

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MAY 11, 2023**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on May 11, 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: Kathleen Cristman, Dave Wigg, John Mitchell, Paul Whitbeck

ABSENT: Dirk Schneider, Jim Vekasy, Bonnie Salem

ALSO PRESENT: Cathy Koshykar, Town Board Liaison; Anthony Caruso, Building Inspector; April Zurowski, Planning Assistant; Doug DeRue, Director of Planning, Zoning, and Development

ATTENDANCE: There were 13 members of the public present.

Design Review and Historic Preservation Board Vice Chairman Dave Wigg called the meeting to order at 6:05PM.

Mr. DeRue stated that the Planning Board is currently reviewing a Concept Subdivision for 215 Mendon Road, a property within the Mile Post Historic District. Because of this, the Design Review and Historic Preservation Board (DRHPB) will need to resolve a Certificate of Appropriateness for the subdivision. In order to conduct a coordinated SEQRA review, the DRHPB will need to determine if it would like to be the Lead Agency for SEQRA review or would allow the Planning Board to serve as Lead Agency. DRHPB Member Kathleen Cristman motioned to allow the Planning Board to serve as Lead Agency for SEQRA review of the Geoca Subdivision at 215 Mendon Road, seconded by DRHPB Member John Mitchell.

NEW COMMERCIAL APPLICATIONS:

3349 Monroe Avenue – Dick’s Warehouse

The applicant is requesting design review for the addition of approximately 225 SF between 2 signs for Dick’s Warehouse.

Kirk Wright, of Sign & Lighting Services, LLC, introduced the application. Dick’s Sporting Goods is requesting two externally illuminated signs for a suite in Pittsford Plaza, formerly Stein Mart. The signs will be flat panels with down-lighting. Vice Chairman Dave Wigg asked if the signs will have any backlighting. Mr. Wright stated that there is no backlighting proposed for these signs.

Board Member Cristman motioned to approve the application as submitted, seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved.

3130 Monroe Avenue – Magic Smoke Shop

The applicant is returning to design review for the addition of an approximately 36 SF sign for a smoke shop and painting of the building.

Kevin Downey, of Monroe Oaks, LLC, introduced the application. The applicant is proposing to paint the entire building white for both the Nailscape and Magic Smoke Shop suites. The southeast tenant, Magic Smoke Shop, is proposing to paint the window trim black, while the northwest tenant, Nailscape, would not have black window trim. The current awning on the Nailscape side would be replaced with a similar awning to be squared off at the end, where the current awning is rounded, and to match the trim color of the other tenant side. White vinyl is proposed for the underside of the awning. The Board discussed their preference for a lighter color for the Magic Smoke Shop window trim, possibly gray. The applicant also offered two options for Magic Smoke Shop's sign. The Board showed preference for the sign that was all green, seen below.



Vice Chairman Wigg motioned to approve the green sign for Magic Smoke Shop, the white paint for the complete building, the gray squared-off replacement awning for Nailscape, and the gray window trim for Magic Smoke Shop, second by Kathleen Cristman. Following a unanimous voice vote, the application was approved.

361 North Washington Street – Schiller Corp.

The applicant is requesting design review for the addition of an approximately 28 SF sign for Schiller Corp.

The applicant was not present. The Board agreed to hold this application over to the next DRHPB meeting on June 8, 2023.

RETURNING RESIDENTIAL APPLICATIONS:

15 Whitestone Lane

The applicant is returning for design review to enclose existing front porch with new entryway overhang and add new shed dormer over main floor addition.

Lindsay Fox, of TPG Architecture, introduced the application. Ms. Fox stated that the revised plans include porch projections, revised trim around windows on the upper level, added sidelights, and removal of the arched windows. Vice Chairman Wigg asked Ms. Fox if the windows will be simulated divided lites (SDLs). Ms. Fox stated that SDLs are anticipated, but the applicant may mix and match. Vice Chairman Wigg and Board Member Cristman showed favor for the entryway's updated rounded ceiling. Ms. Fox stated that white 4" horizontal siding will be added to match the existing home.

Board Member Mitchell motioned to approve the enclosure of the existing front porch with a new entryway overhang and addition of a new shed dormer over the main floor addition, including squared windows, a barrel ceiling on the entryway overhang, with all materials to match the

existing home, seconded by Board Member Cristman. Following a unanimous voice vote, the revised application was approved.

NEW RESIDENTIAL APPLICATIONS:

39 Knollwood Drive

The applicant is requesting design review for the construction of an approximately 540 SF garage addition.

