

**Design Review & Historic Preservation Board
Agenda
May 28, 2020**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **155 West Brook Road**
The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 571 sq. ft. and will be located to the rear of the structure.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **11 Lexton Way**
The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2767 sq. ft. and will be located in the Wilshire Hills Subdivision.

COMMERCIAL APPLICATION FOR REVIEW

- **3001 Monroe Avenue**
The Applicant is requesting design review for the change to an existing business identification sign. The design of the "Brow Diva" sign will remain the same but will be shifting over to make room for a new sign "Tim make up/ This is me". The sign will be .05" black acrylic and stud mounted flush.

OTHER – REVIEW OF 5/14/2020 MINUTES

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/81677309792?pwd=elpFdmpGd1ZtWHRoZlJyV0FsQ3ltQT09>
- 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 816 7730 9792. No password is necessary.

(929) 205-6099

(312) 626-6799

(253) 215-8782

(301) 715-8592

(346) 248-7799

(669) 900-6833

Draft
Design Review and Historic Preservation Board
Minutes
May 14, 2020

PRESENT

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

ALSO PRESENT

Mark Lenzi, Building Inspector; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney; Kevin Beckford, Town Board Liaison

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, May 14 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Dirk Schneider discussed that the Historic Preservation reception scheduled for May has been postponed. A date in the fall may be determined for a reschedule.

Bonnie Salem noted that the banners have been approved so now the vendor can be contacted to place the order. Discussion was held as to the installation of the banners as to whether this time is a good time to install due to less traffic or if it would be taxing the Town Highway staff at a time when they are particularly busy in light of the COVID-19 pandemic. The decision was made that the banner project should go on but at a date to be determined.

RESIDENTIAL APPLICATION FOR REVIEW

• **23 Shire Oaks Drive**

The Applicant is requesting design review for a living room, bathroom, mudroom and porch addition. The living room and bathroom additions will be located to the rear of the home and the mudroom and porch additions will be located on the front of the home. The submitted plot plan shows the front setback as 57' and the small front porch is drawn over the setback. However, the actual setback is 50' making the front porch in compliance with code.

Steve Palmieri, architect for the project, spoke on behalf of the homeowner, Jakes Oukes.

Mr. Palmieri detailed the many changes to the home. The Board had questions about the porch and some Board members were divided as to whether the segmented arch was a compliment to the design.

Bonnie Salem had questions about the skylights being visible. Mr. Palmieri indicated that the skylights were to provide more light to the kitchen area because an existing window is being removed. Dirk Schneider discussed how given the pitch of the roof the skylights should only be noticeable at night when the lights are on.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell seconded.

Dirk Schneider called for a roll call vote.

Schneider voted aye

Salem voted aye

Fornataro voted aye

Mitchell voted aye

Wigg voted aye

Whitbeck voted aye

Cristman voted aye

- **143 Kilbourn Road**

The Applicant is requesting design review for the addition of a garage and living space. The addition will be approximately 2081 Sq. Ft. and will be located to the rear of the current home.

James Fahy, architect for the project and David Riedman, homeowner of 143 Kilbourn Road discussed the project with the Board. Mr. Fahy outlined the project which will provide more living space to the rear of the home but respect the current street scape. He indicated that there will be CertainTeed shingles, siding and shakes of new materials will be more durable. All the current stone will remain except the stone that needs to be removed for the addition and those materials will be reused. The color scheme will be Benjamin Moore paint colors of Manchester tan and pure white. The windows will be casement with divided lites similar to the current muntin pattern on the current windows. Any replacement stone will be quarried granite to match the existing.

Bonnie Salem alerted the Board that this home is an inventoried structure and relayed that the Board should weigh any changes against the standards for a Certificate of Appropriateness. She felt the changes are good but not original materials and could defeat the purposes for historic preservation in the future.

Mr. Riedman indicated that the current windows are not energy efficient and Mr. Fahy stated the windows are not in good repair but are mostly casement windows and they will be replaced with casement windows. Dirk Schneider supported the proposed windows as a superior choice.

Leticia Fornataro noted a discrepancy of the square footage and this was corrected to reflect approximately 3900 sq. ft. of living space which does not include the garage and porches. Paul Whitbeck asked if the current garage would be demolished and Mr. Fahy indicated that it would.

Mr. Fahy indicated that the copper roof depicted in the renderings on the front porch will be changed to a shingle roof.

A discussion was held about the shutters and the front entrance. The shutters will be replaced due to the owners distaste for them. They will be replaced with two panel flat Atlantic Premium Brand shutters. Dirk Schneider supported this as a good replica of the current. The change to the front entrance according to Mr. Fahy will provide more focus on the entrance and better cover and he feels it will fit in more appropriately with the rest of the architecture of the home.

Dirk Schneider moved to accept the application as submitted with the following conditions:

1. The front porch roofing will be shingles.
2. The updated shutters will be two paneled not louvered.
3. The current stone will be retained with the exception of where it needs to be removed for the addition.
4. The windows will be casement with small divided lites.
5. The two windows by the south entry will be retained.

John Mitchell seconded.

Dirk Schneider seconded.

Schenider voted aye
Salem voted aye
Fornataro voted aye
Mitchell voted aye
Wigg voted aye
Whitbeck voted aye
Cristman voted aye

- **307 Tobey Road**

The Applicant is requesting design review for the addition of a master bedroom/bathroom/sun porch. The addition will be approximately 607 Sq. Ft. and will be located to the rear of the home.

Budd Knapp, the architect for the project, was in attendance to discuss the application with the Board.

Leticia Fornataro disclosed that she has worked with the applicant and asked if she needed to recuse herself. Robert Koegel indicated that if she could render a fair and impartial she could vote. Leticia indicated that she could and Mr. Koegel indicated it was appropriate for her to proceed.

Mr. Knapp discussed the various elements of the project which is being constructed to accommodate a family member.

Bonnie Salem moved to accept the application as submitted.

Kathleen Cristman seconded.

Dirk Schneider called for a roll call vote.

Schneider voted aye
Salem voted aye
Wigg voted aye
Whitbeck voted aye
Fornataro voted aye
Cristman voted aye
Mitchell voted aye

- **83 Stoneleigh Court**

The Applicant is requesting design review for the addition of a garage. The current garage will be turned into livable space and a new garage will be added. The approximate square footage will be 759 sq. ft.

Richard Garrett, the contractor, was in attendance to represent the homeowner, James Garrett. Lorie Boehlert logged on to the meeting but did not comment.

Paul Whitbeck indicated that he is acquainted with the applicant and Robert Koegel indicated that as long as Mr. Whitbeck could offer a fair and unbiased vote it was appropriate to proceed.

Mr. Garrett discussed the project as turning an existing garage into a family room and the construction of a new two car garage. A dormer will be added to tie in with the architecture of the home. He indicated all materials will match the existing home. The existing garage door will be reused. The pitch of the garage will reflect the same pitch as the home.

John Mitchell moved to accept the application as submitted.

Leticia Fornataro seconded.

Dirk Schneider called for a roll call of the Board.

Schenider voted aye
Salem voted aye
Fornataro voted aye
Mitchell voted aye
Wigg voted aye
Whitbeck voted aye
Cristman voted aye

- **440 Canfield Road**

The Applicant is requesting design review for the construction of a horse barn and indoor riding area. The total square footage of the structure will be approximately 10,040 square feet. No zoning review is required.

The homeowner, Joel Cohen, was in attendance to discuss the application.

Mr. Cohen detailed the project of the construction of a horse barn. The barn will be located behind the residence and more than 100 feet from Canfield Road. All materials (color and trim) will match the home and an out building on the property. The residence is vinyl sided but the barn will be metal siding.

The structure will not be visible from the NYS Thruway.

Kathleen Cristman moved to accept the application as submitted.

Dirk Schneider seconded.

Dirk Schneider called for a roll call vote.

Schneider voted aye
Salem voted aye
Wigg voted aye
Whitbeck voted aye
Fornataro voted aye
Cristman voted aye
Mitchell voted aye

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2 Ravenna Crescent**

The Applicant is requesting design review for the construction of a two story single family home. The home's first floor will be 1504 Sq. Ft. and there will be 1488 Sq. Ft. on the second floor. The home will be located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Corporation was in attendance to speak with the Board regarding this application.

Mr. Connaughton mentioned that this home backs to a 20 foot hill.

The Board members, Kathleen Cristman and Bonnie Salem, complimented the use of only two materials on the home and the simple classic design.

David Wigg moved to accept the application as submitted.

Leticia Fornataro seconded.

Dirk Schneider called for a roll call.

Schneider voted aye
Salem voted aye
Wigg voted aye
Whitbeck voted aye
Fornataro voted aye
Cristman voted aye
Mitchell voted aye

- **28 Escena Rise**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 1509 Sq. Ft. on the first floor and 1776 Sq. Ft. on the second floor. This home will be located in the Wilshire Hills Subdivision.

Jeff Brokaw of Morrell Builders was in attendance to discuss this application with the Board.

The Board discussed multiple reservations regarding the design of this home.

1. The disproportionate appearance of the raised shed roof on the front door entry and the busy appearance of the arched entry.
2. The trim above the door not lining up with the trim of the windows on the front elevation.
3. Excessive similarity to the designs to other homes nearby.
4. The lack of the presentation of a color scheme for this model.
5. Excessive massing on the side elevation.

