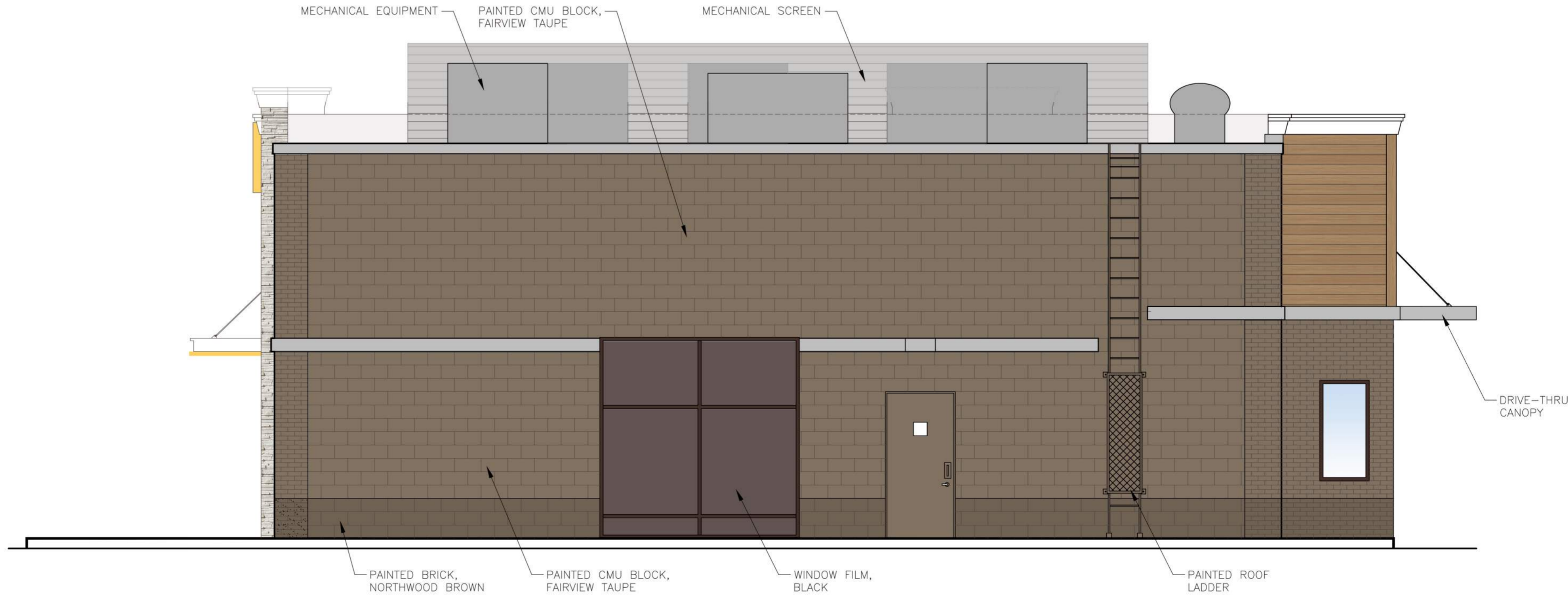
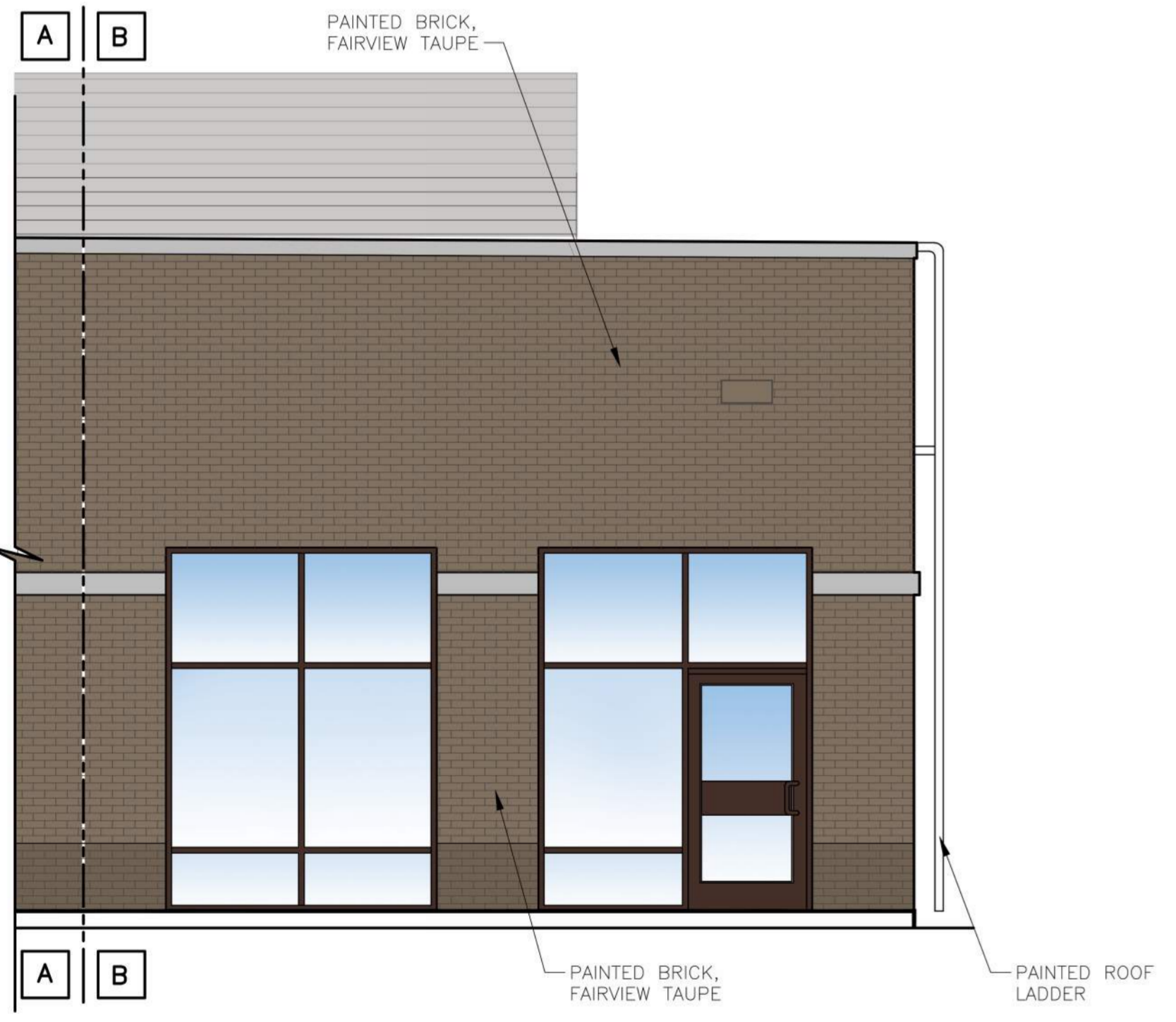
3/18/2021, 4:38:18 PM



Town of Pittsford GIS

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SHEET NO. 031-0759		TITLE NATIONAL NUMBER 06168		DRAWN BY SUT		PREPARED FOR: © 2012 McDonald's USA, LLC		PROJECT NO: 437218.00		TYLI	
DESCRIPTION MAJOR REMODEL PROGRAM		DESCRIPTION CMU LOAD BEARING WALLS		REVIEWED BY TYLI		PREPARED BY: TYLI INTERNATIONAL		255 EAST AVENUE		REV	
SITE ADDRESS 3280 MONROE AVE		ROCHESTER, NY		DATE ISSUED 04/13/2021		PROPERTY OF McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared as specific to this project and are not suitable for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.		ROCHESTER, NY 14604		DATE	
ELEVATIONS A2.1		031-0759.00.0		DATE ISSUED 04/13/2021		PROJECT NO: 437218.00		ROCHESTER, NY 14604		DESCRIPTION	
										BY	