

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
JUNE 8, 2023**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on June 8, 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, Jim Vekasy, Bonnie Salem, John Mitchell

ABSENT: Dirk Schneider, Paul Whitbeck

ALSO PRESENT: Cathy Koshykar, Town Board Liaison; Bill Zink, Building Inspector; April Zurowski, Planning Assistant; Meghan Brooks, Building Department Assistant

ATTENDANCE: There were 27 members of the public present.

Design Review and Historic Preservation Board Vice Chairman Dave Wigg called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION:

Geoca Subdivision – 215 Mendon Road

April Zurowski, the Town's Planning Assistant, introduced this application. The Geoca Subdivision is currently in front of the Planning Board for Concept Subdivision approval, but falls within the Town's only historic district: Mile Post/Stonetown Historic District. The property, 215 Mendon Road, is zoned Residential Neighborhood (RN) and therefore subdivision is based on adjacent lot sizes. To meet the zoning requirements, the applicant is proposing three total lots: two new building lots and one lot with the existing home. In the 1995 Comprehensive Plan Update, the intersection where Mendon Road, Mendon Center Road, South Main Street, and Stone Road meet was identified as one of seven intersections for realignment to improve traffic congestion and safety. Since 1995, all intersections have been adjusted except for this one. During the Stonetown Hamlet subdivision in the late 1990s, the Town Board required a right-of-way (ROW) through the parcel to further the planning for the intersection realignment. 215 Mendon Road is now the last piece to the puzzle. Through the Town's subdivision requirements, creation of a new road, or ROW in this case, allows the Planning Board to set lot sizes. Therefore, this subdivision could be changed to allow for smaller lots or more than three lots when the ROW is preserved. The Planning Board has determined that the ROW will be required, so flexibility in the lots is now available. Because the Design Review and Historic Preservation Board (DRHPB) will need to grant a Certificate of Appropriateness for this concept subdivision within the Mile Post/Stonetown Historic District (*Process revised by Town Attorney*), the Planning Board is requesting comments on the number of lots and lot sizes that seem feasible for the property.

DRHPB Member Bonnie Salem stated that she is not in favor of the preservation of the ROW. 215 Mendon Road is part of the 19th century settlement area within the Town of Pittsford. She stated that the grouping of residences around the intersection is key to the area's history. The area is currently rural, so smaller village-type lots would not be desirable. Board Member Salem stated that she does not agree with the Planning Board's decision to preserve the ROW. Ms. Zurowski explained that the ROW will be preserved as open space until the time that the road is

constructed, if ever constructed. Board Member Salem stated that the Planning Board should focus on limiting the number of lots, focusing on smaller scale housing and the orientation of homes. She stated her favor for small homes, detached garages, and small outbuildings on the site. Ms. Zurowski stated that the Planning Board is simply asking for comments on the number of lots and lot sizes. Housing size and orientation will be available for DRHPB comment during the Certificate of Appropriateness application for **the concept subdivision and with** (*Process revised by Town Attorney*) each home that is constructed.

DRHPB Vice Chairman Dave Wigg agreed with Board Member Salem that the current configuration of lots does not include much creativity. DRHPB Member Kathleen Cristman stated that subdivision of the property will decrease the integrity of the historic district. DRHPB Member Jim Vekasy stated that the homes drawn on the subdivision plat are too large. Ms. Zurowski stated that the homes on the subdivision plat are not what is proposed. The homes are a placeholder to show what could be built on the lots. Board Member Vekasy agrees that this area is rural and that this feel should be preserved. Board Member Salem stated that she feels the intersection realignment plan is outdated. Board Member Cristman stated that three lots may even be too many for the site. DRHPB Member John Mitchell requested a meeting with the Planning Board to discuss the number of lots appropriate for the site. Ms. Zurowski stated that she will speak with the Town Attorney regarding the feasibility of a dual-board meeting. Vice Chairman Wigg stated that the Board would like to see no more than three total lots but would prefer no more than two. Board Member Salem stated that she would like to see large lots with small houses. Board Member Vekasy agreed.

NEW RESIDENTIAL APPLICATIONS:

10 Black Wood Circle

The applicant is requesting design review for the construction of an approximately 1762 square-foot single-story single-family home in the Wilshire Hill Subdivision.

Bill Arieno, of Pride Mark Homes, introduced the application. This home is slightly different from what is in the cul-de-sac of Black Wood Circle now. He stated that this is the fourth or fifth home of this type within the neighborhood of ninety-two homes. Board Member Salem asked if the home would be fit with two materials as shown. Mr. Arieno confirmed, stone and siding will be used. Board Member Cristman liked the simplicity of the design.