Although the Board stated that while it is not their role to redesign the home, suggestions were made as to how it might be altered to improve the overall appearance. A structure at 24 Escena Rise was reviewed as a similar design already approved but the Board determined that this residence entry was wider and presented a softer

appearance. Color choices could have had some bearing on the concerns regarding excessive similarity but Mr. Brokaw could not provide that information.

The Board discussed denying the application or holding this application over until updated drawings and a color scheme could be presented. Robert Koegel discussed the processes of holding over an application versus denying an application and any subsequent appeal regarding a denial. Furthermore, the Board discussed the value of having the Architect attend to present to discuss potential design changes and to review the Town's Design Review guidelines to avoid further concerns or denials in future designs.

Jeff Brokaw cited the customer preferences and any additional expense to the customer as reasons to not implement these changes. He strenuously expressed his desire to move forward with this project due to the construction delays imposed by New York State during the COVID-19 pause on work.

Further discussion ensued to determine under what conditions this design would be deemed acceptable to the Board to be in keeping with the Town's design guidelines.

David Wigg moved to accept the application as submitted with conditions:

1. The color chosen for the siding will not be the same color hue as 24 Escena Rise; but complementary to it.
2. The cedar shake on the gable will be not be added as in the renderings.
3. Trim shall be added above the door to duplicate the arch and remove excessive siding lines.

Dirk Schneider seconded.

Dirk Schneider called for a roll vote.

Schenider voted aye
Salem voted aye
Fornataro voted aye
Mitchell voted aye
Wigg voted aye
Whitbeck voted aye
Cristman voted aye

- **15 Blackwood Circle**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2000 Sq. Ft. and will be located in the Wilshire Hills Subdivision.

Jeff Brokaw of Morrell Builders discussed this application with the Board.

The trim above the door on the front elevation and the sparse elevation on the left side elevation were discussed.

Regarding the front elevation, the Board asked that the trim above the door be raised to line up with adjacent windows. It was noted that this is not quite as disproportionate as the application for 28 Escena Rise but the trim would improve the appearance. Jeff Brokaw indicated that he could easily do this.

It was also noted that the left side elevation is sparse and the Board asked if anything could be done to improve the appearance and mitigate the massing. Jeff Brokaw indicated he would be willing to case all of the windows on the home to match.

Dirk Schneider moved to approve the application with the following conditions:

1. The trim over the front door be raised to match the top of the window trim on the windows adjacent to the front door.
2. An additional window will be added on the left hand elevation at the garage location.
3. All windows on the home will be cased to match the windows on the front side elevation.

Bonnie Salem seconded.

Dirk Schneider called for a roll call vote.

Schneider voted aye

Salem voted aye
Wigg voted aye
Whitbeck voted aye
Fornataro voted aye
Cristman voted aye
Mitchell voted aye

INFORMAL REVIEW

- **2534 Clover Street**

The Applicant has applied for a demolition permit for a garage in accordance with Chapter 64 Article VIII §64-43 B of the Pittsford Town Code. This property is Zoned Residential Neighborhood (RN). Said structure is over 50 years old.

Dave Wigg discussed the structure to be demolished as he had knowledge of the proposed project. Robert Koegel verified that this would be appropriate.

Dave discussed that the structure was leaning and in “rough shape”. He did not feel that the garage was a significant structure with “no redeeming qualities”. John Mitchell and Dirk Schneider expressed that they had no reservations about the demolition of this structure.

OTHER

Mark Lenzi indicated that there is a plan for the next Design Review and Historic Preservation meeting to proceed on Thursday, May 28 via a Zoom meeting.

Dirk Schneider indicated he would not be available for the meeting on the 28th.

REVIEW OF 3/12/2020 MINUTES

Bonnie Salem moved to approve the minutes of the March 12, 2020 meeting as submitted with a correction.

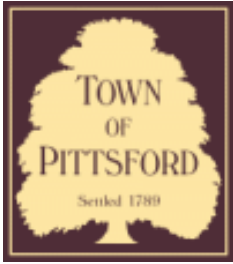
Dirk Schneider seconded.

All Ayes.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board



Town of Pittsford

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

Permit #
B20-000064

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 155 West Brook Road PITTSFORD, NY 14534

Tax ID Number: 150.20-2-2

Zoning District: RN Residential Neighborhood

Owner: Finucane, Leo G

Applicant: James Kruger

Application Type:

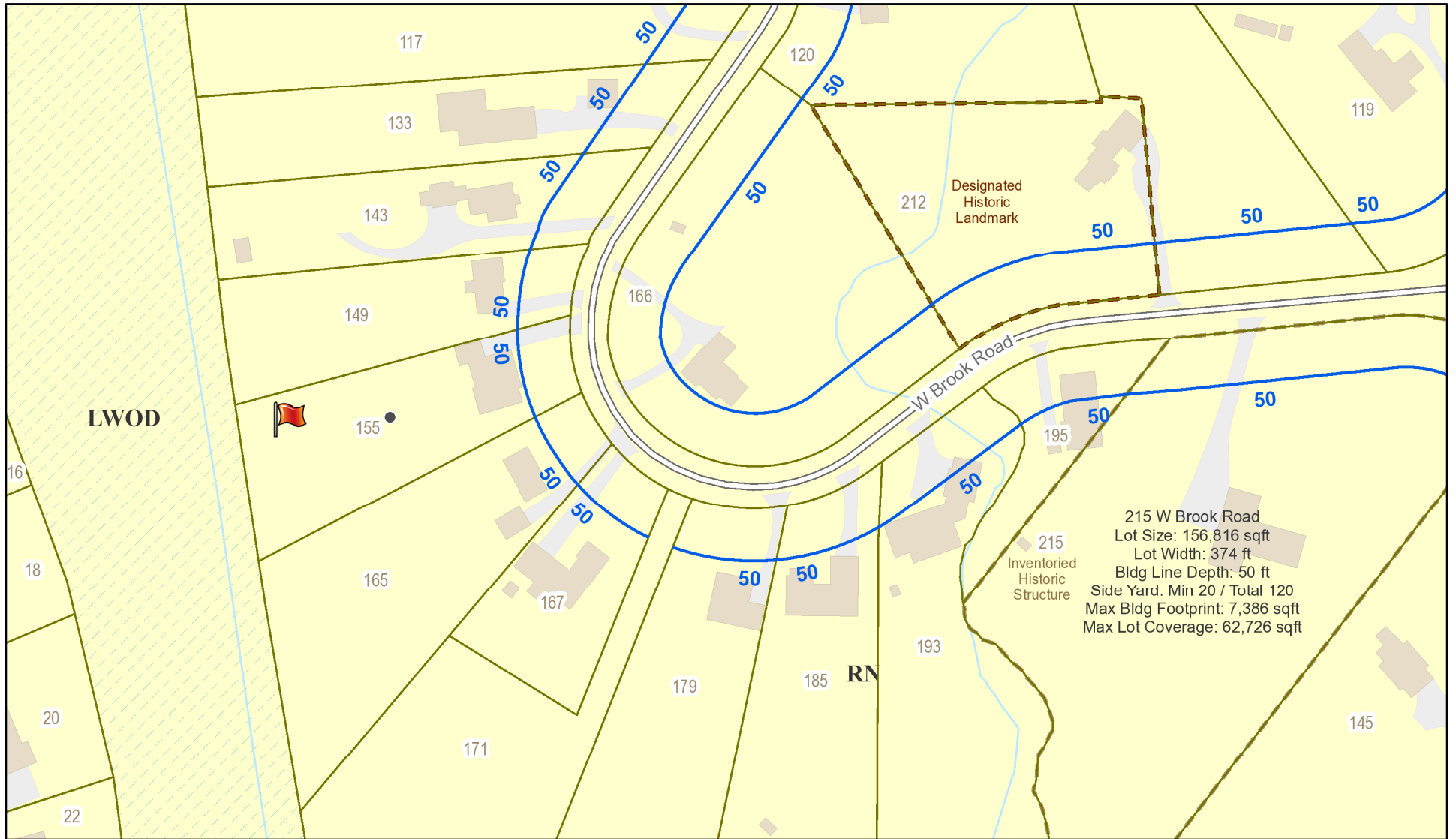
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|---|---|
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§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height 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 screened porch. The porch will be approximately 571 sq. ft. and will be located to the rear of the structure.

