

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 25, 2023**

TOWN CLERK
TOWN OF
PITTSFORD, NY

2023 NOV 10 A 9:12

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on October 25, 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: Dirk Schneider, Chairman; Jim Vekasy; John Mitchell; Bonnie Salem; Kathleen Cristman; Paul Whitbeck

ABSENT: Dave Wigg, Vice Chairman

ALSO PRESENT: Anthony Caruso, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 15 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

DRHPB Chairman Dirk Schneider confirmed that Wayne Goodman will be attending. DRHPB Member Salem confirmed with the Building Department Assistant, Meghan Brooks, that the reception invite letters will be sent out by November 1, 2023. Board Member Salem asked the Board for their thoughts on inviting other interested parties to the reception, e.g. Town Board members, the Town Historian, etc. She also stated that invitations have been sent out to two owners of designated homes; one has confirmed, and the other will be receiving a letter this week. She is requesting an RSVP from attendees by November 27, 2023, and hopes that in the next meeting the Board can decide on specific refreshments for the event.

Chairman Schneider stated that Mr. Goodman had asked him what he would be talking about, and whether he would need a slideshow. The Board agreed that a more informal talk would be appropriate, with standard slideshow going on behind it.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS

4 Knowlton Lane

Applicant is requesting design review for a 455 square foot second floor addition above the existing garage.

The applicant was not present to introduce this application. The application will be held to the following meeting on November 9, 2023.

4048 East Avenue

Applicant is requesting design review for an 80 square foot porch addition to the front of the home.

Chuck Smith of Design Works Architecture introduced the application. There was a brief discussion on the number of homes that are designated within the Town. Mr. Smith stated that they will be adding a porch to the front door of this property. The home currently has a 30-inch deep stoop but no cover, and they would like to cover the stoop and, in doing so, extend it. The fascia will match the main roof of the house.

Chairman Schneider asked if the columns would be fluted or solid. Mr. Smith said that they will not be fluted. Board Member Salem confirmed with Mr. Smith that all the brick shown in the design is currently there.

DRHPB Member Bonnie Salem motioned to approve the 80 square foot porch addition to the front of the home as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

77 Coventry Ridge

Applicant is requesting design review for an approximately 450 square foot pavilion off the rear of the home.

Brandon Smith of Cadre Curbing LLC introduced the application. Mr. Smith stated that they will be adding a composite deck with a covered structure to the rear of the home. The structure will be 14 feet by 17 feet, and the finishings and design will match the new home, including the shingles.

DRHPB Member Jim Vekasy asked if there would be a veneered stone wall as shown in the plans. Mr. Smith replied that the owner decided not to add that element in the final design.

DRHPB Chairman Dirk Schneider motioned to approve the approximately 450 square foot pavilion off the rear of the home, with the condition that no stone veneer would not be added to the back wall, as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES**9 Bridleridge Farms**

Applicant is requesting design review for a new, 3,005 square foot, single-family home in the Bridleridge Farms Subdivision.

Austin Miller of Bridleridge Construction Corporation introduced the application. Mr. Miller stated that they will be building a 3,005 square foot home in the new subdivision. He briefly described the exterior materials of the home, including the fact that while paint colors have not been decided, the shakes and clapboard would likely be painted the same color.

Board Member Salem stated that she feels that this plan seems complementary to the previous two Bridleridge Farms homes that came before the DRHPB, and appreciates that they all have

side load garages. Chairman Schneider added that, in the future, the Board would like to see images of the other homes in the packets, to avoid having anything too similar right next door.

Board Member Salem noted that there are a number of materials used, including stone, shake, and clapboard, but the Board as a whole expressed that they like that the shakes and clapboard would have different textures but be painted the same color.

DRHPB Member Kathleen Cristman motioned to approve the new, 3,005 square foot single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATE OF APPROPRIATENESS

17 Country Club Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the demolition of a pool on a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.

Micky Suri of 17 Country Club Road introduced the application. Ms. Suri stated that she is hoping to remove the pool and return the area to a landscaped yard.

