

Draft
Design Review and Historic Preservation Board
Minutes
July 9, 2020

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, Kathleen Cristman, John Mitchell

ALSO PRESENT

Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, June 25 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

ABSENT

Leticia Fornataro, David Wigg

Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

The Board discussed the reception for inventoried homeowners. A tentative date of November 5 is now preferred. This is a good date for the speaker Wayne Goodman to attend. Letters should be sent out a month in advance in October.

Bonnie Salem discussed the banners for the historic district. Although Mr. Beckford was not in attendance at this meeting, it was reported by Dirk Schneider that he sent communication to the Town finance director regarding approval for the funds to purchase them. Dirk indicated that he will forward this communication from Kevin Beckford to Allen Reitz and Mark Lenzi.

RESIDENTIAL APPLICATION FOR REVIEW

• **60 Falcon Trail**

The Applicant is requesting design and review for a kitchen addition. The addition will be approximately 95 sq. ft. and will be located to the rear of the home.

The homeowner, Kristin Dawe was present to discuss the application with the Board.

The proposed project will be to add an addition to expand the kitchen to include a 10' x 9 ½' kitchen nook. The roof will be a hip roof.

The Board felt this was a fitting addition to the home.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

Dirk Schneider called for a roll call vote.

Schneider voted aye.

Salem voted aye.

Mitchell voted aye.

Cristman voted aye.

Whitbeck voted aye.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **23 & 25 Skylight Drive**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 40 (23 Skylight Trail) will be approximately 2013 sq. ft. and Lot 39 (25 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Brokaw of Morrell Builders was present to discuss this application.

The submission from the applicant provided provided much confusion with the Board.

In general it was determined that it was difficult for the Board to discern given the submission of many different colors of X's and no key to those X's which unit was proposed to be built.

Once this was determined which unit would be built and after lengthy discussion, it was determined that the color rendering provided did not reflect the windows, garage doors or orientation of the garage that are proposed to be built and was only intended as a color representation of one of the units. Mr. Brokaw indicated that the blueprint drawing with front facing garages is the unit proposed to be built. However, the "color rendering" provided showed only the Booth Bay Blue coloration and not the Light Mist coloration of the second unit as Mr. Brokaw indicated that this townhouse unit would be two toned as indicated in the key plan. There was additional confusion from the key as to what the building step color meant. Mr. Brokaw explained the assigned color indicates which unit is to be stepped.

Several Board members indicated again that the use of three materials is overkill and "too busy". When the Board inquired what type of stone is going to be used Mr. Brokaw indicated he did not know that it is drawn on the blueprint to represent that stone is present. Mr. Brokaw stated three materials are what customers want and the Board has approved this at other locations. The Board indicated that it is time to put

something in place as multiple materials are counter to the recommendations of the Design Guidelines. The Board feels this is a concern and it is not too late to correct the situation at this subdivision.

Bonnie Salem noted her concerns about the lack of front door diversity. She quoted from the meeting minutes of October 19, 2019 where Jeff Morrell indicated that the design of the front doors could be “tweaked” to provide greater diversity. Bonnie asked if this is going to happen. Jeff Brokaw indicated he had no knowledge of this conversation with Mr. Morrell. Bonnie also inquired whether the same garage door would be used for all garages and Mr. Brokaw indicated yes. Bonnie Salem indicated that this lends to excessive similarity which is also discouraged in the guidelines. It was also noted that an overwhelming majority of the homes (34) have front loaded garages also discouraged in the guidelines. Mark Lenzi indicated that this parcel is approved as a subdivision and the number of units limits the amount of side load garages which can be used. The Board noted that the approval goes against what is outlined in the guidelines.

The Board further asked for further clarification of exactly what they being asked to approve by the Applicant. It was determined that the building with the red X with submitted blueprint drawing A-1 and A-2 and the two toned colors Booth Bay Blue and Light Mist are the colors submitted.

Finally, it was noted that corbels should be added under the right and left side fireboxes.

Dirk Schneider moved to approve the application for 23 & 25 Skylight Trail as submitted with the following conditions:

1. Corbels or brackets to be added under the right and left side fireboxes.
2. The colors of the units are two toned: Booth Bay Blue and Light Mist.

John Mitchell seconded.

Dirk Schneider moved for a roll call vote.

Mitchell voted aye
Schneider voted aye
Whitbeck voted nay
Cristman voted nay
Salem voted nay

The motion did not carry.

Jeff Brokaw asked what the problem is with the submission.

Dirk Schneider noted the following concerns:

The Board requires clearer documentation and clarification in the renderings they are asked to approve – the submission is not cohesive. He feels the renderings need to be clearly labeled and a better presentation of what is meaningful needs to be given.

Kathleen Cristman referenced the monotony of the design and the expectation that the Design Guidelines would be taken into account into the drawings and plans. This expectation has not been met. She also expressed difficulty understanding the renderings.

Robert Koegel stated that the rendering needs to reflect what the Board is being asked to approve.

Mark Lenzi expressed to Mr. Brokaw that one of the largest concerns of this development was that of excessive similarity of design. He indicated that this was made clear to Jeff Morrell. He indicated to Mr. Brokaw is that the burden of proof of what was going to be built in on the builder and the Board needs to be able to visualize in no uncertain terms what they are being asked to approve.

INFORMAL REVIEW – DEMOLITION OF STORAGE BUILDING

Mark Lenzi shared with the Board a request from Oak Hill Country Club for the demolition of a storage shed building in 1986. The building is not over 50 years old but Oak Hill Country Club clubhouse is an inventoried structure.

Bonnie Salem indicated that it is a dilemma because the materials of the storage shed matches the clubhouse and is one of the outbuildings of a historic building but the age does not justify keeping it.

Kathleen Cristman stated that the shed can be seen from the clubhouse. She felt that Oak Hill is removing trees and sinking down garage cans for a better view of the course and that the removal of this building which is not in use may be part of that.

Dirk Schneider added that this structure was not part of the original design of the Club and the removal of this shed may be part of an effort to return the course back to its original luster.

Mark Lenzi stated that this building was added for storage and bathroom facilities for tennis courts which are no longer in use. In addition, a tree has fallen on the porch of the structure.

Bonnie Salem supported the removal as a way of preserving the original look of the course. Paul Whitbeck indicated that Oak Hill Country Club is an important historic structure and it is important to pay attention to any changes. It was requested that a picture be taken before demolition to document what was there.

OTHER – REVIEW OF 6/25/2020 MINUTES

Bonnie Salem moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board

DRAFT