

TOWN CLERK
TOWN OF
TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
2023 JUL 14 A 9:10 **JUNE 22, 2023**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on June 22, 2023, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Jim Vekasy, Bonnie Salem, Dirk Schneider, Paul Whitbeck, John Mitchell

ABSENT: Kathleen Cristman, Dave Wigg

ALSO PRESENT: Bill Zink, Building Inspector; Doug DeRue, Director of Planning, Zoning, and Development; Meghan Brooks, Building Department Assistant

ATTENDANCE: There were 17 members of the public present.

Design Review and Historic Preservation Board Chairman Dirk Schneider called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION:

Geoca Subdivision – 215 Mendon Road

Doug DeRue, the Director of Planning, Zoning, and Development, stated that while the timing between meetings has not allowed the Design Review and Historic Preservation Board's comments from the June 8th meeting to be brought to the Planning Board, the Planning Board would like DRHPB's thoughts on the number of lots that would be preferable in the Geoca Subdivision.

DRHPB Member Bonnie Salem stated for the record that in the last day there has been a change in procedure upon follow up from the Town Attorney, and that no Certificate of Appropriateness will be issued for the subdivision as a whole. DRHPB Chairman Dirk Schneider asked if there is any chance of adding something to the code in the future that would allow the Board to have more say in the development in historic districts. Mr. DeRue said that while he concurs with the sentiment of the question, the Town Attorney is correct by the letter of the current code.

DRHPB Member Paul Whitbeck inquired as to the cost associated with moving the road and noted his surprise that a historic district can be so altered. Mr. DeRue answered that the cost would be dependent on timing on the road being built, and that it would be borne by New York State. He noted that while he understands the surprise and concern, he must follow planning that has happened in the past. The right-of-way is not only intended to change the intersection but preserve the historic district from potential future expansion of the existing intersection. The right-of-way plan has existed for twenty-five years, and the Planning Board has an obligation to respect the comprehensive plan for the right-of-way. There would need to be a strong catalyst for this road to be built that would lead the State to act, similar to other road improvements in Town over the last twenty years.

DRHPB Member Jim Vekasy asked whether the owner could still subdivide, regardless of whether the road was built; Mr. DeRue confirmed that they could. On this point, Board Member Salem said that the key would be to orient future houses in such a way that they would align aesthetically with both the current road and a potential new road.

Board Chairman Schneider asked about the possibility of realigning the right-of-way to be further south so that the subdivided parcels would be north of the right-of-way. Mr. DeRue answered that moving the road would infringe upon the neighboring property and, even if some of said property was bought to accommodate it, the resulting lot sizes would be diminished.

Board Member Whitbeck noted that the road would end up going behind the historic Lusk House in this plan and should be taken into consideration. Mr. DeRue stated that the Lusk House is some distance from the right-of-way, and that the house is also canted slightly so it would not truly back any road built on the right-of-way.

Board Chairman Schneider stated that four lots would certainly be too many for the subdivision and asked if houses could be built in the right-of-way. Following a discussion on parcels, the Board agreed that any lots should be appropriate in scale and size for the district. Mr. DeRue noted that, in order to preserve it for the potential road, nothing can be built in the right-of-way, but that the Planning Board had said that three lots would provide flexibility for housing development appropriate for the district.

DRHPB Member John Mitchell pointed out that the project had been on hiatus for over twenty-five years, and it could take another twenty-five years for the road to be built. He reiterated Board Member Salem's earlier point that it would be important to plan for current and future infrastructure and asked about the construction of driveways for the subdivided parcels. Mr. DeRue stated that he and the Town Attorney had had a discussion on the best way to do it, and suggested that an option could be that, in the example of a subdivision of three parcels, two houses could share a common driveway to one current road while the third could have a driveway to the other; upon the construction of the road through the right-of-way, the driveways could then be reoriented if need be.

Board Chairman Schneider noted that current setback requirements did not necessarily align with the historic nature of any subdivided parcels and asked if the Planning Board would be able to change them. Mr. DeRue stated that, in this case, the Planning Board would only have the flexibility to alter front setbacks, such as in the case of a private drive. Board Member Vekasy asked if the Planning Board has the ability to define which setback is the front setback and if it could switch upon the construction of the new road. Mr. DeRue answered that the trick, in that sense, would be to find an angle that works for both.