Chairman Schneider asked if there is a pool house and, if so, would it be removed as well. Ms. Suri stated that the pool house would stay as storage and is not part of the demolition. Board Member Salem asked if shrubs will be coming out as well. Ms. Suri stated that unfortunately they had to as a part of the process.

Chairman Schneider opened the podium to members of the public. Chuck Smith of Design Works Architecture asked if the property is in a historic district. Board Member Salem stated that it is not.

DRHPB Chairman Dirk Schneider moved to close the public hearing. All approved, none opposed. The resolution for a Certificate of Appropriateness was read and passed (attached).

DEMOLITION APPLICATIONS

78 State Street

Applicant is requesting approval for the demolition of a 100-year-old detached garage, with the intent to build a new detached garage on the property. This property is zoned Residential Neighborhood (RN).

Keith Gardner of Gardner Construction & Development introduced the application with the homeowner Steven Goldberg. Mr. Gardner stated that the homeowner is proposing to demo the garage because it is structurally unsound and does not meet current setback requirements, with the intent to then build a new detached garage that meets current zoning and is set back behind the house.

Chairman Schneider asked about the garage's structural deficits. Mr. Gardner confirmed that it is structurally unsound and that it looks like one good snowstorm could take it down. Mr. Goldberg added that there are a lot of gaps and holes in the sidings, as well as rot in the beams.

The Town Attorney Robert Koegel stated that the purpose of this meeting is to act as a discretionary hearing for the Board to decide whether or not they feel that the garage contributes to the existing character of the neighborhood by virtue of the structure's architectural or historic nature. If they do not feel that it does so, the Board can then move to exempt the garage demolition from the full review process.

DRHPB Member Kathleen Cristman asked if they are planning on replacing the new garage on top of the old footprint. Building Department Assistant Meghan Brooks stated that the existing garage's location does not meet the current zoning code and confirmed that the DRHPB cannot ask the homeowner to build the new one there. Mr. Gardner confirmed that they do not yet have plans for the new garage, but that it will match many of the details of the home.

Board Member Salem confirmed with Mr. Koegel that the Board can withhold its decision if they feel something is missing.

Chairman Schneider noted that, from the photos, it looks like the garage was expanded over time and improperly done. Board Member Salem stated that while it looks like it came about after the home was built and the property is not designated, she feels it is important to keep in mind that the home is adjacent to Pittsford Village, which is a historic district.

Board Member Vekasy stated that he feels that the garage is not adding any historical or architectural significance to the original home. DRHPB Members John Mitchell and Paul Whitbeck agreed, though Board Member Whitbeck added that he wished that the Board had been provided a few photos of the issues on the inside.

Board Members Salem and Cristman stated that they feel uncomfortable exempting the application from the review process without knowing what will replace it. Chairman Schneider asked Mr. Gardner if there was any plan concept, and Mr. Gardner responded that the current idea is a single-story garage with a loft area for storage.

After some discussion, the DRHPB requested that the applicant bring supplemental materials to the next meeting before voting on the demolition process. These materials should include preliminary plans, elevations from the front and side showing a scaled relationship to the house, and confirmation that the new garage will have two single doors.

COMMERCIAL APPLICATIONS: SIGNS

3349 Monroe Avenue – Apple Cinemas

Applicant is requesting design review for 45 square feet of signage for Apple Cinemas in Pittsford Plaza.

No applicant was present to introduce the application. Chairman Schneider confirmed with Building Inspector Anthony Caruso that the size meets Town code and asked if the Board had any comments. The Board expressed a generally positive sentiment towards the new signage, though Board Member Cristman stated that she hopes that the applicant knows that they have maxed out on signage and would not be able to add show listings.

DRHPB Chairman Schneider motioned to approve the 45 square feet of signage at 3349 Monroe for Apple Cinemas in Pittsford Plaza as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

3350 Monroe Avenue – Sercu Law

Applicant is requesting design review for an approximately 30 square foot sign for a new business.

Larry Wells with Rotolite Elliott introduced the application. Mr. Wells stated the project is a channel letter sign for Sercu Law anchored onto trusses on the fascia. It would utilize LED lights and be front-lit. It is replacing a structure that was bracketed up on the front of the building by the previous property owner.

