

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
OCTOBER 12, 2023**

TOWN CLERK
TOWN OF
PITTSFORD, NY
2023 OCT 26 A 9:01

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on October 12, 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:** Jim Vekasy; John Mitchell; Bonnie Salem; Kathleen Cristman
- ABSENT:** Dirk Schneider, Chairman; Dave Wigg, Vice Chairman; Paul Whitbeck
- ALSO PRESENT:** Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant; Cathy Koshykar, Town Board Liaison
- ATTENDANCE:** There were 8 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Member Jim Vekasy called the meeting to order at 6:05PM.

HISTORIC PRESERVATION DISCUSSION

DRHPB Member Bonnie Salem announced that the Board has confirmed Wayne Goodman as the speaker for the 2023 Reception for Owners of Inventoried Homes. Invitations will be extended to the owners of two recently designated homes who can give a first-hand account of the process of becoming designated.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS

6 Malm Lane

Applicant is requesting design review for a 600 square foot covered deck off the southeast corner of their home.

Andrea Convery of 6 Malm Lane introduced the application. Ms. Convery stated that there was an old deck attached to the back of her home that was deemed unsafe. Rather than simply replacing it, her hope is to create an outdoor living space by adding a roofed structure to a portion of it. It will be in a craftsman style, and the roofing and siding will match the roofing and siding that she intends to put on the home in the next couple of years. They will be the same color as the current home, but different materials.

Building Inspector Bill Zink informed the Board that the application has already gone through the Zoning Board of Appeals and has received approval for their variance request. The Board briefly discussed the location of the covered deck and the recent addition of a pool next to it.

DRHPB Member Kathleen Cristman motioned to approve the approximately 600 square foot covered deck off the southeast corner of their home as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

67 Crestview Drive

Applicant is requesting design review for a 500 square foot covered patio off the rear of the home.

Carl Pierce of Pierce Development introduced the application. Mr. Pierce stated that he will be constructing the structure over the patio. Facia, roof, and soffits will be wrapped and the structure will be shingled to match the existing home. After one year, the wood will be painted. LED lights and a ceiling fan will be installed.

Board Member Salem asked if there will be open space between timbers. Mr. Pierce confirmed that there will be.

DRHPB Member John Mitchell motioned to approve the 500 square foot covered patio off the rear of the home as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

5 Bridleridge Farms

Applicant is requesting design review for a two-story, 2,810 square foot single-family home in the Bridleridge Subdivision.

Jim Connaughton of Spall Homes introduced the application. Mr. Connaughton stated that Bridleridge Farms is the newest neighborhood in Pittsford and will be similar to Coventry Ridge. The style of the house is a transitional design between colonial and country.

Board Member Salem asked why only one section of the second story utilized clapboard. Mr. Connaughton responded that there was no reason in particular. After some discussion, the Board stated their preference for using board and batten for the entire second story rather than introducing clapboard in a singular section.

DRHPB Member Kathleen Cristman motioned to approve the two-story, 2,810 square foot single-family home in the Bridleridge Subdivision as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

7 Bridleridge Farms

Applicant is requesting design review for a two-story, 3,088 square foot single-family home in the Bridleridge Subdivision.

Jim Connaughton of Spall Homes introduced the application. Mr. Connaughton stated that this home, while similar in style to the one he previously introduced, would have stone on the front and maintain its unique look while remaining complimentary.

Board Member Salem confirmed with Mr. Connaughton that the plan will use four-over-one windows and be centered on the lot. DRHPB Member Jim Vekasy asked if the stonework would turn the corner on the side by the porch entry. Mr. Connaughton stated that it would not.

DRHPB Member John Mitchell motioned to approve the two-story, 3,088 square foot single-family home in the Bridleridge Subdivision as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

41 & 43 Skylight Trail

Applicant is requesting design review for a one-story, two-unit townhome in the Alpine Ridge Subdivision. The units are 2,780 and 2,014 square feet, respectively.