DRHPB Vice Chairman Dave Wigg motioned to approve the construction of an approximately 1762 square-foot single-story single-family as submitted, seconded by DRHPB Board Member John Mitchell. Following a unanimous voice vote, the application was approved.

16 Cedarwood Circle

The applicant is requesting design review for an approximately 300 square-foot addition on the front of the house.

Lynn Timineri, of 16 Cedarwood Circle, introduced her application. An addition is proposed that will bring the garage forward. Board Member Cristman asked if the garage addition will bring the garage to the same plane as the home. Ms. Timineri confirmed that the garage will no longer be recessed and will now be even with the rest of the home. Vice Chairman Wigg asked about the roof. Ms. Timineri stated that a portion of the roof will be replaced and the roof on the addition will match that of the existing home. Board Member Cristman asked if the stonework would remain. Ms. Timineri stated that the stone will remain, but no additional stone is being added. Board Member Cristman stated her understanding that the Board cannot approve house color,

but asked what color is proposed for the repainting of the home. Ms. Timineri stated that the home will be painted a dark forest green. Vice Chairman Wigg asked if the skylights on are existing or proposed. Ms. Timineri stated that the skylights are proposed. Board Member Vekasy stated that he favors the three skylights shown.

DRHPB Member John Mitchell motioned to approve the construction of an approximately 300 square-foot addition as submitted, in addition to the drawings (C1, A1, A2, and A4) dated June 4, 2023, seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved.

28 Whitestone Lane

The applicant is requesting design review for a three-car garage addition (unknown square footage) on the east side of the house.

Building Inspector Bill Zink stated that this application must go through the Zoning Board of Appeals prior to Design Review and Historic Preservation Board approval.

Kim Bailey, of Stahl Properties, and Annemarie Rizzo, of 36 Whitestone Lane, introduced the application. Ms. Bailey and Ms. Rizzo attended the May 25, 2023, DRHPB meeting for an informal discussion in which the Board made preliminary comments. Ms. Rizzo stated that the facade along Malm Lane will be changed and increased. Ms. Bailey stated that this lot is considered a corner lot, so the property has two front setbacks: 50 feet along Malm Lane and 70 feet along Whitestone Lane. The applicant will be proposing a 6-foot variance within the 50-foot front setback, a shallow front setback in comparison to other areas in town. The addition and facade changes will be fit with brick, to match the existing, siding, and a new asphalt shingle roof. At the Board request during informal review, the cupola was relocated to the garage. Vice Chairman Wigg asked about the proposed material for the three garage doors. Ms. Bailey stated that the garage doors will be painted wood. Board Member Mitchell asked if the addition and overall project could be scaled down. Ms. Bailey stated that the applicant could consider downsizing. Board Member Cristman asked if the front dormers are proposed to be enlarged. Ms. Bailey confirmed. Board Member Salem stated that the facade is largely changed along the Malm Lane frontage. Ms. Bailey believes that the increased facade area will improve the look when driving down Malm Lane. She stated that the strip of green space along Malm Lane will be preserved, and that Ms. Rizzo does not plan to subdivide. Board Member Salem asked if both elevations will be seen at once. Ms. Bailey stated that there may be a location, but most locations only one or the other will be seen. This application will return after review from the Zoning Board of Appeals.

45 Skylight Trail

The applicant is requesting design review to enclose an approximately 225 square-foot existing covered deck on the back of the house.

Ed Drexler, of 45 Skylight Trail, introduced his application. The covered deck was approved during the original design review for the construction of the new home. The applicant is now looking to enclose the deck into a sunroom. Vice Chairman Wigg asked if the sunroom will be enclosed with glass. Mr. Drexler confirmed; some metal will be added along the base of the glass. Board Member Salem asked if the size of the existing roof and deck will remain the same. Mr. Drexler confirmed. The glass will make the enclosure slightly larger than the existing deck square footage.

DRHPB Vice Chairman Dave Wigg motioned to approve the enclosure of an approximately 225 square-foot existing covered deck on the back of the house as submitted, seconded by DRHPB Board Member Bonnie Salem. Following a unanimous voice vote, the application was approved.

12 Skytop Lane

The applicant is requesting design review to relocate the garage door and garage windows to the east side of the existing garage.

DRHPB Member John Mitchell recused himself of this application.