Following this discussion, Board Chairman Schneider inquired of the Board what notes they would like to send to the Planning Board. The following feedback was approved by the DRHPB and provided to the Planning Board for their meeting on June 26, 2023:

TOWN OF PITTSFORD

SETTLED 1789

11 SOUTH MAIN STREET, PITTSFORD, NY 14534
TEL. 585-248-6200 FAX 585-248-6247

DRHPB COMMENTARY ON PARCEL DIVISION OF GEOCA SUBDIVISION

On Thursday, June 22, 2023, the Design Review & Historic Preservation Board (DRHPB) gave the following feedback:

- The DRHPB supports no new development, of a road or any additional residential development, in order to retain the historic integrity of the district. It is the Town's only historic district and is a 19th century settlement area unduplicated in Pittsford. Unlike many historic sites, it is important that the actual terrain is to be preserved, not just one building. The intersection is the heart of this historic district, supplemented by the several buildings and cemetery. The meeting of several old roads is key.
- If new development is necessary, the DRHPB strongly recommends dividing the existing property into three total lots, one existing home and two new lots, with the setbacks of new lots orienting towards existing streets in such a way that would allow for the possibility of the Stone Road realignment should it be constructed.
- The DRHPB agrees that modern front setback standards are "out-of-character" for this historic district and recommends that historical context is taken into consideration when establishing the front setback.
- The DRHPB recognized that historic homes still need to function as homes and the key to a successful district is to be respectful of the historic nature of the district even as it changes.
- Regarding future homes, the DRHPB advises that modest homes, subservient in size to the existing homes and of appropriate style with detached garages, would be most likely to be successful in the Mile Post/Stonetown Historic District.

Full meeting minutes for the June 22, 2023, Design Review & Historic Preservation Board will be available following its approval at the next DRHPB meeting.

Respectfully,



Meghan Brooks
Building Department Assistant

RESIDENTIAL APPLICATIONS – RETURNING:

15 Knobb Hill

The applicant is requesting design review for the construction of a 225 square foot three season addition off the back of the home.

Vitalisha Bhargava, son of the homeowner, introduced the application. He stated that all drawings and technical requirements have been submitted. Board Member Mitchell confirmed that the new drawings have provided further insight into the project. Board Member Salem asked the other board members if satisfied with rooflines. Board Chairman Schneider noted that there is a vent in the existing roofline that does not appear on the drawings, and to take that into account with building. Board Member Whitbeck confirmed that all the roofs will be of the same material. Board Member Salem confirmed that French doors will be used.

DRHPB Board Member Paul Whitbeck motioned to approve the construction of a 225 square foot three season addition off the back of the home as submitted, seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved.

215 West Brook Road

The applicant is requesting design review for the addition of a 960 square foot garage connected to the side of the house.

Ken Horan of Ken Horan Remodeling introduced the application. Following stipulations made by the Board at the June 8, 2023, DRHPB meeting, he returned with updated plans that included lengthening of soffits on the addition, offsetting the breezeway and garage by two feet, and changing the breezeway windows to full-length. Board Member Salem stated that the three-car garage was still on the plans and expressed that it is not in-keeping with the neighborhood to have an attached three-car garage. Mr. Horan said that the homeowners are adamant about having a three-car garage and that due to floodplain, the garage could not be put behind the house.

Board Chairman Schneider asked whether there is a current garage. Mr. Horan stated that there was an old one under the home but that it no longer functions as a garage. Board Chairman Schneider also confirmed that the main entrance to the home would stay where it is, and noted that he liked that Mr. Horan is respecting the shape of the roof by mimicking the soffits even though the slope will be brought to current code requirements.

Board Chairman Schneider inquired about the make of the garage doors. Mr. Horan stated that they will be flat panels in order to maintain the style of the home, and Board Chairman Schneider agreed that that is in keeping with the Hershey's designs. He also stated that the hierarchy still seems to be preserved by the garage being lower than the house. Board Members Mitchell and Vekasy stated that they were okay with the new plans, and Board Member Vekasy added that he feels that the newest changes brought the addition into alignment, stylistically, with the existing structure even with its large size. Board Member Whitbeck stated that he liked that the garage is subordinate to the house in its position.

Board Member Salem stated that, in past meetings during which three car garages were brought to the DRHPB, not all passed unanimously. She expressed concern that this could create unwelcome precedent for front-facing three-car garages in the neighborhood. In the

neighborhood, most garages are detached and set back or facing away. She suggested moving the addition back, but Mr. Horan said that there is a floodplain and that would not be possible.

DRHPB Chairman Dirk Schneider motioned to approve the construction of the addition of a 960 square foot garage connected to the side of the house as submitted, with the condition that the garage doors are flat-paneled doors, seconded by DRHPB Member Jim Vekasy. DRHPB Member Bonnie Salem opposed. Following a voice vote of 4-1, the application was approved.

RESIDENTIAL APPLICATIONS – NEW:

2 Charter Oaks

The applicant is requesting design review for a 124 square foot front porch addition and a 284 square foot garage addition to the east side of the house.

Mr. Bill Zink noted that this application has been through the Zoning Board and does meet requirements set forth.