Bill Arieno of Morrell Builders introduced the application. Mr. Arieno stated that this is one of the last projects left in the subdivision and will follow the same color plan that the rest of the homes have followed. There was some discussion on the basements for the townhomes, and Mr. Arieno confirmed that they would not be walkouts.

DRHPB Member Jim Vekasy motioned to approve the one-story, two-unit townhome in the Alpine Ridge Subdivision, each unit being 2,780 and 2,014 square feet respectively, as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

20 Kerrygold Way

Applicant is requesting design review for a one-story, 5,048 square foot single-family home in the Clover Estates neighborhood.

Jim LeBeau of 20 Kerrygold Way introduced the application. Mr. LeBeau stated that the Board had approved this design years ago for another location. The siding and bricks may be slightly different than the original plan due to changes in material supply, but it should be relatively similar to the original.

Board Member Salem remarked that the style is in keeping with the rest of the neighborhood and will look like it was always there. Board Member Vekasy inquired as to whether the brick turned the corner. Mr. LeBeau said that it would not, and that it would be capped with trim.

DRHPB Member John Mitchell asked if the house size is truly 5,000 square feet, as the footprint looks smaller. Mr. LeBeau confirmed that the square footage is all inclusive and includes the finished basement.

DRHPB Member Bonnie Salem motioned to approve the one-story, 5,048 square foot single-family home in the Clover Estates Subdivision as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATE OF APPROPRIATENESS

35 Long Meadow Circle

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the exterior painting of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Board Member Vekasy stated that the public hearing is still open from the previous meeting on September 28, 2023.

Judy Andrews of 35 Long Meadow Circle introduced the application. Ms. Andrews gave a brief overview of her ownership of the home and the work she has done there since moving in in 2005/2006. Now she is seeking to repaint her home. She stated that she has done research to try to find the historical color of the property but could not find any definitive information. After careful deliberation, she has decided to go with the colors outlined in the application.

Board Member Salem thanked Ms. Andrews for her prudent stewardship of the historical home.

After asking if any of the members of the public wished to speak on the application, DRHPB Member Jim Vekasy moved to close the public hearing. This motion was seconded by DRHPB Member Bonnie Salem. The resolution for a Certificate of Appropriateness was read and passed (attached).

DEMOLITION APPLICATIONS

105 Ellingwood Drive

Applicant is requesting approval for complete demolition of their home, with the exception of the garage, with the intent to rebuild a larger home on the property.

Cameron Sformo of Loyal Nine Development introduced the application. Mr. Sformo stated that he had done the reconstruction of the garage several years ago and the homeowners have now brought him on for this project. The current home is a Sears home constructed in 1947 by a father and son, though Mr. Sformo clarified that this information came from a neighbor and has no formal documentation. The homeowners could not figure out an appropriate way to add an addition to the current home to enlarge it for their family, so they are seeking to demolish the whole structure, with the exception of the new garage, and build a bigger home on the property. The new plans have been designed to avoid having to go for any variances.

DRHPB Member John Mitchell asked if the foundation would also be demolished. Mr. Sformo responded that most of the foundation system would be removed so that it could be dug deeper, except for a portion by the garage that would remain for structural stability.

Board Member Vekasy asked for clarification on the demolition process from Robert Koegel, the Town Attorney. Mr. Koegel stated that the Board's job for this meeting is to decide whether or not the application should go through the full demolition process or be exempt from it. He summarized that an exemption should only be made if the Board deems that the structure does not contribute to the existing character of the neighborhood, Town, or historic district (if applicable), by virtue of the structure's architectural or historic resources.

Board Member Salem stated that she feels that the home does contribute to the existing neighborhood. Board Member Vekasy asked her if there is any historic significance to the property. She responded that it is not inventoried or designated, and it is not located in a historic district. Board Member Mitchell added that there is another Sears house in Town that is a designated historic landmark.