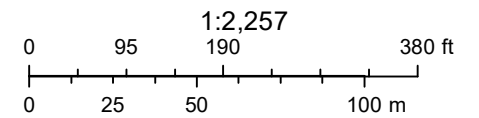
Meeting Date: May 28, 2020



RN Residential Neighborhood Zoning

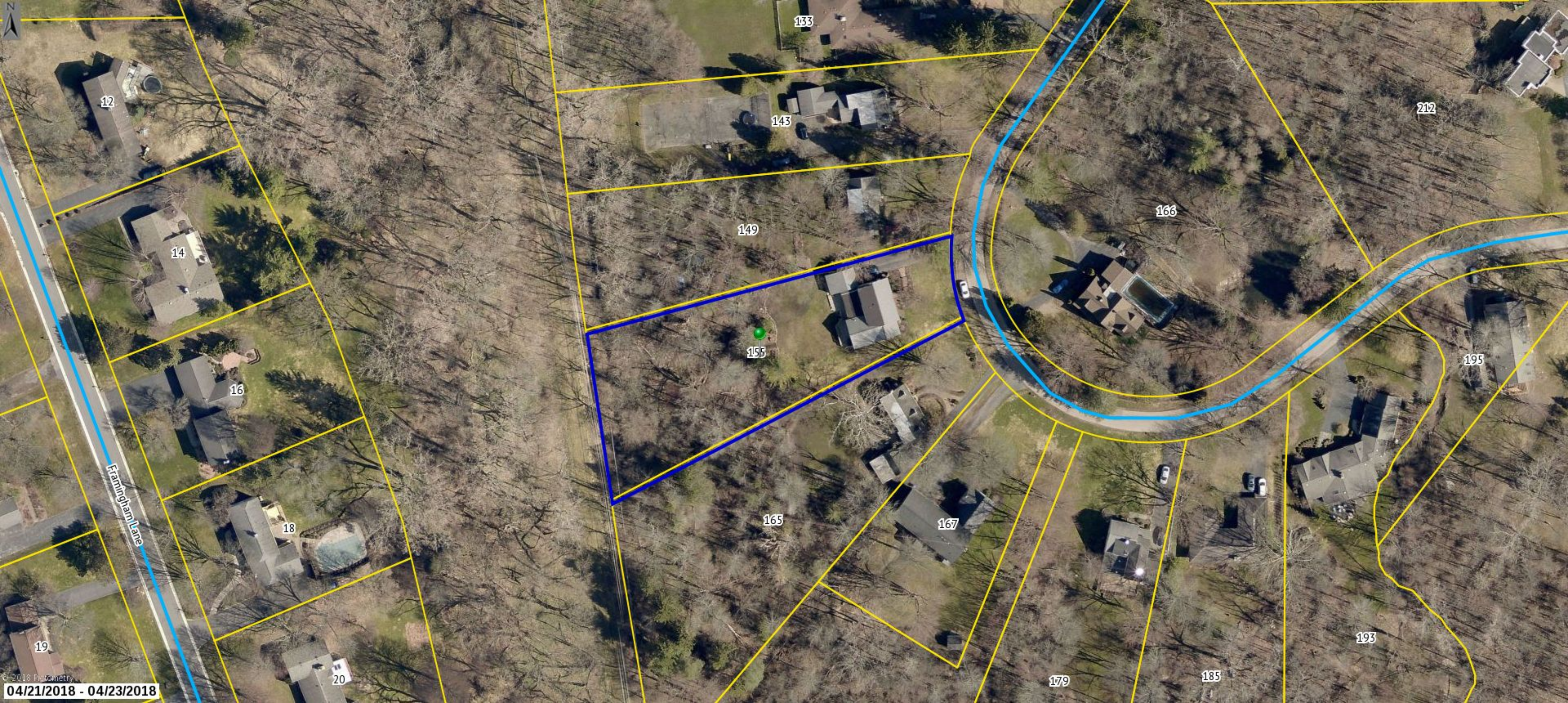


Printed May 21, 2020



Town of Pittsford GIS

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Framingham Lane

STATE OF NEW YORK LANDS



69°07'48"
150.00'
98°56'10"

SEE EASEMENT IN LIBER 892 OF DEEDS, PAGE 49

OVERHEAD WIRES

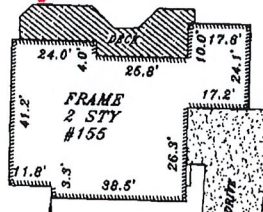
LOT 28A

366.1' CENTERLINE
344.80'

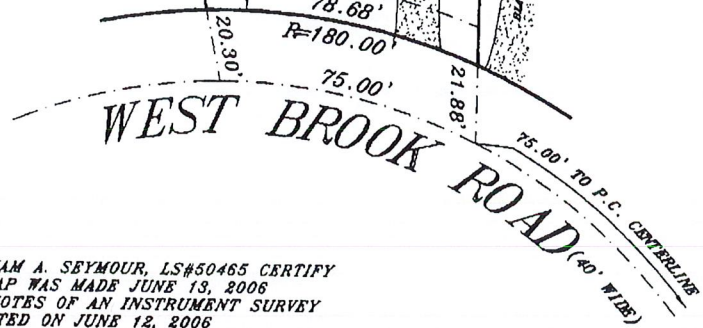
327.52'
349.4' CENTERLINE

- REFERENCE
- 1.) LIBER 10137 OF DEEDS, PAGE 646
 - 2.) LIBER 28 OF MAPS, PAGE 19
 - 3.) PUBLIC ABSTRACT #141266 DATED 5-17-2006 CERTIFICATIONS
 - 1.) FINUCANE & HARTELL
 - 2.) CREARY & CREARY, ATTORNEYS
 - 3.) ABN AMRO MORTGAGE GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS
 - 4.) LEO C. FINUCANE AND CAROL A. FINUCANE
 - 5.) THE TITLE COMPANY INSURING THE MORTGAGE

LOCATION OF Sun Room



10' BASEMENT TO THE TOWN OF PITTSFORD L.7080, P.62



THIS MAP NOT BEHAVING THE LAND SURVEYING NEEDS OF THE STATE OF NEW YORK AND/OR CONSIDERED AS A PART OF THE SURVEYING RECORDS OF THE STATE OF NEW YORK OR A TITLATION OF SECTION TWO OF THE SURVEYING ACTS OF 1852 AND 1860. THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY CLAIMS OR INTERESTS IN REAL ESTATE. THE SURVEYOR HAS PROVIDED AND ON HIS BEST BELIEF TO THE TITLE LISTED HEREON AND ANY OTHER BELIEF INSTITUTION, CERTIFICATIONS ARE NOT TRANSMITTABLE TO SUBSEQUENT OWNERS. THE SURVEYOR'S LIABILITY OF PROFESSIONAL FEES WAS NOT LIMITED BY THIS INSTRUMENT. THIS MAP IS SUBJECT TO ANY INSTRUMENTS OF RECORD NOT REFERENCED TO AND TO ANY INSTRUMENTS OF RECORD NOT REFERENCED TO.

I, WILLIAM A. SEYMOUR, LS#50465 CERTIFY THIS MAP WAS MADE JUNE 13, 2006 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 12, 2006

INSTRUMENT SURVEY MAP
155 WEST BROOK ROAD
BEING LOT 28A, LONG MEADOW SUBDIVISION
TOWN OF PITTSFORD
MONROE COUNTY, NEW YORK

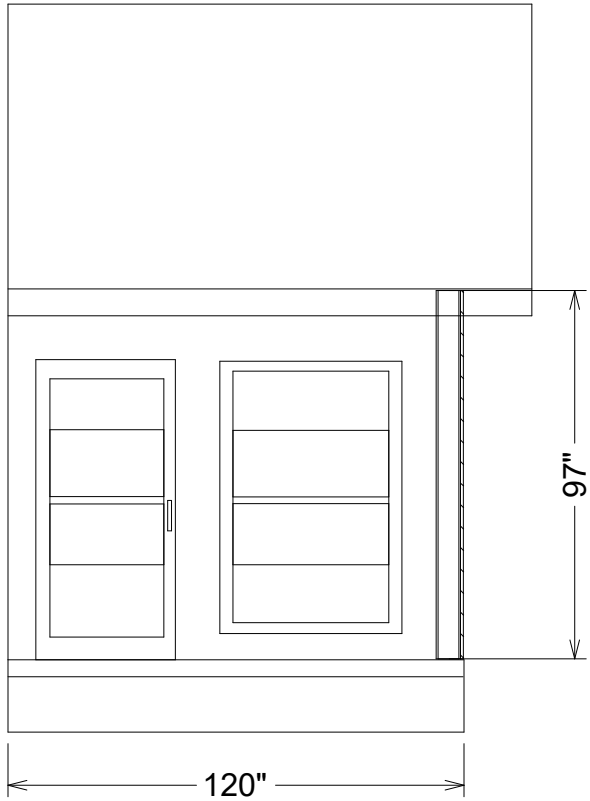


FILE: 2006-1284
SCALE: 1"=40'

WILLIAM A. SEYMOUR LICENSED LAND SURVEYOR
2055 KENYON ROAD, ONTARIO, NEW YORK 14619
TEL: 1-315-524-9073 FAX: 1-315-524-8954







