

**Design Review and Historic Preservation Board  
Minutes  
August 22, 2019**

**PRESENT**

Paul Whitbeck, John Mitchell, Bonnie Salem, Leticia Fornataro

**ALSO PRESENT**

Stephanie Townsend, Town Board liaison; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Dirk Schneider, Chairman, David Wigg, Kathleen Cristman, Robert Koegel, Town Attorney

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem opened the meeting. The banners for the historic district were discussed. Quotes have been received for fabric and vinyl banners. A draft letter to the Town Board for funding was reviewed and approved.

Bonnie also indicated that she is keeping touch with the homeowners of inventoried homes who attended the reception and is willing to provide assistance to those interested in designation.

**LANDMARK DESIGNATION – PUBLIC HEARING**

• **191 Long Meadow Circle**

The Applicant is requesting design and review to designate the above address as a Historic Landmark in accordance with Article XXX, Section 185-195.3 of the Pittsford Town Code. The property is zoned (RN) Residential Neighborhood.

The public hearing was opened by Board member John Mitchell.

The homeowners Judy and Kimball Straw were present.

Bonnie Salem recommended the home at 191 Long Meadow Circle for historic designation. She noted the home was built in 1918 and the home is located in an area that has potential for designation as a historic district. The home is situated in a neighborhood noted for its landscape plan designed by prominent landscape architect Alling DeForest. The home is built in a classic Georgian Revival style. For these reasons, the home meets the criteria for designation for high architectural and historic significance. In addition, the homeowners are very interested in their home receiving this designation.

There was no public comment.

Further discussion revealed that Board members Bonnie Salem and John Mitchell visited the site and John concurs with the recommendation for designation. The Board agreed to designate the parcel around the home with the exception of the garage that was found not to be of significance. Mrs. Straw indicated she was also in support of this. All Board members also agreed.

John Mitchell moved to close the Public Hearing. Leticia Fornataro seconded.

All Ayes.

A resolution of landmark designation was read by Bonnie Salem.

The resolution was moved by Board member, Bonnie Salem, seconded by Board member, John Mitchell, and was voted upon by members of the Board as follows:

Dirk Schneider voted	Absent
David Wigg voted	Absent
Bonnie Salem voted	Aye
Kathleen Cristman voted	Absent
Leticia Fornataro voted	Aye
Paul Whitbeck voted	Aye
John Mitchell voted	Aye

The home and parcel surrounding the home with the exception of the current garage was granted Historic Designation status per Case #01-2019 on August 22, 2019.

### **RESIDENTIAL APPLICATION FOR REVIEW**

- **77 Meadow Cove Road**

The Applicant is requesting design review for the addition of livable space above an existing garage. The addition will be approximately 768 sq. ft. and include two bedrooms and two bathrooms. The materials will match the existing home.

The homeowner Mary Refermat was present accompanied by her four children.

She indicated that the footprint of the home will not change with the new construction, the home will receive a new roof and all materials used on the addition will match the existing.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **28 Kirklees Road**

The Applicant is requesting design review for the renovation of a garage into livable space. The garage will be renovated into a master suite and living room and will be approximately 570 sq. ft. The garage door will be filled in and new windows will be added to the front facade as well as the side and rear of the existing garage.

The homeowner, Mary Utman, was present.

She indicated she is not changing the footprint of the home. The garage door will be replaced by two windows for the new living space. An area of 2-3 ft will be provided in front of the former garage door area for an area for plantings to buffer the area.

Bonnie Salem expressed concerns about this design fitting into the neighborhood. Leticia Fornataro provided advice on maintaining a door and perhaps replacing with a new door to avoid a cold spot.

Leticia Fornataro moved to accept the application as submitted with the condition that a minimum of 3 ft. of landscaping be maintained in front of the former garage door area to provide buffering.

Paul Whitbeck seconded.

All Ayes.

- **5 Krislynn Drive**

The Applicant is requesting design review for the two-story addition. The addition will be located to the west side of the home and will be approximately 1000 sq. ft. Included on the south side of the addition will also be a 120 sq. ft. attached shed.

Doug Templeton was present to discuss the application with the Board.

Leticia Fornataro disclosed that she has worked with Doug in the past but did not feel it would affect her vote. This was agreeable to the applicant.