Homeowner Dave Finger introduced himself and restated his family's reasons for needing a larger home while desiring to stay in the neighborhood, which they love. He added that they wish to invest in this property and have already done new trim and siding on the existing home to keep up the exterior appearance, but structurally the home needs a lot of work, and his family needs more space. The new home would be similar on the exterior to what is there now but have some craftsman stone elements added.

There was some discussion on the project's timeline and review process, during which Board Members Salem and Cristman reiterated the opinion that the application does not meet the exemption requirements.

DRHPB Member John Mitchell made a motion that the application to demolish the home at 105 Ellingwood Drive not be exempt from the full Board review process. This motion was seconded by DRHPB Member Bonnie Salem. Building Department Assistant Meghan Brooks made a roll call. The DRHPB voted as follows:

Dirk Schneider	Absent
Dave Wigg	Absent
Paul Whitbeck	Absent
Jim Vekasy	Aye
John Mitchell	Aye
Bonnie Salem	Aye
Kathleen Cristman	Aye

The application for 105 Ellingwood Drive will be returning for full demolition review on Thursday, November 9, 2023.

OTHER DISCUSSION

The minutes of September 28, 2023, were approved following a motion by DRHPB Member Bonnie Salem. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Member Jim Vekasy closed the meeting at 7:38PM.

Respectfully submitted,



Meghan Brooks
Building Department Assistant

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

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
RESOLUTION**

TOWN CLERK
TOWN OF
PITTSFORD, NY
2023 OCT 13 A 8:47

RE: 35 Long Meadow Circle

**Tax Parcel: 150.16-2-24
Applicant: Judith Andrews
Zoned: Residential Neighborhood (RN)
File: CA23-000004**

WHEREAS, the above property was previously designated as an Historic Landmark on April 20, 2000; and

WHEREAS, the applicant herein, Judith Andrews, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, dated September 6, 2023, and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on September 28, 2023, and continued through October 12, 2023, whereupon it was closed, for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c)(1) of the SEQRA Regulations, requiring no further review by this Commission;

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

The within application has been reviewed, by the Board, taking into consideration the factors required by Town Code Section 185-197(C).

As to the appropriateness of the general design, scale, and character of the proposed work to the property, as well as with surrounding properties, the Board finds that:

No design changes will be made to the property.

As to the texture, materials, and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that:

The proposed exterior paint colors for clapboard, trim and metal roof and dormer caps as listed below are historically appropriate for the architectural style and age of the property.

- House shingles: Benjamin Moore low luster exterior – color: Tate Olive (HC-112)
- Trim: Benjamin Moore soft gloss exterior – color: Soft Chamois (OC-13)
- Metal roof on porch and caps above dormers: Benjamin Moore low luster paint for metal – color: Bronze Tone (which is similar to Night Horizon)

As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that:

The proposed exterior paint colors are historically appropriate and therefore compatible with the age and architectural style of the property. The proposed colors are also compatible with surrounding properties.

As to the potential impact of the work on important historic, architectural, or other features of the property, the Board finds that:

This property is an arts and crafts style bungalow in Long Meadow built ca. 1910's. Craftsman style homes were often influenced by nature and the proposed exterior paint colors will harmonize with the natural environment. The brick columns on the porch, which are a unique feature, as well as other brick features, will not be altered by the proposed exterior painting.

DECISION

Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant is compatible with the historic character of the home and as such is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.

The Board, in granting the Certificate of Appropriateness, hereby imposes the following specific conditions:

- a. All work is to be completed by November 30, 2024.

The within Resolution was moved by Design Review & Historic Preservation Board Member Bonnie Salem, seconded by Board Member Jim Vekasy, and voted upon by the Board, as follows:

Paul Whitbeck voted	Absent
Jim Vekasy voted	Aye
John Mitchell voted	Aye
Dave Wigg voted	Absent
Bonnie Salem voted	Aye
Kathleen Cristman voted	Aye
Dirk Schneider voted	Absent

The Design Review & Historic Preservation Board adopted the above resolution on October 12, 2023.



Meghan Brooks
Building Department Assistant
Secretary to the Design Review & Historic Preservation Board