

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
AUGUST 10, 2023**

TOWN CLERK
TOWN OF
PITTSFORD, NY

2023 AUG 25 A 8:35

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on August 10, 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: Dave Wigg, Vice Chairman; Jim Vekasy; Paul Whitbeck; John Mitchell

ABSENT: Dirk Schneider, Chairman; Bonnie Salem; Kathleen Cristman

ALSO PRESENT: Anthony Caruso, Building Inspector; Meghan Brooks, Building Department Assistant

ATTENDANCE: There were 7 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Vice Chairman Dave Wigg called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

No discussion was held by the Board at this time.

RESIDENTIAL APPLICATIONS: ACCESSORY STRUCTURES

43 Musket Lane

Applicant is requesting design review for the addition of a 288 square foot accessory shed structure.

Sean Mulvey of 43 Musket Lane introduced the application. Mr. Mulvey stated that he had been before the Zoning Board of Appeals on July 17th, 2023, and received the variance for the size and location of his shed. The structure is pre-built and will be delivered to the lot; the color and siding will match the picture submitted in the application.

Board Member Paul Whitbeck asked about the location of the new shed. Mr. Mulvey stated that it would be in approximately the same area as the old one, which has since been removed, but that it would shift further towards the center of the lot to preserve an existing tree. Fencing along the back and side property lines will mitigate sightline infringement for the neighboring properties.

DRHPB Member Paul Whitbeck motioned to approve the addition of the 288 square foot accessory shed structure as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

RESIDENTIAL APPLICATIONS: ADDITIONS**16 Winding Road**

Applicant is requesting design review for a garage expansion in the front of the home, along with two additions at the back and side of the home.

Paul Morabito of Morabito Architects introduced the application. Mr. Morabito stated that the homeowners had already received a variance from the Zoning Board of Appeals on July 17th, 2023, and were now seeking approval from the DRHPB for the exterior of the additions. He submitted updated exterior plans to the Board that showed the materials to be used on the home, including shaker, stone, and vertical sidings. The shingles will match the existing roof.

Board Member Whitbeck inquired how far the face of the garage would be from the house and the road. Mr. Morabito answered that the garage is about seven feet forward from the porch, almost in line with the front steps, and that it is forty-five feet from the front property line. Vice Chairman Dave Wigg asked if the overhangs would match the existing structure; Mr. Morabito confirmed that they would. Board Member Whitbeck also noted that, while the plan utilizes a lot of textures, it makes sense for this particular house.

DRHPB Vice Chairman Dave Wigg motioned to approve the garage expansion in the front of the home, along with the two additions at the back and side of the home, with the condition that the sidings match those shown in the revised plans submitted August 10, 2023 (*Revised plans on file with the Building Department*). This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

32 Stoneleigh Court

Applicant is requesting design review for an approximately 500 square foot addition on the rear of the house.

Kip Finley of Victory Hill Land Company introduced the application. Mr. Finley stated that the homeowners would like to build a rear addition to their home, leaving a space between the addition and the existing structure on which to construct a patio. The addition would be raised to allow for a finished basement. An egress window would be placed on the side of the addition.

Building Inspector Anthony Caruso noted that there was too much reveal of the concrete masonry units (CMU), and the siding should come down to six inches above grade on new units; on additions, the siding line would have to match the line on the existing structure. Mr. Finley stated that they would modify the plans accordingly.

Board Member Jim Vekasy asked if the roof would match the current roofing. Mr. Finley stated that the entire home would be reroofed and resided.

DRHPB Member Jim Vekasy motioned to approve an approximately 500 square foot addition on the rear of the house as submitted, with the condition that the CMU match the CMU line of the existing structure. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved.

26 Bromley Road

Applicant is requesting design review for the renovation and expansion of a 208 square foot screen porch off the rear of the home.

Kip Finley of Victory Hill Land Company introduced the application. Mr. Finley stated that the existing screened porch will be expanded and that two-foot overhangs would be added to shelter the structure from weather.

Vice Chairman Wigg asked what the vertical siding material was composed of. Mr. Finley answered that it would be a vinyl siding with white PVC trim around the windows to keep it weather-proof. The soffits would also be vinyl.

DRHPB Vice Chairman Dave Wigg motioned to approve the renovation and expansion of the 208 square foot screen porch off the rear of the home as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved.

RESIDENTIAL APPLICATIONS: NEW HOMES**61 Coventry Ridge**

Applicant is requesting design review for the construction of a two-story single-family home. The home will have approximately 2,926 square feet of livable area and is located in the Coventry Ridge Subdivision.

Austin Miller and Jim Connaughton of Spall Homes introduced the application. Mr. Miller detailed the home's exterior construction, including the brick veneer and horizontal siding.

Vice Chairman Wigg confirmed with Mr. Miller that the trim would be 1"x8". He also asked what the trim and corner board would be used. Mr. Connaughton stated that the trim and corner board would be pre-primed wood. Mr. Miller added that the brick would wrap around the corner of the front of the home and that the trim on the back of the home would be four inches.

DRHPB Member John Mitchell motioned to approve the construction of a two-story, 2,926 square foot, single-family home as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved.

59 Coventry Ridge

Applicant is requesting design review for the construction of a two-story single-family home. The home will have approximately 3,760 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Spall Homes introduced the application. Mr. Connaughton stated that the proposed house plan is the latest version of their most popular home design. He submitted several examples of the model to demonstrate how each one varies slightly.

Board Member Whitbeck asked how far from this address those homes are located. Mr. Connaughton answered that the nearest ones are likely ¼- to ½- mile away and not immediately next door to the property.

Vice Chairman Wigg asked how high the ridge of the home would be. Mr. Connaughton stated that it will be 31-32½ feet high.

DRHPB Vice Chairman Dave Wigg motioned to approve the construction of a two-story, 3,760 square foot, single-family home as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved.

4 Black Wood Circle

Applicant is requesting design review for the construction of a one-story single-family home. The home will have approximately 2,827 square feet of livable area and is located in the Wilshire Hill Subdivision.

Bill Arieno of Pride Mark Homes introduced the application. Mr. Arieno stated that this house plan was the latest iteration of one of their most popular designs and is in keeping with the style of homes in the rest of the subdivision. The Board held a brief discussion on the type of windows and materials to be used in the new home.

DRHPB Vice Chairman Dave Wigg motioned to approve the construction of a one-story, 2,827 square foot, single-family home as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

151 Sylvania Road

Applicant is requesting design review for a 4,732 square foot new home between 155 and 141 Sylvania Road.

Kim Bailey of Stahl Properties introduced the application. Ms. Bailey stated that the property owners are proposing to build a modern farmhouse style home on the vacant, narrow lot. Materials would include black windows, an asphalt roof, and board and batten siding. The front two gables would utilize Hardie board material. She also noted that there will be 5-inch corner boards that are missing from the current renderings.

Vice Chairman Wigg asked if there would be an open porch off the back of the home; Ms. Bailey confirmed that there would be and that an actual roof would be used, not an awning.

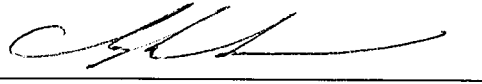
DRHPB Member Paul Whitbeck motioned to approve the construction of a 4,732 square foot single-family home as submitted, with the condition that the 5-inch corner boards not shown in the plans be added. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

OTHER DISCUSSION

The minutes of July 13, 2023, were approved following a motion by DRHPB Vice Chairman Dave Wigg. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Vice Chairman Wigg closed the meeting at 7:07PM.

Respectfully submitted,



Meghan Brooks
Building Department Assistant

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