THE REMODELING
 S H O W R O O M

2600 Baird Road
 Penfield, NY 14526

Customer: Leo & Carol Finucane 20-05-17-01

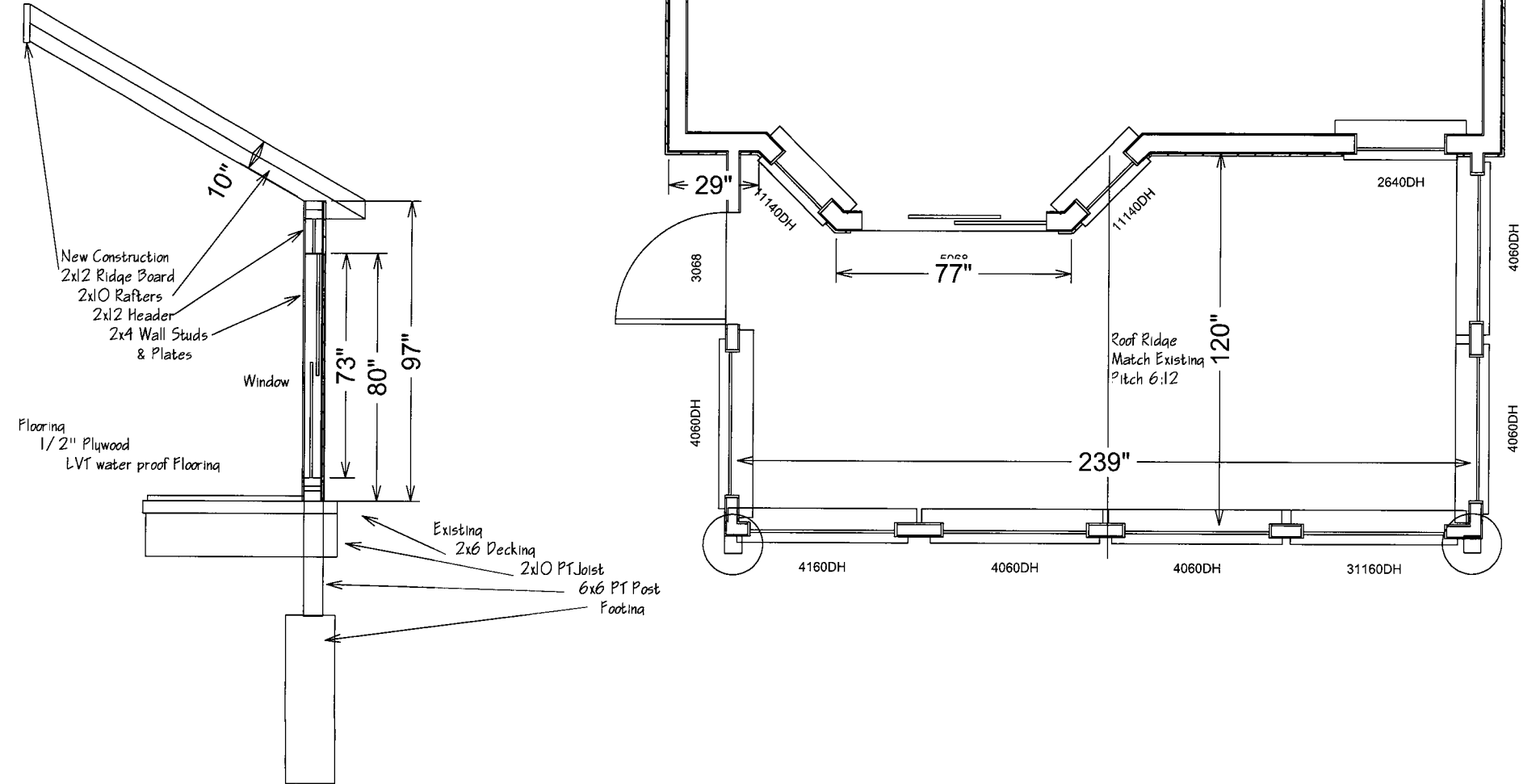
Contact Info: 281-6878 155 West Brook - Pittsford NY 14534

Designed By:
 Jim Kruger
 Design Time: 3 Hours

NOTE-

- Vaulted Ceiling - 7 Aluminum windows [2] 48"x72" - 36" Storm door
- Use Existing Deck - Add 1/2 Plywood over decking and LVT Flooring
- Weather proof interior panels with T&G Pine ceiling
- Exterior Board and batten finish painted to match home with Trim

20 x 10' Season Room



2600 Baird Road
Penfield, NY 14526

Customer: Leo & Carol Finucane 20-05-17-01

Contact Info: 281-6878 155 West Brook - Pittsford NY 14534

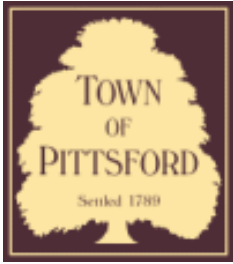
Designed by:
Jim Kruger
Design Time: 3 Hours







167



Town of Pittsford

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

Permit #
B20-000062

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 11 Lexton Way PITTSFORD, NY 14534

Tax ID Number: 178.03-5-17

Zoning District: IZ Incentive Zoning

Owner: Morrell Builders Inc.

Applicant: S & J Morrell

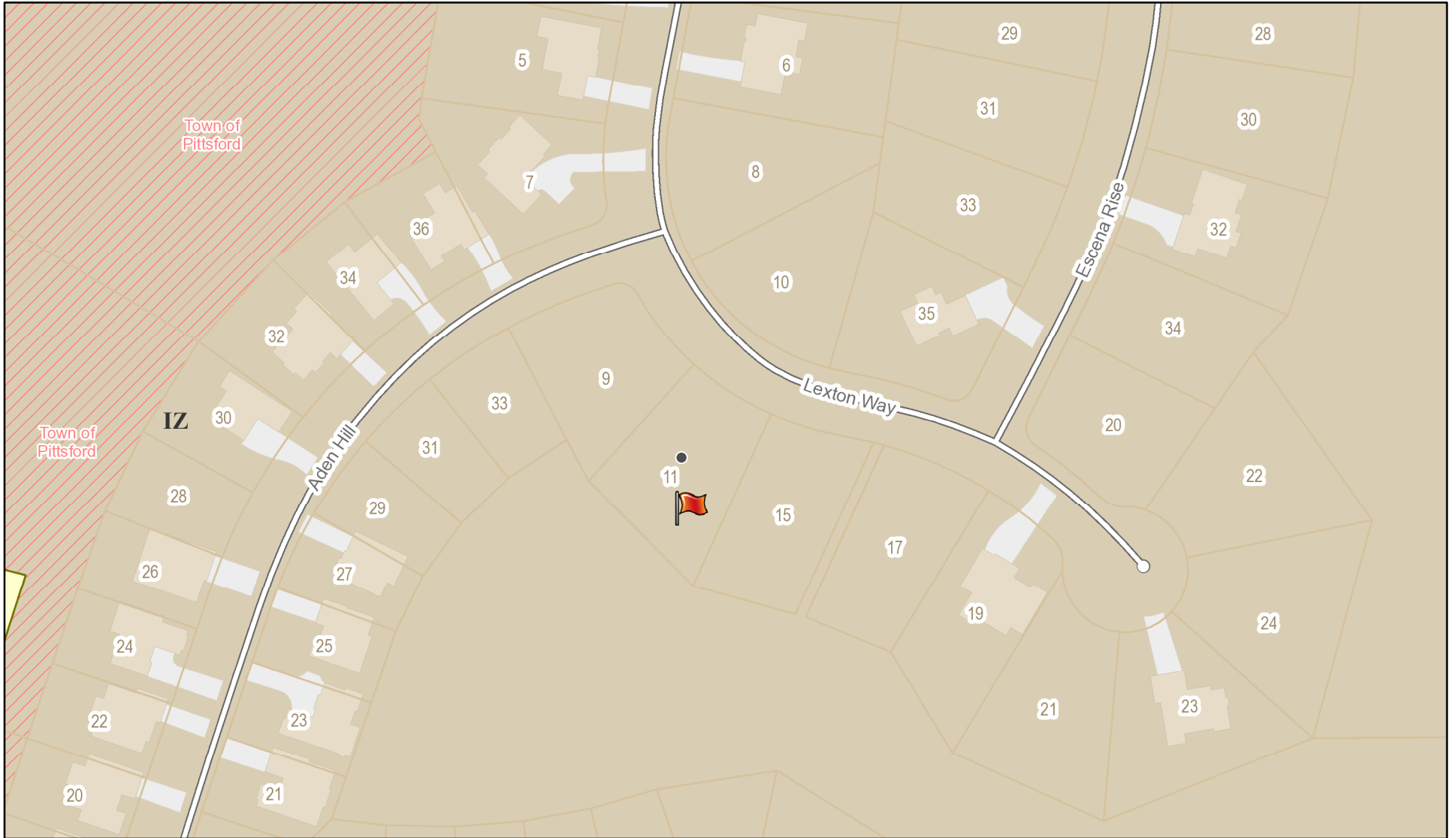
Application Type:

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

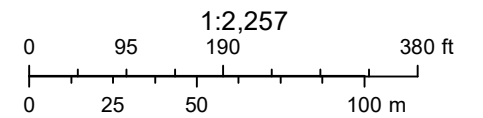
Project Description: Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2767 sq. ft. and will be located in the Wilshire Hills Subdivision.