Michael Phillips, of 12 Skytop Lane, introduced the application. He is proposing to relocate the existing garage door from the south to the east of the garage. He plans to remove the existing horseshoe driveway and replace it with grass and landscaping. The garage will be restored with the exact brick to match the existing house. The applicant also plans to use semipervious pavement to reduce impervious coverage further. Board Member Salem stated that the garage will become very visual when turned to face the street but acknowledged the mitigating factor that the house is located at the end of the cul-de-sac and does not face down the street. Board Member Vekasy stated that the current configuration is very visual due to the home's angle and location at the end of the cul-de-sac. Vice Chairman Wigg and the Board agreed that either side of the garage is acceptable for the placement of the man door.

DRHPB Vice Chairman Dave Wigg motioned to approve the relocation of the garage door and garage windows to the east side of the existing garage as submitted, seconded by DRHPB Board Member Kathleen Cristman. Following a unanimous voice vote, the application was approved.

15 Knobb Hill

The applicant is requesting design review for the construction of an approximately 225 square-foot enclosed porch addition off the back of the house.

Chad Desarkus, as agent for the homeowner, introduced the application. Vice Chairman Wigg asked the agent to return with the applicant or architect to discuss windows, siding, and other construction elements. Board Member Vekasy asked that elevations are submitted for review. This application was held over until the June 22, 2023, meeting.

168 Caversham Woods

The applicant is requesting design review for the construction of an approximately 1116 square-foot addition off the back of the house and front facade changes.

Pat Morabito, of Morabito Architects, introduced the application. The applicant is requesting an addition to increase the size of the home and add a covered porch. Board Member Salem asked if the addition would affect the second floor. Mr. Morabito stated that there are no additions proposed to the second floor. Board Member Salem asked if the cupola is existing or proposed. Mr. Morabito stated that the cupola is existing. Vice Chairman Wigg asked if the roof would be replaced. Mr. Morabito stated that the roof is planned to be replaced in its entirety. Board Member Vekasy asked about proposed windows. Mr. Morabito stated that windows are proposed to be black, and the home is proposed for white siding and a neutral stone. Board Member Mitchell asked if there will be a curve at the entryway. Mr. Morabito confirmed.

DRHPB Member Bonnie Salem motioned to approve the construction of an approximately 1116 square-foot addition off the back of the house and front facade changes as submitted, seconded

by DRHPB Board Member John Mitchell. Following a unanimous voice vote, the application was approved.

215 W Brook Road

The applicant is requesting design review for the construction of an approximately 960 square-foot garage addition off the west side of the house.

Ken Horan, of Ken Horan Remodeling, introduced the application. The applicant is proposing a three-car garage addition and breezeway. Mr. Horan stated that the addition will match the existing home. Vice Chairman Wigg asked if board and batten siding is proposed. Mr. Horan stated that the addition will be sided with cedar tongue and groove boards stained black to match the existing home. Windows will mimic the other existing windows. Board Member Salem stated that this home is a 1949 Long Meadow Subdivision home built by Don Hershey and is in the Town's most recent historic properties inventory. She stated that she believes that a three-car garage addition is not fitting to the neighborhood. She stated that a smaller garage or different orientation would be more fitting for the property. Mr. Horan stated that the lot is four acres, and the backyard is within the flood zone. Vice Chairman Wigg asked Board Member Salem if she believes the addition is too large for a four-acre lot. Board Member Salem confirmed that as an inventoried home, this addition is too large. The Board discussed changing the roof pitch and pushing the addition two feet closer to the road.

With these suggestions, the DRHPB asked Mr. Horan to return with a revised plan in time for the June 22, 2023, meeting.

12 Millwood Court

The applicant is requesting design review for an approximately 288 square-foot screened porch on the back of the house.

Dave Bechle, of 12 Millwood Court, introduced his application. The screened porch will include a railing on the interior of the screen. The enclosure will include a floor to ceiling screen with four 4X4s separating the screen sections and will be covered with a metal roof. The applicant is replacing the existing upper deck and is proposing to add a lower deck. Board Member Mitchell asked if the wood will be pressure treated. Mr. Bechle confirmed.

DRHPB Vice Chairman Dave Wigg motioned to approve the construction of an approximately 300 square-foot addition screened porch with four vertical posts and metal roof, seconded by DRHPB Board Member Bonnie Salem. Following a unanimous voice vote, the application was approved.

OTHER DISCUSSION:

The minutes of May 11, 2023, were approved following a motion by DRHPB Vice Chairman Dave Wigg, seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Vice Chairman Dave Wigg closed the meeting at 8:41PM.

APPROVED Minutes 060823

Respectfully submitted,

April Zurowski
Planning Assistant

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