

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
JULY 13, 2023**

TOWN CLERK
TOWN OF
PITTSFORD, NY
2023 AUG 11 A 10: 35

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on July 13, 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: Dirk Schneider, Chairman; Jim Vekasy; Bonnie Salem; Paul Whitbeck; John Mitchell

ABSENT: Dave Wigg, Vice Chairman; Kathleen Cristman

ALSO PRESENT: Bill Zink, Building Inspector; Doug DeRue, Director of Planning, Zoning, and Development; Meghan Brooks, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 10 members of the public present.

Design Review and Historic Preservation Board Chairman Dirk Schneider called the meeting to order at 6:03PM.

HISTORIC PRESERVATION DISCUSSION:

Geoca Subdivision – 215 Mendon Road

Design Guidelines & Standards: Mile Post Stone Town Historic District (1993) handouts were distributed to the Design Review & Historic Preservation Board (DRHPB) as reference for the discussion.

DRHPB Chairman Schneider stated that the Geoca Subdivision discussion would continue this meeting following letters addressed to the Planning Board and to the DRHPB since the previous DRHPB meeting on June 22, 2023. Chairman Schneider asked whether the developer intends to attend a DRHPB meeting; Mr. Doug DeRue stated that he would not be coming to this one.

Mr. Robert Koegel, the Town Attorney, stated that the developer was asked by the Planning Board to submit a proposal for three homes, and the developer said he was interested in getting responses and definitions from the DRHPB before submitting further documentation to the Planning Board.

DRHPB Member Bonnie Salem stated that, in the past, previous developers have brought plans to informal discussions, and does not feel that the DRHPB should design his homes for him. Mr. Koegel stated that the size and shape of this application is not the same as other applications, and that while he understands Board Member Salem's point, he also knows that the developer is seeking guidance before investing further time and money. Mr. DeRue noted that what is also unique about this subdivision is that it is in a historic district and that the developer wants to ensure any plans meet the DRHPB's standards. He added that there is no simple or easy answer for any parties involved with the planning process.

Board Chairman Schneider requested feedback on the Planning Board's discussion of Geoca. Mr. Koegel stated that the Planning Board's general feeling thus far is that three new lots in the subdivision would strike a good balance. Mr. DeRue noted that the statement of no development was seen as not a legitimate path forward, and that because other areas of the historic district were developed, it could be a legal bind to impose such a statement upon this parcel. Mr. Koegel added that there is no legal basis in the code to support an issuance of no new development. In this case, it is important to find a fair spot between the developer's rights and the upholding of historical character.

Mr. DeRue gave the DRHPB a brief overview of the history of the historical district's development, adding that the Design Guidelines document was prepared around the time that the Lusk Farm began to deteriorate and accumulate zoning violations. The document speaks heavily on the hamlet and in generality about other areas but there is no mention of 215 Mendon specifically. The first real identification of this parcel was the Old Lusk Homestead map that identified the future road.

Board Member Salem expressed the feeling that this supported her point, and that the hamlet would not be an acceptable model for 215 Mendon Road. Mr. Koegel told the DRHPB that while they can express views both personally and as a Board, the applicant is looking for guidance for construction in the instance that lots are approved.

Board Chairman Schneider asked what the developer's thoughts were on the orientation of the houses. Mr. DeRue stated that the developer had trouble envisioning how it would work without knowing details on utilities, sides, grading, etc. All of those would affect how each home functioned, especially as utilities such as sewer and water would also utilize land between the road and the house.

The DRHPB then had a discussion on potential guidelines they could make that would be of use to both the developer and the Planning Board. All DRHPB members agreed that planning for all eventualities would be most practical, and it would be a mistake to orient houses to a non-existent road. Upon questioning from Board Chairman Schneider, Mr. DeRue clarified that the Town of Pittsford identified potential traffic issues back when the right-of-way was suggested, and that its proposal was meant to preserve and enhance the district. When Board Member Salem expressed that she did not think it would do so, Mr. Koegel added that the decision on right-of-way is up to the Planning Board.

Board Chairman Schneider made several potential suggestions to the design of homes he would like to see and noted that he felt that digging in heels on no development would be short-sighted. Mr. DeRue suggested that finding a few homes around Pittsford that could act as contextual references for the developer would likely be helpful.

Following an extensive discussion regarding development and design within the Geoca Subdivision, the DRHPB provided the following commentary in response to the letter sent by the developer:

(Please note: Regarding Part III, Mr. Koegel clarified that there is no legal basis for a joint meeting, but that the Board may state their wishes.)

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Design Review & Historic Preservation Board RESPONSE TO THE GEOCA SUBDIVISION DEVELOPER'S LETTER

On Thursday, July 13, 2023, the Design Review & Historic Preservation Board (DRHPB) gave the following feedback in response to a letter written to them by the developer of 215 Mendon Road:

PART I: Development

- The DRHPB prefers that no new development occur at 215 Mendon Road in order to preserve the integrity of the historic district.
- Should development occur, the DRHPB recommends that the subdivision be divided into three parcels: the existing home at 215 Mendon Road, and two new lots.