Board Member Whitbeck confirmed with Building Inspector Anthony Caruso that it meets Town code. Chairman Schneider asked why they had chosen that color; Mr. Wells responded that it is the brand color.

Board Member Mitchell asked if the pictures were to scale and if the raceway would be white. Mr. Wells confirmed that they were to scale, and that the raceway would be white to match the fascia.

DRHPB Member John Mitchell motioned to approve the approximately 30 square foot sign for Sercu Law as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

3240 Monroe Avenue – Ethan Allen

Applicant is requesting design review for an approximately 63 square foot sign for Ethan Allen in Pittsford Square.

Jared Roth, the owner of Ethan Allen in Victor, introduced the application with Kirk Wright with Sign and Lighting Services. Mr. Roth and Mr. Wright proposed an illuminated sign of white channel letters flush mounted to the brick.

Board Member Vekasy asked how deep the letters are. Mr. Wright stated that they are 3 inches deep. Board Member Salem asked if this sign would be similar to the one in Victor, and Mr. Roth stated that while it would be similar, the letters would be skinnier and more congruent with the branded lettering. Board Member Salem expressed that it looks very sharp.

DRHPB Member Bonnie Salem motioned to approve the approximately 63 square foot sign for Ethan Allen in Pittsford Square as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

INFORMAL DISCUSSION

145 Kilbourn Road - Oak Hill Country Club Clubhouse

The DRHPB expressed a general sentiment that it is difficult to comment on these plans without having a better idea of what Oak Hill's master plan for the renovation of the clubhouse, including if there will be any future additions. Chairman Schneider stated that he is appreciative that the country club is on the national and state registers and is concerned that the original structure's integrity might be destroyed if they continue to add on.

OTHER DISCUSSION

The minutes of October 12, 2023, were approved following a motion by DRHPB Member John Mitchell. This motion was seconded by DRHPB Member Bonnie 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 7:18PM.

Respectfully submitted,

Meghan Brooks
Building Department Assistant

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

TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
RESOLUTION

TOWN CLERK
TOWN OF
PITTSFORD, NY

2023 OCT 26 A 9:01

RE: 17 Country Club Road

Tax Parcel: 138.19-2-24
Applicant: Micky Suri
Zoned: Residential Neighborhood (RN)
File: CA23-000005

WHEREAS, the above property was previously designated as an Historic Landmark on March 16, 2006; and

WHEREAS, the applicant herein, Micky Suri, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, dated October 4, 2023, which is to demolish an in-ground pool and remove surrounding vegetation, concrete, and wrought iron fencing, all in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on October 25, 2023, for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c)(3) and (12), of the SEQRA Regulations, requiring no further review by this Commission;

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

The within application has been reviewed by the Board, taking into consideration the factors required by Town Code Section 185-197(C).

As to the appropriateness of the general design, scale, and character of the proposed work to the property, as well as with surrounding properties, the Board finds that:

The removal of the in-ground pool is appropriate since it is not original to the house.

As to the texture, materials, and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that:

Returning the area to a landscaped yard is an appropriate improvement to the property.

As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that:

The removal of the in-ground pool is appropriate and will return the yard to its pre-pool condition.

As to the potential impact of the work on important historic, architectural, or other features of the property, the Board finds that:

There is no impact to the historic building and property.

DECISION

Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant is compatible with the historic character of the home and as such is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.

The Board, in granting the Certificate of Appropriateness, hereby imposes the following specific conditions:

- a. All work is to be completed by October 28, 2024.

The within Resolution was moved by Design Review & Historic Preservation Board Chairman Dirk Schneider, seconded by Board Member Bonnie Salem, and voted upon by the Board, as follows:

Paul Whitbeck voted	Aye
Jim Vekasy voted	Aye
John Mitchell voted	Aye
Dave Wigg voted	Absent
Bonnie Salem voted	Aye
Kathleen Cristman voted	Aye
Dirk Schneider voted	Aye

The Design Review & Historic Preservation Board adopted the above resolution on October 25, 2023.



Meghan Brooks
Building Department Assistant
Secretary to the Design Review & Historic Preservation Board