Meeting Date: May 28, 2020

RN Residential Neighborhood Zoning

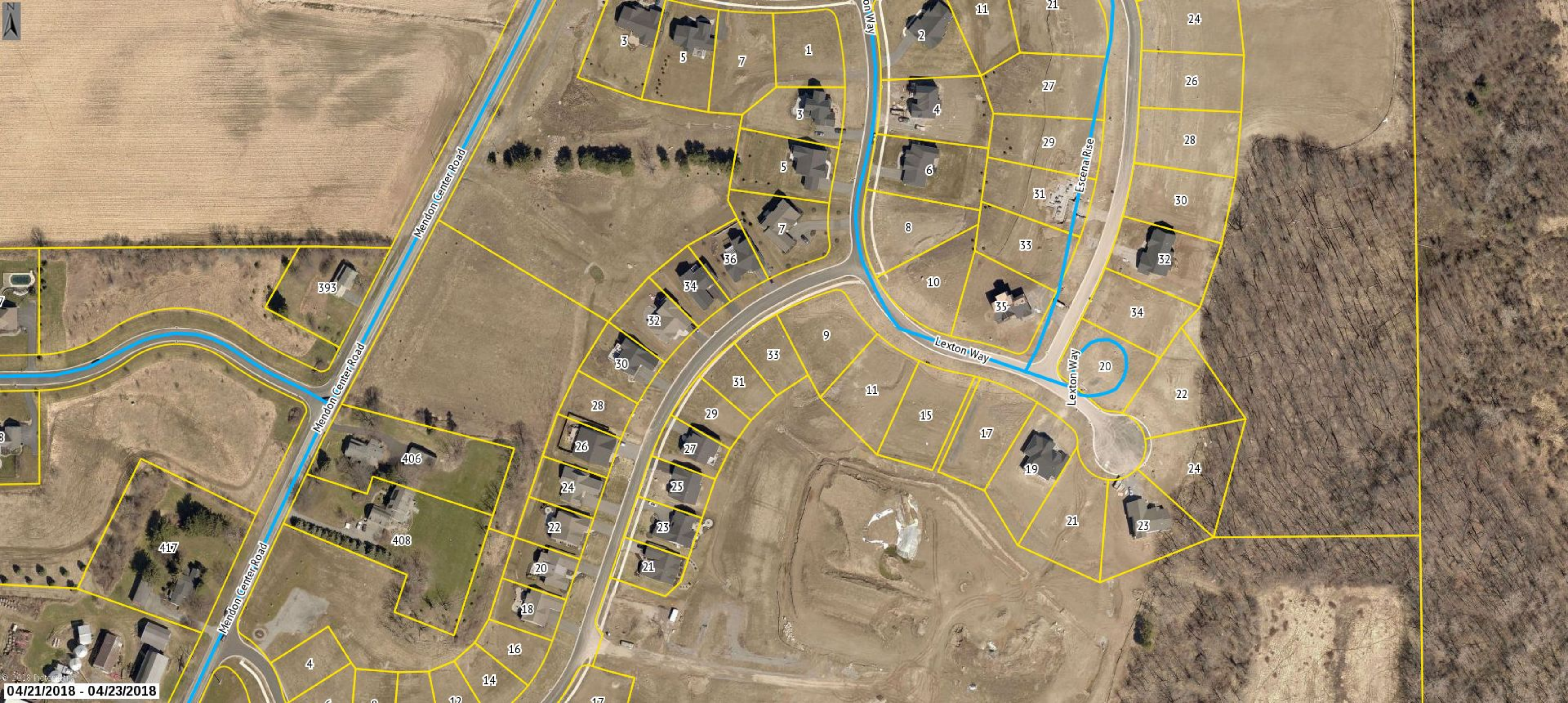


Printed May 21, 2020



Town of Pittsford GIS

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File: Z:\Engineering\Job Files\0423-12\Drawings\Section 3\Plot Plans\Lot P9\LOT P-9.dwg, Plot Date: 5/18/2020, By: RTI/ED



SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	12.0'
REAR	20'	66'±

TITLE:

PLOT PLAN - LOT P9

WILSHIRE HILL - SECTION 3

DESIGN CRITERIA:

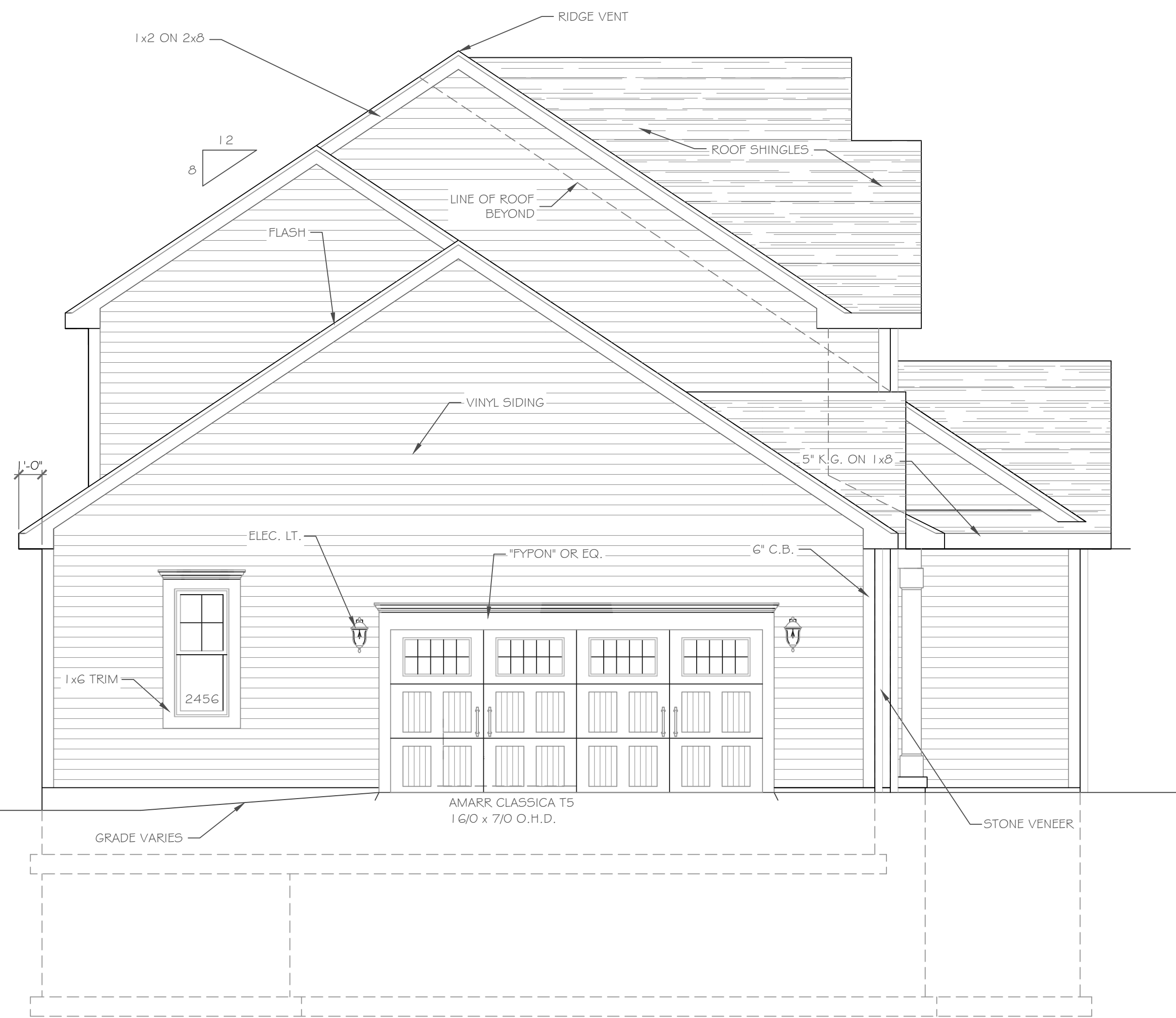
-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.1.1, BASED UPON SPECIFIC ROOF DESIGN



FRONT ELEVATION 2767 S.F.

1/4" = 1'-0"
 NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG
 - DOORS TO BE "THERMA-TRU" OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 - WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
 PER SECTION R310 OF THE RES. CODE OF NYS
 * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



LEFT SIDE ELEVATION

1/4" = 1'-0"