PART II: Design & Construction


- The DRHPB deems that the homes at 14 Mendon Center Road and 215 Mendon Road are appropriate context references for future construction within the Geoca Subdivision, *with the exception of existing materials*.
- The DRHPB desires home sizes of approximately 2000 square feet of conditioned living space. This definition is given to maintain an appropriate size and scale to the rural nature of the district and reduce the density of structures.
- The DRHPB states that homes should maintain a farmhouse style without becoming carbon copies of surrounding structures.
- The DRHPB states that the homes in the Founder's Green Subdivision are not an acceptable model for the Geoca Subdivision due to the unique nature of the 215 Mendon Road parcel.
- The DRHPB states their preference for detached garages, as they are considered most historically appropriate.

PART III: Planning

- The DRHPB states their wish to host a joint meeting with the Town of Pittsford Planning Board to discuss the design guidelines for the Mile Post Stone Town Historic District set forth in 1993.

Full minutes for the July 13, 2023, Design Review & Historic Preservation Board meeting will be available following their approval at the next DRHPB meeting.

Respectfully,



Meghan Brooks
Building Department Assistant

RESIDENTIAL APPLICATIONS – NEW:

5 Pepperwood Court

Applicant is requesting design review for the addition of a 672 square foot garage and mudroom on the northwest side of the house.

Lorie Boehlert of James L. Garrett Company introduced the application. Ms. Boehlert stated that a small garage addition would be added to the home. The current garage would remain in place. Board Member Salem confirmed with Ms. Boehlert that the colors, stone, and siding would match the original structure. DRHPB Member Paul Whitbeck asked Ms. Boehlert whether the stone would wrap around; Ms. Boehlert confirmed it would. Upon review of the drawings, Board Member Salem asked whether the stone shown on the plans would continue to the second floor. Ms. Boehlert clarified that nothing on the existing structure would change except for a portion of the roof where the addition would join, and that the appearance of that exterior decoration in the plans is due to the use of an old design to show the addition.

DRHPB Member John Mitchell motioned to approve the addition of a 672 square foot garage and mudroom on the northwest side of the house as submitted, seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved.

80 North Country Club Drive

Applicant is requesting design review for a 103 square foot addition to the back of the house.

Lindsey Fox of BuildHappy introduced the application. Ms. Fox stated the addition would be part of a larger interior renovation. Board Member Salem asked what materials would be used; Ms. Fox stated that the materials would match the existing structure. She also noted that this home had already been in front of the DRHPB for the front elevation change. Board Chairman Schneider requested clarification on the right elevation. Ms. Fox stated that the current windows are in poor condition, and they would be removing them. Board Member Vekasy asked if the stonework would turn the corner; Ms. Fox said that it would only be in the front.

DRHPB Chairman Dirk Schneider motioned to approve the construction of a 103 square foot addition to the back of the house as submitted, seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved.

4 Pine Acres Drive

Applicant is requesting design review for the addition of a 168 square foot covered patio.

No person was present to introduce the application. The DRHPB had a brief discussion on the plans, noting the small size and low visibility, before motioning to approve the application.

DRHPB Chairman Dirk Schneider motioned to approve the construction of the addition of a covered patio as submitted, seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

96 Coventry Ridge

Applicant is requesting design review for the addition of a covered patio on the southeast side of the house.

John Morrill of Bubba's Landscape introduced the application. Board Member Vekasy confirmed with Mr. Morrill that there would be no enclosure of the patio space, only a roof. Board Chairman Schneider noted that he appreciated the front detailing and design being carried into the back of the home.

DRHPB Member Bonnie Salem motioned to approve the addition of a covered patio on the southeast side of the house as submitted, seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved.

COMMERCIAL APPLICATIONS – NEW:

4045 East Avenue - Irondequoit Country Club

Applicant is requesting design review for the addition of a covered patio on the northwest side of the building.

John August, the treasurer of the Irondequoit Country Club, introduced the application. Mr. August stated that the country club had created the roof and awning system in 2008, and that changing it would eliminate the need for removing the structure for the winter months, protect patrons from the weather more effectively, and add more use time to the three-season area. He also noted that the structure would have a Mediterranean-style tile roof. Mr. August submitted supplemental drawings 1 and 2 to the Board for context.

Board Chairman Schneider asked if the roof would be any higher than the current awning and whether the current piers would remain; Mr. August confirmed it would be same height as the awning, and that yes, the piers would remain. Board Chairman Schneider also suggested that skylights be flat to the roof rather than domed and stated that the roof pitch should allow water to run off.

DRHPB Member Paul Whitbeck motioned to approve the addition of a covered patio on the northwest side of the building as submitted, in addition to the supplemental drawings 1 and 2, seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved.

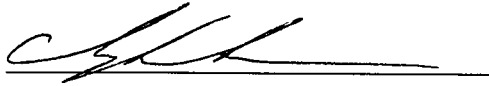
OTHER DISCUSSION:

The minutes of June 22, 2023, were approved following a motion by DRHPB Member John Mitchell, seconded by DRHPB Member Bonnie Salem as amended. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Chairman Schneider closed the meeting at 8:17PM.

Meeting Minutes 07/13/2023

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Meghan Brooks', is written over a horizontal line.

Meghan Brooks
Building Department Assistant

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