Jack Sigrist, of Architectural Innovations, PC, introduced the application. The applicant is proposing a garage addition to turn the existing garage into a side-load garage and allow for living space on the second floor. The applicant has received an area variance from the Zoning Board of Appeals on April 17, 2023, for the addition to extend into the side setback. The proposed roof, new arched windows, and siding will match the existing home frontage. Vice Chairman Wigg asked if the roof will be asphalt shingles. Mr. Sigrist confirmed that asphalt roof shingles will be used to match the existing home. Board Member Cristman asked if the new garage doors will face the side. Mr. Sigrist confirmed.

DRHPB Member Paul Whitbeck motioned to approve the construction of an approximately 540 square-foot garage addition as submitted, seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved.

80 North Country Club Drive

The applicant is requesting design review for renovations to the front elevation of the home.

Lindsay Fox, of TPG Architecture, introduced the application. The applicant is proposing window reconfigurations, a front door replacement, and addition of cultured stone at the base of the home. The existing garage doors will also be replaced and squared off. Board Member Cristman asked Ms. Fox to provide the color of the proposed stone. Ms. Fox stated that the stone is a light gray cobble. Ms. Fox asked the Board to include the option of a metal roof in their approval. The Board determined that either an asphalt shingles roof or metal roof would be approved, not both.

Vice Chairman Wigg motioned to approve the front facade renovations as submitted, seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved.

12 Kalleston Drive

The applicant is requesting design review for the construction of a 100 SF attached shed.

Zach Podkaminer, of 12 Kalleston Drive, introduced the application. The applicant is proposing to replace the existing storage shed with an attached shed that will tie into the house. The proposed roof and siding will match the existing home, which since the photos included in the packet, has been painted gray. Vice Chairman Wigg asked if the attached shed will be constructed on a poured concrete slab. Mr. Podkaminer confirmed.

Board member Cristman motioned to approve the 100 square-foot attached shed as submitted seconded by Vice Chairman Wigg. Following a unanimous voice vote, the application was approved.

57 Coventry Ridge

The applicant is requesting design review for the construction of an approximately 3860 SF two-story single-family home located in the Coventry Ridge Subdivision.

Jim Connaughton, of Spall Homes, introduced the application. Mr. Connaughton showed similar homes in the subdivision that have been constructed. Board Member Whitbeck asked if a window could be added above the garage. Mr. Connaughton stated that a window is not desired in that location as the room inside is a bathroom.

Vice Chairman Wigg motioned to approve the approximately 3860 square-foot two-story single-family home as submitted, seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved.

76 Coventry Ridge

The applicant is requesting design review for the construction of an approximately 3720 SF two-story single-family home located in the Coventry Ridge Subdivision.

Jim Connaughton, of Spall Homes, introduced the application. Mr. Connaughton showed similar homes in the subdivision that have been constructed.

Board Member Whitbeck motioned to approve the approximately 3720 square-foot two-story single-family home as submitted, seconded by Vice Chairman Wigg. Following a unanimous voice vote, the application was approved.

OTHER DISCUSSION:

28 Whitestone Lane

The applicant is requesting informal design review for the additions and renovations to the property.

Kim Bailey, of Stahl Property Associates, and Emily Rizzo, of 36 Whitestone Lane, introduced the informal presentation. The applicant is proposing a conversion of the existing garage to living space, a two-story 3-car garage addition to the east, a one-story addition off the back of the home, a second-story addition on the west side of the home, and two-story addition with a covered patio to accompany the new pool deck, pool, and hot tub. Ms. Bailey stated that the additions will match the existing brick and double-shingle asphalt roof, and siding will be proposed in some areas. Vice Chairman Wigg asked if the home was constructed with terracotta brick. Ms. Bailey was unsure of the material of the brick. She stated it was handmade when the home was constructed. Vice Chairman Wigg asked if the ridgeline of the addition will be taller than the original home. Ms. Bailey stated the ridgeline will match the existing home. Board Member Cristman stated she was not in favor of the cupola proposed on the main area of the home or the archway at the front door entrance. Board Member Mitchell was also not in favor of the cupola. Vice Chairman Wigg asked about materials for the garage doors. Ms. Bailey stated that the garage doors and front doors are planned to be mahogany. Board Member Mitchell asked if the balcony would be usable. Ms. Bailey stated that the balcony will not be accessible. Ms. Bailey thanked the Board for their comments and stated that a formal review should be anticipated at an upcoming meeting.

The minutes of April 27, 2023, were approved following a motion by Vice Chairman Wigg, seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

APPROVED Minutes 051123

Design Review and Historic Preservation Board Vice Chairman Dave Wigg closed the meeting at 7:37PM.

Respectfully submitted,

April Zurowski
Planning Assistant
Acting Secretary to the Design Review and Historic Preservation Board

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