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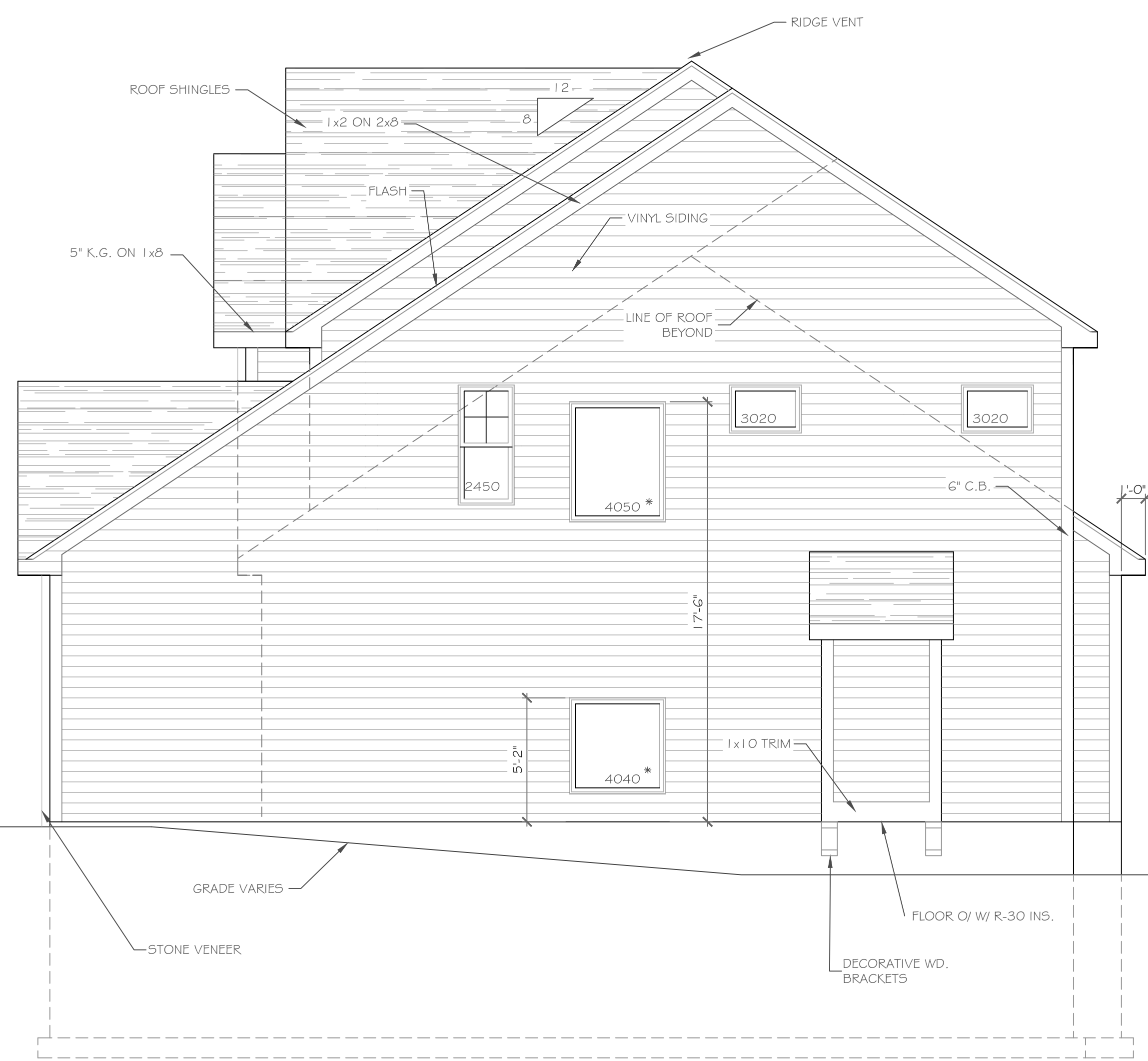
REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE- Construction Documents

PROJECT- Lot 9P Wishire Hill Pittsford, N.Y.	DATE- May 2020
CLIENT- Morrell Builders	JOB NO.- A19-014

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

DRAWING NO.- A-1



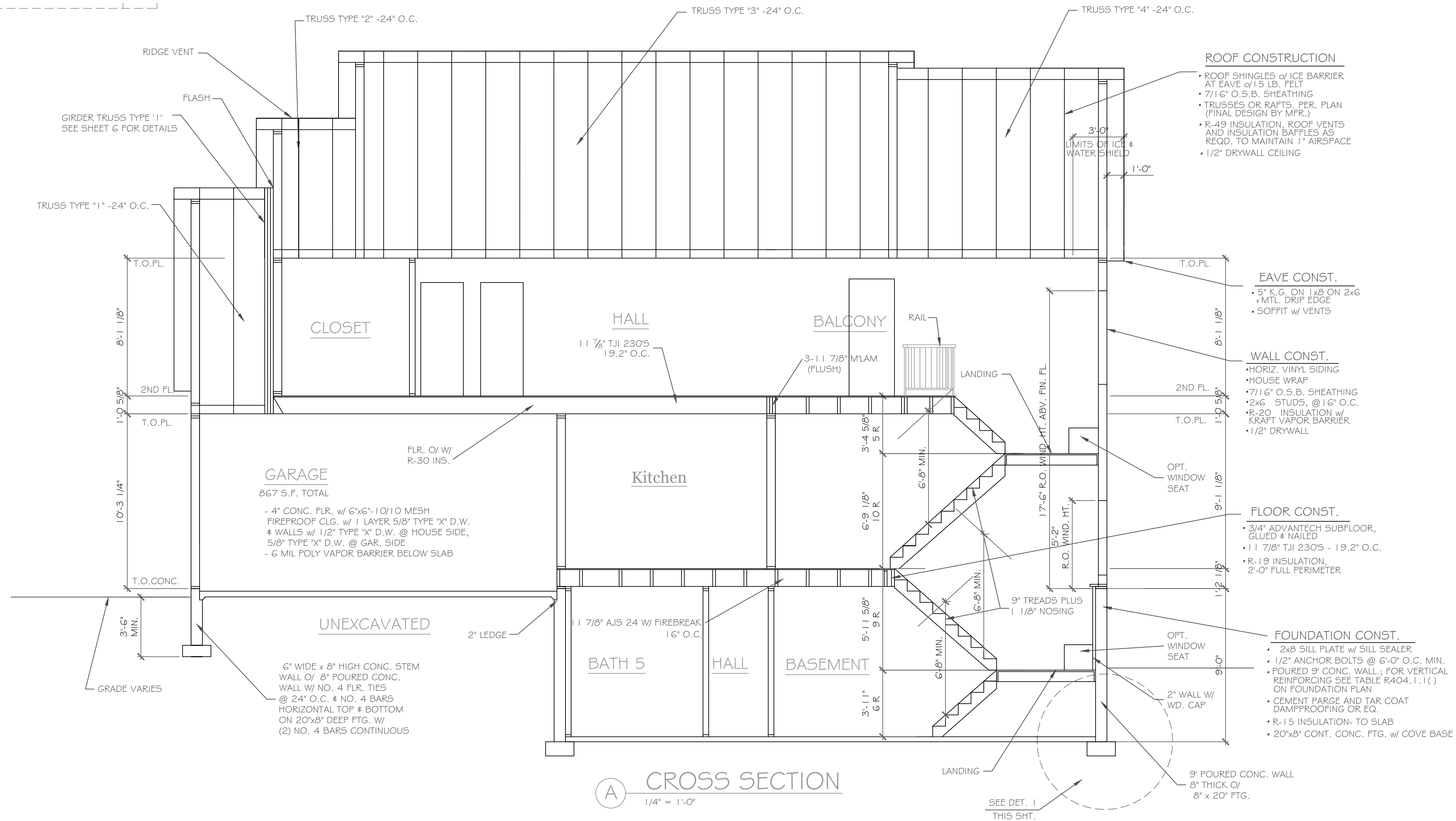
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



A CROSS SECTION

1/4" = 1'-0"

- ROOF CONSTRUCTION**
- ROOF SHINGLES w/ ICE BARRIER AT EAVE w/ 1/5 LB. FELT
 - 7/16" O.S.B. SHEATHING
 - TRUSSES OR RAFTS PER PLAN (FINAL DESIGN BY MFR.)
 - R-49 INSULATION, ROOF VENTS AND INSULATION BAFFLES AS REQD. TO MAINTAIN 1" AIRSPACE
 - 1/2" DRYWALL CEILING
- EAVE CONST.**
- 5' K.G. ON 1x8 ON 2x8
 - MTL. DRIP EDGE
 - SOFFIT w/ VENTS
- WALL CONST.**
- HORIZ. VINYL SIDING
 - HOUSE WRAP
 - 7/16" O.S.B. SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - R-20 INSULATION w/ KRAFT VAPOUR BARRIER
 - 1/2" DRYWALL
- FLOOR CONST.**
- 3/4" ADVANTECH SUBFLOOR, GLUED & NAILED
 - 1 1/8" TJI 2305 - 19.2" O.C.
 - R-19 INSULATION
 - 2'-0" FULL PERIMETER
- FOUNDATION CONST.**
- 2x8 SILL PLATE w/ SILL SEALER
 - 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
 - POURED 9" CONC. WALL; FOR VERTICAL REINFORCING SEE TABLE R404.1.1() ON FOUNDATION PLAN
 - CEMENT FARGE AND TAR COAT DAMPPROOFING OR EQ.
 - R-15 INSULATION TO SLAB
 - 20x8" CONT. CONC. FTG. w/ COVE BASE
- UNEXCAVATED**
- 6" WIDE x 8" HIGH CONC. STEM WALL OF 8" POURED CONC. WALL w/ NO. 4 FLR. TIES @ 24" O.C. & NO. 4 BARS HORIZONTAL TOP & BOTTOM ON 20x8" DEEP FTG. w/ (2) NO. 4 BARS CONTINUOUS

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Elevations & Section

PHASE:
Construction Documents

PROJECT:
**Lot 9P Wishire Hill
Pittsford, N.Y.**

CLIENT:
Morrell Builders

JOB NO. -
A 19-014

DATE:
May 2020

CKH
architecture

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

DRAWING NO. -
A-6

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.