Warren Waldo introduced the application for Bridgewood Design and Consulting. He stated that the reason for the additions is that the homeowners are looking to bring it out of the 1970's and into the 2020's. Board Chairman Schneider asked what would be changed. Mr. Waldo answered that the garage would be brought forward, windows would be changed, the doorway area would be balanced out in design, stonework would be added to the bottom, and lights would frame the doorway. Board Chairman Schneider asked if all windows would be casement windows and if they would match proportionally; Mr. Waldo confirmed. Board Chairman Schneider asked if the garage door would look like the plan provided; Mr. Warren stated that the windows and garage door will all have angled mullions and match stylistically.

Board Member Salem shared that she had originally been concerned about moving the garage forward, but upon touring the neighborhood had noticed that many of the houses have garages of a similar style and it would not be out of character. Board Member Schneider added that the 14 feet forward increase also would not be a significant change.

DRHPB Member John Mitchell motioned to approve the construction of the addition of a 124 square foot front porch addition and a 284 square foot garage addition as submitted, seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved.

4035 East Avenue

The applicant is requesting design review to reconstruct the front wall of the garage to include three garage doors and cement board siding and trim.

Tom Lawler, contractor, introduced the application on behalf of the homeowners. Mr. Lawler stated that they want to remove the two existing doors and change the building to a three-door garage. Board Member Salem expressed that it would be a huge improvement on the current design and noted that it is an inventoried historic structure. Board Chairman Schneider stated that renovations would make the house look as historic as it ever did. Board Member Salem concurred and said that proposed changes make a lot of sense.

DRHPB Member Bonnie Salem motioned to approve the reconstruction of the front wall of the garage to include three garage doors as submitted, seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved.

101 Stoneleigh Court

The applicant is requesting design review for the addition of a 241 square foot garage and mudroom.

Mary Strassburg of 101 Stoneleigh Court introduced the application. She stated rooflines and details to match the existing home and that it would meet setback requirements. Board Chairman Schneider asked what the old garage would be, and she said it would likely become a tasteful garden shed or similar. The old driveway would be removed. Board Member Vekasy asked what color the board and batten would be. Ms. Strassburg stated that they would model the garage color on the house. Board Chairman Schneider inquired as to whether there would be second floor access from the house to the garage; Ms. Strassburg stated no. Board Member Mitchell stated that he liked how the details from the original structure are reflected in the design.

DRHPB Chairman Dirk Schneider motioned to approve the addition of a 241 square foot garage and mudroom with the condition that the board and batten be matched as closely as possible to current house color, seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved.

COMMERCIAL APPLICATIONS – PAINTING:

3300 Monroe Avenue

The applicant is requesting design review for repainting the exterior of the Pittsford Place Mall.

Frank Opett and Jennifer Ross of Pittsford Place Mall introduced the application. They stated that they would like to introduce new love and light to the building, and this painting project is their first phase of that plan. They want to create a simple, basic, clean, and light aesthetic. Ms. Ross noted that the fan on top and the exterior devices would be painted the same color as the wall to make it blend. All signs and awnings would remain the same for now. Board Member Whitbeck asked if the building is two stories. Ms. Ross stated that it is three stories, and that the first floor had already had some renovations done inside.

DRHPB Member Paul Whitbeck motioned to approve the repainting of the exterior of the Pittsford Place Mall as submitted, seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved.

COMMERCIAL APPLICATIONS – SIGNAGE:

3349 Monroe Avenue

The applicant is requesting design review for the addition of a 19.83 square foot sign for a tech repair shop.

No representative was present to introduce this application. Board Member Mitchell confirmed that it was the Pittsford Plaza location near the old Stein Mart. Ms. Brooks confirmed that the smaller lettering shown on the second page was a temporary signage banner and should not have been in file.

DRHPB Chairman Dirk Schneider motioned to approve the addition of a 19.83 square foot sign as submitted and reflected on page 2, seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved.

920 Linden Avenue

The applicant is requesting design review for the addition of a 11.22 square foot sign.

Steve Stanley of Vital Signs introduced the application. Mr. Stanley stated that the business currently has no sign, and proposed a sign just under 12 feet consisting of channel letters and mounted to the awning. He stated that the business owner wants to do it in this manner to reduce penetration into the buildings as much as possible. Board Chairman Schneider confirmed that the building was just built. Board Member Whitbeck asked if signs would be lit through the night; Mr. DeRue confirmed that lights must follow commercial signage code, which requires that businesses turn off illumination within thirty minutes of the store closing.

DRHPB Chairman Dirk Schneider motioned to approve the addition of a 11.22 square foot sign as submitted, seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

OTHER DISCUSSION:

The minutes of June 8, 2023, were approved following a motion by DRHPB Member Mitchell, seconded by DRHPB Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 8:23PM.

Respectfully submitted,



Meghan Brooks
Building Department Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE BUILDING
DEPARTMENT