

Design Review and Historic Preservation Board
Minutes
March 25, 2021

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, John Mitchell, Leticia Fornataro, Bonnie Salem

ALSO PRESENT

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

ABSENT

Dave Wigg, Kathleen Cristman

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, March 25 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

Bonnie Salem reported on the research she had done on the historic markers. New York State no longer administers the program to place these markers. She indicated that the Town can request a grant from the William Pomperoy foundation to fund a blue and yellow 18 x 32 marker and mounting pole for the East Street Burying Ground. The application is due April 9. The Board agreed this would be a worthwhile effort. A letter of agreement from the Town is needed in order to go forward with the process. Robert Koegel will put together a letter for the Town Supervisor to sign. The Board reviewed potential text to be inscribed on the marker. It was suggested that should the marker be funded that an unveiling ceremony be organized upon installation.

RESIDENTIAL APPLICATION FOR REVIEW

• **6 Wild Berry Lane**

The Applicant is requesting design review for additions to the kitchen and master bedroom. The kitchen will have an approximately 25 square foot addition to expand on the existing square footage. The bedroom will have an addition of 140 square feet for a walk in closet. The materials will match the existing home.

Bill Straub, the homeowner, was present to discuss the application with the Board.

The project will add space to the kitchen and to the master bedroom. A front bump out is also proposed.

Paul Whitbeck disclosed that he has done some professional work with the contractor on the project in the past but he has no financial interest in the project.

Bonnie Salem moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **292 Shoreham Drive**

The Applicant is requesting design review for the remodel of an existing enclosed porch and the addition of a covered entry. The enclosed porch is approximately 64 square feet and the covered entry will be approximately 26 square feet.

Paul Morabito, architect for the homeowners Joe and Jessica Spillman, was present.

Mr. Morabito described the project as filling in an existing porch to create additional interior space and add a small porch. The window pattern will match the existing. The chimney will be demolished and patched with matching shingles.

John Mitchell moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **135 Sylvania Road**

The Applicant is requesting design review for the addition of a covered porch. The porch will be approximately 285 square feet and will be constructed on the rear of the home.

Kim Bailey of Stahl Properties was present.

Ms. Bailey described the project for the Board. All materials will match the existing and the porch addition will be painted white to match the exterior.

Dirk Schneider moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **49 Charmwood Road**

The Applicant is requesting design review for the addition of a covered porch and kitchen expansion. The kitchen addition will be approximately 52 square feet and the covered porch will be approximately 24 square feet.

The homeowner, Sally Scherer, was present.

Ms. Scherer described the project which will increase the size of her kitchen and add in a full bath extending into the garage. A new roof will also extend over the front stoop.

Leticia Fornataro moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **640 Mendon Center Road**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 4104 square feet and located on a large parcel south of the thruway.

The property owner, Sunil Prasad, was present to discuss the application with the Board.

The home will be built by the same builders that built the barn on the property. Discussion was held about the unique dissimilar design, the similarity of the materials to the barn and the lack of approach to the residence from the front of the house. It was determined that these factors are mitigated by the large 23 acre lot, the distance of the home from Mendon Center Road and discussion with the property owner which detailed the practicality of the placement and functionally for his family.

John Mitchell moved to accept the application for a single family home to be located on a large 23 acre lot south of the thruway as submitted.

Leticia Fornataro seconded.

All Ayes.

- **2 Eppingwood Trail**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 4027 square feet and will be attached to an existing garage. The home will be located in the Malvern Hills Subdivision.

Marie Kenton of Ketmar was present to discuss the application.

Ms. Kenton that the new structure would be built to adjoin an existing carriage house. The house will be stucco. There will be no mullions in the windows with the exception of those in the current carriage house. The home will have a full walkout basement.

Leticia Fornataro moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

- **70 Mitchell Road**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for the exterior renovation of a designated historic home. This property is zoned (RN) Residential Neighborhood.

Dirk Schneider opened the Public Hearing.

The homeowner and applicant, Kathleen Holcombe, was present.

For the record, it was noted that the application included an error and the address is NOT in a historic district.

The proposed renovation is in the back of the structure that faces the canal and is shielded from view with foliage in the summer months. Windows and a door are proposed to be added to accommodate an interior studio space with views of the canal.

There was no public comment.

Dirk Schnedier moved to close the Public Hearing.

Paul Whitbeck seconded.

All Ayes.

Further discussion by the Board noted that although the door may not be compatible but the functionality is a necessary element for the purposes of the owner and is therefore acceptable. The Board does not feel that vinyl windows are appropriate but true wood or aluminum clad windows are more in character to the structure and therefore acceptable. The applicant indicated she is agreeable to these terms.

A resolution was read by Leticia Fornataro to grant a Certificate of Appropriateness for the proposed window and door addition.

Paul Whitbeck seconded.

A roll call was taken of the Board members present.

Schneider	Aye
Salem	Aye
Whitbeck	Aye
Fornataro	Aye
Mitchell	Aye

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- a. The window material shall be modified to be compatible with historic materials. Wood is preferred as a historic material, but aluminum clad wood is acceptable to the Board.
- b. All windows will have added either true divided or simulated divided lites / muntins to match existing window style.
- c. Door to match proposed product in the submission, with no substitutions on style or material.
- d. All new work colors to match existing window color palette.
- e. All work is to be completed by: 3/25/2022.

INFORMAL REVIEW

- **3280 Monroe Avenue**

The Applicant is requesting informal design review for the exterior alteration and renovation to the existing McDonald's Restaurant. The project consists of alterations to the front, sides, rear and roof of the building.

No representative was present to discuss this application.

Dirk Schneider on behalf of the Design Review Preservation Board declined lead agency status for this application.

The Board made their individual comments and agreed that the proposed design is simplistic but typical of the modern branding which is seen in contemporary McDonalds restaurants. Members were underwhelmed by the brown color but prefer the stone edification over previous McDonalds designs. Bonnie Salem made note the guidelines for the Monroe Avenue corridor (MATZ district zoning) suggests avoidance of the flat roof as proposed. The Board then reviewed electronically adjacent properties and noted that exceptions have been made since the code was enacted in 2002.

OTHER – REVIEW OF 3/11/2021 MINUTES

John Mitchell moved to accept the meeting minutes of the March 11, 2021 as submitted.

Bonnie Salem seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:15 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board