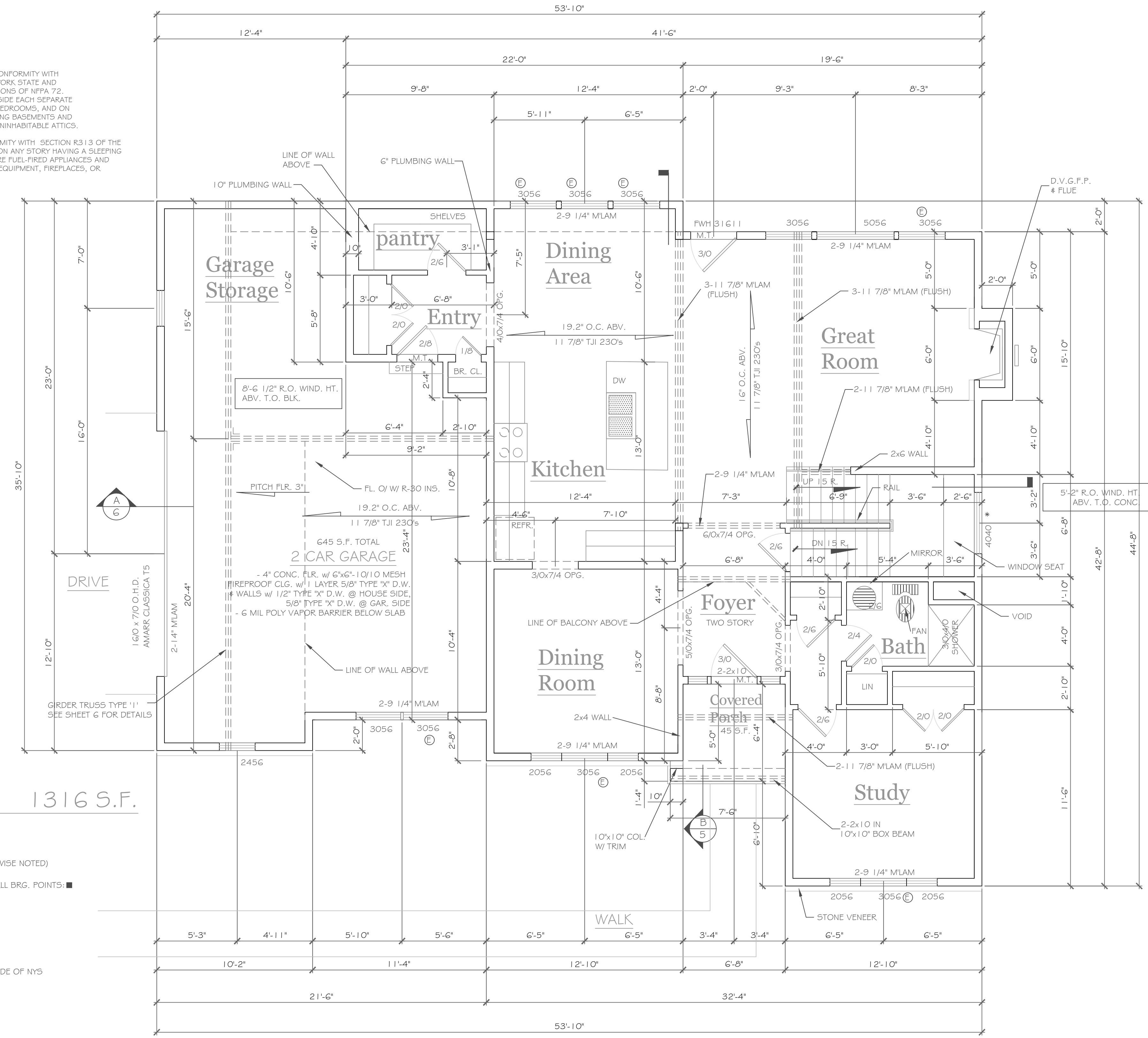
CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED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

FIRST FLOOR PLAN 1316 S.F.

1/4" = 1'-0"

NOTES:

- EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.
- PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 1/2" U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- Ⓢ: WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
- ALL CEILINGS TO HAVE A SMOOTH FINISH



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REVISIONS- NO.	DATE	DESCRIPTION

PROJECT: Lot 9P Wishire Hill Pittsford, N.Y.	DRAWING TITLE: First Floor Plan	DATE: May 2020	PHASE: Construction Documents
		CLIENT: Morrell Builders	JOB NO.: A19-014

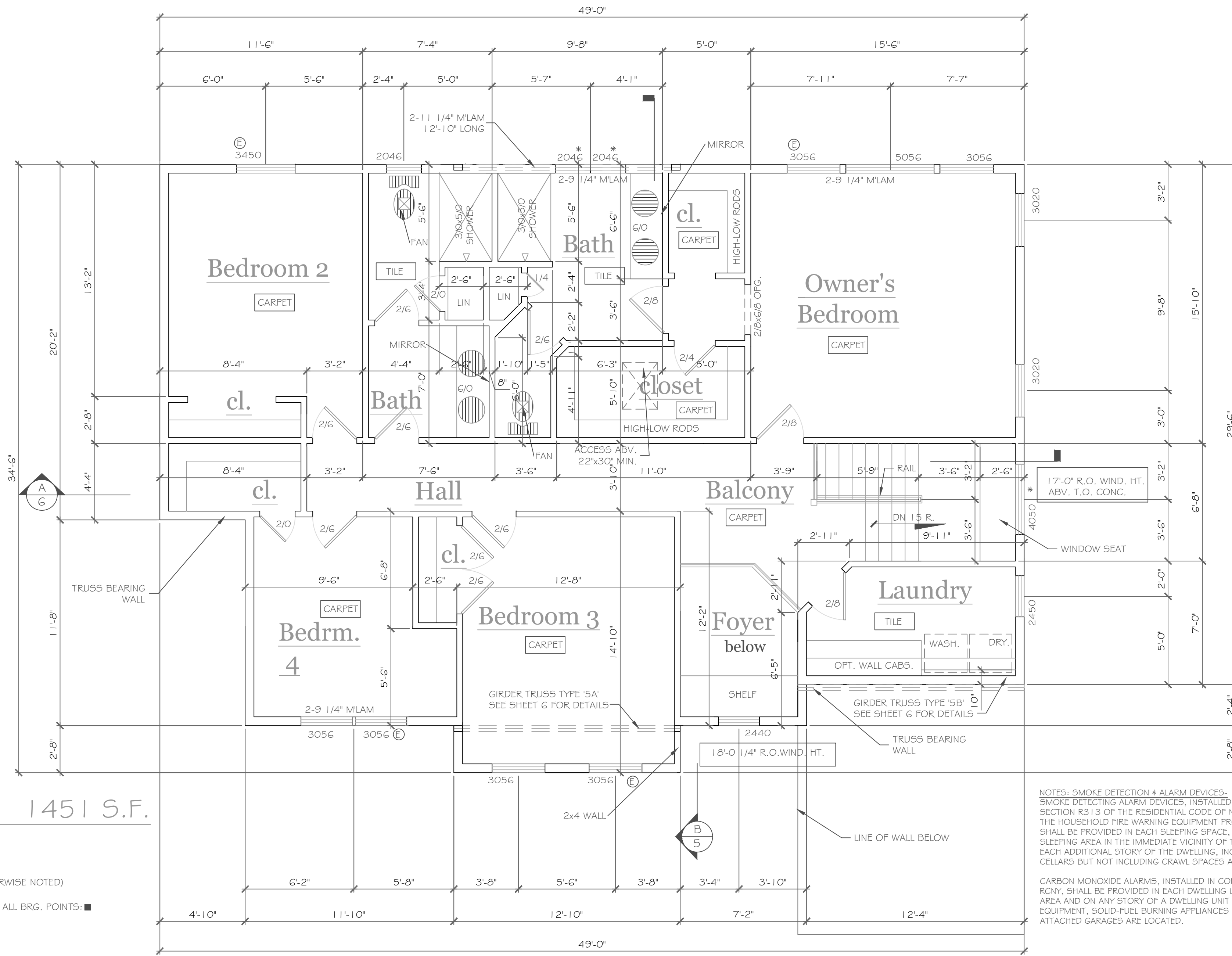
CKH
architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
email: CKHennessey@ckhonline.net

SECOND FLOOR PLAN 1451 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 BULK. (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 1/2" U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- Ⓢ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
- ALL CEILINGS TO HAVE A SMOOTH FINISH



NOTES: SMOKE DETECTION & ALARM DEVICES:
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R213 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 RES. CODE OF NYS, 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-
Construction Documents

PROJECT-
Lot 9P Wishire Hill
Pittsford, N.Y.

CLIENT-
Morrell Builders

JOB NO.-
A19-014

DATE-
May 2020

CKH
architecture
1501 Pittsford Victor Road
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fax: (585) 249-1333
email: CKHennessey@frontiernet.net

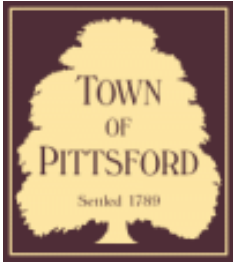
DRAWING NO.-
A-4





W
LOT #P8
SOLD





Town of Pittsford

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

Permit #
S20-000008

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3001 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.08-1-71.1

Zoning District: C Commercial

Owner: Monroe Clover Plaza LLC (Brow Diva)