Mr. Templeton discussed that this 26' x 19 ½' addition is aimed towards a wooded area. This application has received an area variance from the Zoning Board of Appeals on 8/19/19 for a side setback. He presented additional photos to the Board.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **91 Maywood Avenue**

The Applicant is requesting design review for an addition to a garage and a new front porch. The garage addition will be located to the front and side of the current garage and will be approximately 150 sq. ft. The front porch addition will be approximately 45 sq. ft. The home will receive exterior refacing, new siding and stone.

Architect Patrick Morabito was present to represent the homeowners. Mr. Morabito indicated that the project will entail refacing the existing house, adding a front porch and expanding the garage. Metal roofs will be installed over the windows over the first story windows on the front elevation.

Bonnie Salem moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

## **RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **2179 West Jefferson Road**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2431 sq. ft. and will be located on a now empty lot. The previous house was demolished in 2018.

The property owner, Sandip Sur, was present. Mr. Sur was present to request approval for a new home. Upon review, the Board expressed concerns that the garage is 27 ft. forward of the front elevation of the home.

Mark Lenzi cited that it might prove necessary to flip the design of the home so that the garage is on the opposite side to address potential grading concerns at the road for the driveway.

Many Board members felt that this prominent garage design is in conflict with the Design Guidelines for homes in the Town of Pittsford. Another concern is the garage wall on the east elevation has only one door to break up the massing. The Board did not feel that landscaping is a solution to the problem.

After discussion and recommendations from the Board for Mr. Sur to reconsider the design, the Board held a vote.

John Mitchell moved to accept the application as submitted. Bonnie Salem seconded.

Mitchell – nay  
Salem – nay  
Fornataro – nay  
Whitbeck – nay

Due to a lack of a majority vote of the fully constituted Board, the application received no action.

- **17 Coventry Ridge**

The Applicant is requesting design review for a new single-family one story home. The new home will be approximately 2,302 sq. ft. and will be located in the Coventry Ridge subdivision.

Steve Maynard, representing Spall Homes, was present.

He indicated the proposed home is in the patio neighborhood. The façade is a combination of brick and horizontal siding with a brick return 3 ft. from the ground on the side elevations. It was noted the garage is in line with the front porch.

Bonnie Salem moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **26 Hawkstone Way**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2290 sq. ft. in the Cottages Subdivision.

Marie Kenton of Ketmar was present to discuss the application.

The ranch home is clapboard shingled with cultured stone.

John Mitchell moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **26 Escena Rise**

The Applicant is requesting design and review for the construction of a new 3475 sq. ft. two-story single family home. The first floor will be 1926 sq. ft. and the second floor will be 1549 sq. ft. This home will be located in the Wilshire Hills Development.

Jeff Brokaw of Morrell Builders was present.

After discussion with the Board, Leticia Fornataro moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

## COMMERCIAL APPLICATION FOR REVIEW

- **3050 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 24 sq. ft. and will identify "Wells Fargo Home Mortgage". The applicant was approved for a business identification sign at the April 11<sup>th</sup> meeting but has come back for a change to the design.

No representative was present.

The Board reviewed the application. Mark Lenzi provided information to the Board for this application. He indicated that the new sign fits the sign requirements for Town Code.

The Board specified that the sign should represent the drawing as depicted in rendering #3 and that the logo should be separate from the lettering.

Leticia Fornataro moved to accept the application as submitted with the condition that the logo and letters be moved to be in line with the top and bottom edges of the semicircle on the rendering.

Bonnie Salem seconded.

All Ayes.

- **3400 Monroe Avenue**

The Applicant is requesting design review for the renovation that will include the addition of windows to the side of a commercial building. The windows will match the existing windows in the front. The attached picture is for reference of the windows only.

Chris Hill was present to discuss the application for Allens Creek Oral Surgery.

Four windows will be situated on the elevation facing Allens Creek providing natural lighting for the patients in the practice.

The sign permit approval will be separate from this approval.

A large planter box in front of the building will be kept and maintained.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **3040 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be for the business "Code Ninjas" and will be approximately 20.65 sq. ft. located on the front of the building.

James Cossavella was present to discuss the application with the Board. He explained that the business Code Ninjas is a franchise providing drop in tutoring for computer education. The logo is a corporate logo which fits the code requirements for the Town Code.

John Mitchell moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

**OTHER – REVIEW OF 7/25/2019 MINUTES**

John Mitchell moved to approve the minutes of the 7/25/19 meeting as submitted.

All Ayes.

The meeting adjourned at 9 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board