Applicant: Vital Signs

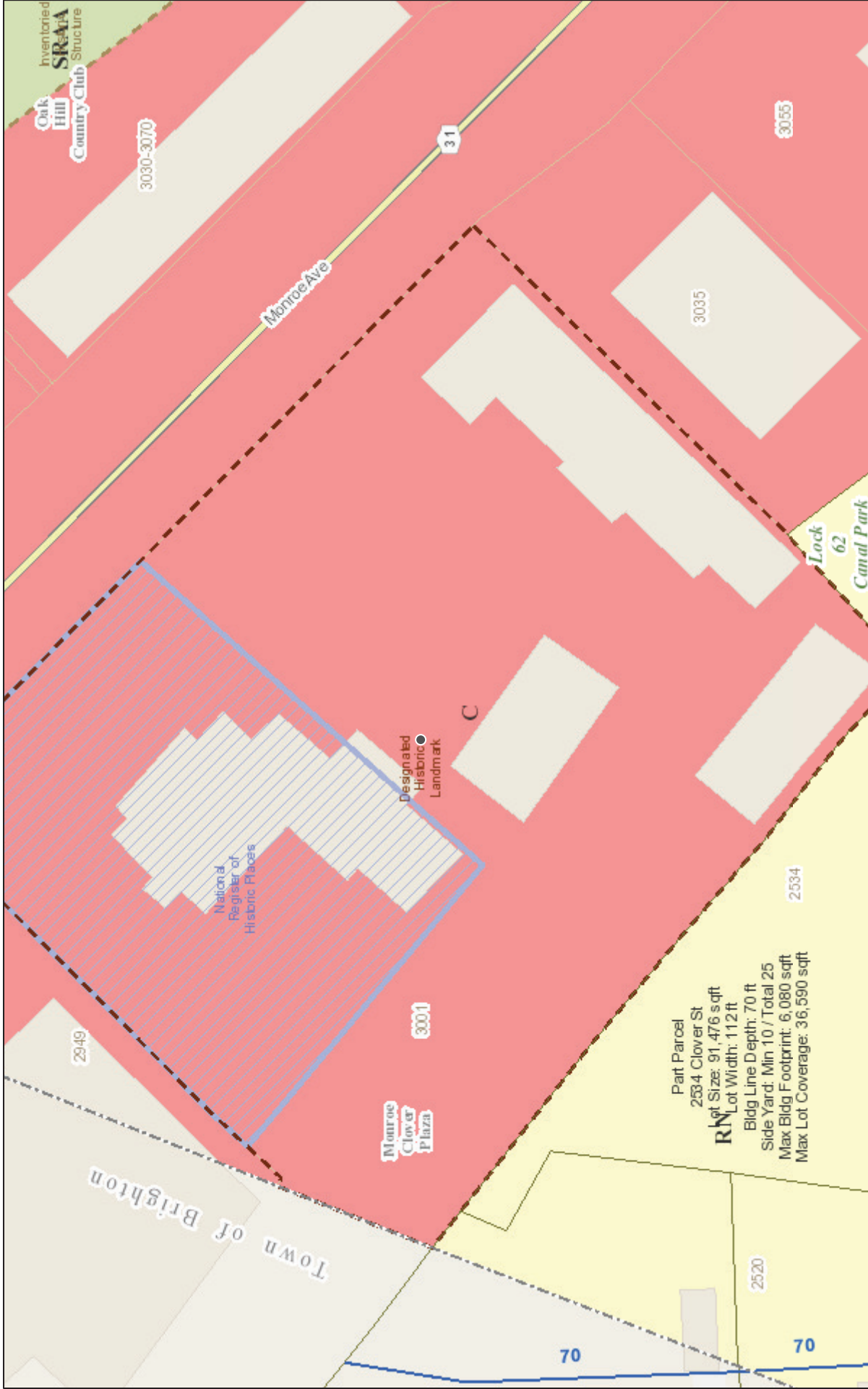
Application Type:

- | | |
|---|---|
| <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 change to an existing business identification sign. The design of the "Brow Diva" sign will remain the same but will be shifting over to make room for a new sign "Tim make up/ This is me". The sign will be .05" black acrylic and stud mounted flush.

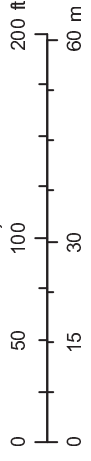
Meeting Date: May 28, 2020

RN Residential Neighborhood Zoning

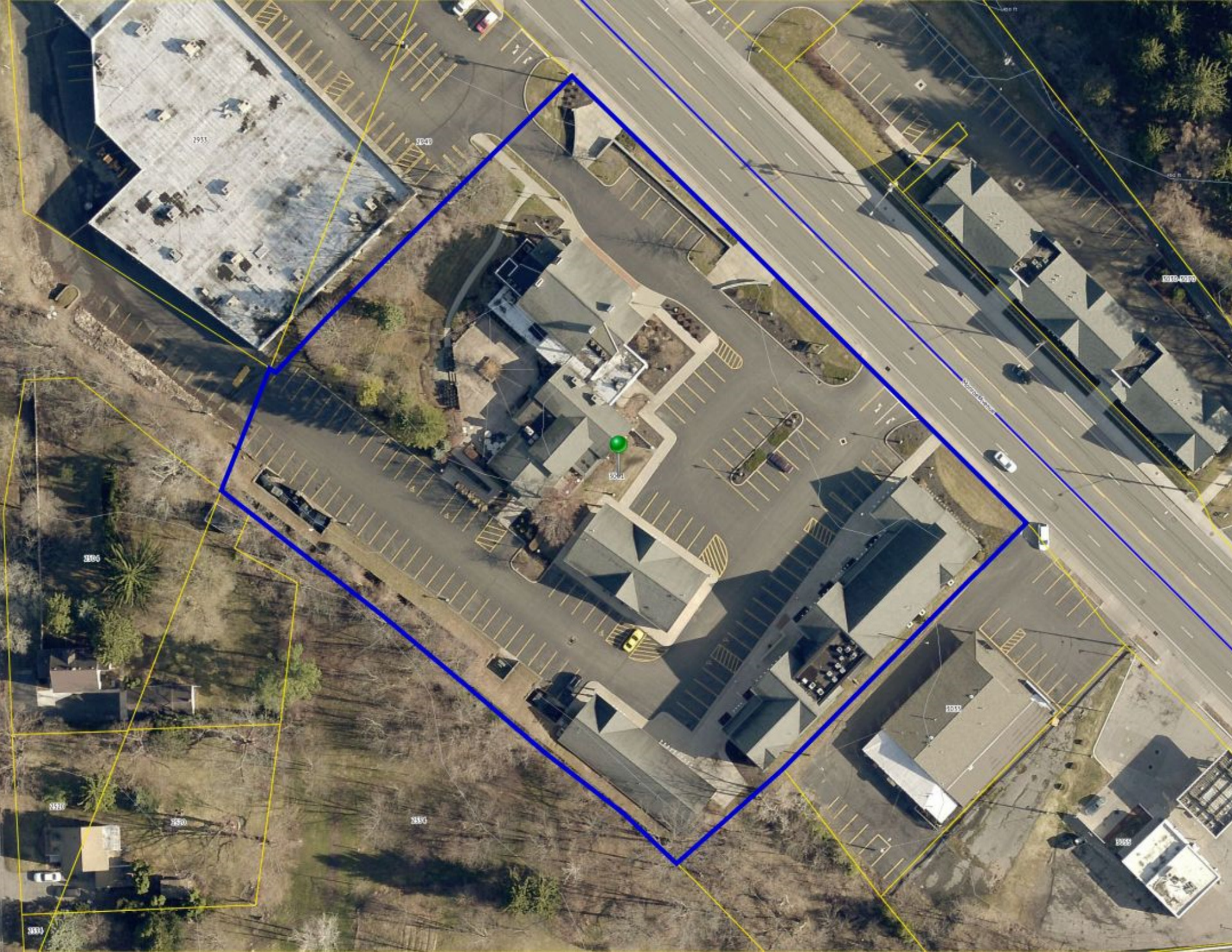


February 2, 2017

1:1,128



Town of Pittsford GIS





Remove existing lettering. Repair/patch all holes. Repaint sign band.
 Recreate "brow diva" sign 0.50" black acrylic, stud mounted flush
 Create new "tim make up" sign 0.50" black acrylic, stud mounted flush



EXISTING SIGNAGE



RENDERING

764 Ridge Rd. • Webster, NY 14580
 Ph: 585.787.4256 Fax: 585.347.4290
 info@vitalsignsrochester.com
 www.VitalSignsRochester.com

Customer:
Brow Diva

Location:
3025 Monroe Ave #103
Rochester, NY 14618

Start Date: 3/2/2020
Last Revision: 5/5/2020 V.6
Job #:
Drawing #:
Page: 1 of 3

For proofing only. Colors are only representations of actual final color. Graphic locations may need to be adjusted to fit space. Please review this proof thoroughly for spelling, colors, content and placement. If revisions are needed, please note and fax or email this proof back. If approved, please sign below and send back to your project manager.

X Customer Approval _____ Date _____
 Print Name _____ Title _____

Salesperson
Jamie C
Project Manager:
Jamie C
Graphic Designer:
Kate H



EXISTING SIGNAGE



RENDERING

New exterior sign and white vinyl graphics on door and right window

VITALSIGNS
SIGN • GRAPHIC • DISPLAY

764 Ridge Rd. • Webster, NY 14580
Ph: 585.787.4256 Fax: 585.347.4290
info@vitalsignsrochester.com
www.VitalSignsRochester.com

Customer:
Brow Diva

Location:
3025 Monroe Ave #103
Rochester, NY 14618

Start Date: 3/2/2020
Last Revision: 5/5/2020 V.6
Job #:
Drawing #:
Page: 3 of 3

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X _____ Date _____
Customer Approval
_____ Title _____
Print Name

Salesperson
Jamie C
Project Manager:
Jamie C
Graphic Designer:
Kate H

3M Certified
Corporate Adhesives Company