

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
NOVEMBER 9, 2023**

TOWN CLERK
TOWN OF
PITTSFORD, NY

2023 DEC 15 A 10:55

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on November 9, 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; Dave Wigg, Vice Chairman; Jim Vekasy; Bonnie Salem; Kathleen Cristman; Paul Whitbeck

ABSENT: John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Robert Koegel, Town Attorney; Meghan Brooks, Building Department Assistant; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 23 members of the public present.

The Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

DRHPB Member Bonnie Salem started the discussion by asking the Board for their thoughts on the proposed vendors for the DRHPB inventoried homes reception. The Board agreed that they would like to keep business in Town, and thus chose the Village Bakery for desserts and Starbucks for coffee.

The Board also agreed that having two landmark owners to speak at the event should suffice; Matt O'Conner and Bill Smith have RSVP'd and will be attending.

Additionally, DRHPB Chairman Schneider stated that he had the opportunity to go inside the Wright house and that it looks very nice.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS

15 Ryder Cup Circle

Applicant is requesting design review for a 144-square-foot three-season room off the rear of the home.

Tom Femano of Great Day Improvements introduced the application. Mr. Femano stated that they are proposing to construct a three-season sunroom on top of the existing deck. The

existing deck was expanded since the submitted survey and, as such, does not appear on the document.

Board Member Salem asked several questions regarding the door into the home and the existing railing. Mr. Femano confirmed that the door into the sunroom would be glass, and that the railing is a black picket rail. Upon inquiry from DRHPB Member Kathleen Cristman and DRHPB Vice Chairman Dave Wigg, he also confirmed that only a 12'x12' section of the deck would be covered and that the structure would be built within the existing railing.

DRHPB Member Paul Whitbeck motioned to approve the 144-square-foot three-season room off of the rear of the home as submitted. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

27 North Country Club Drive

Applicant is requesting design review for the renovation of multiple windows in several areas of the home.

Jim Brasley, the architect working with the applicants, introduced the application. Mr. Brasley gave an overview of the project and stated that because of the interior renovation, window sizes and locations are being changed on all four sides of the home. He summarized the proposed location and style changes and added that all other windows will be replaced in kind. All windows will have shutters.

Chairman Schneider asked Mr. Brasley what sort of siding is on the existing house. Mr. Brasley replied that it is an old, wide cedar board, and will be matched, repaired, and painted as needed in the areas where windows will be removed.

DRHPB Member Kathleen Cristman motioned to approve the renovation of multiple windows in several areas of the home as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

3 Surrey Lane

Applicant is requesting design review for an approximately 247-square-foot sunroom off the rear of the home.

David Cerrone of Fitch Construction introduced the application. Mr. Cerrone stated that there is an existing deck off the rear of the home, over which they will be putting the new sunroom. In the past, the homeowners have previously put out an awning during the warmer months, but they now seek a more permanent solution. The roof slope and shingles will match the existing roof. They also intend to rebuild the deck, as the current one was installed without a permit. There will be a sliding glass door from the home into the sunroom, as shown in the renderings.

The Board and Mr. Cerrone had an extensive discussion on the joints where the old and new roofing would meet. Mr. Cerrone clarified that the rendering does not do the plan justice, and that in the spot where the bay window currently exists, a sort of hip roof will be created by removing the existing bay window roof and extending the wall up.

There was some confusion regarding the discrepancies between the renderings and the current structure, and Mr. Cerrone clarified that the northwest side of the sunroom will join with the

family room and meet its roofline. There will only be about a 30" projection past the wall of the family room on the northwest side of the sunroom.

DRHPB Member Paul Whitbeck asked what color the structure will be. Mr. Cerrone stated that it would be a sand tone.

DRHPB Vice Chairman Dave Wigg motioned to approve the approximately 247-square-foot sunroom off the rear of the home as submitted. This motion was seconded by DRHPB Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

19 Arbor Creek Drive

Applicant is requesting design review for the addition of a 90-square-foot dormer to the second story of the home.

No applicant was present to introduce this application.

After a brief perusal of the submittal packet, the Board agreed that the dormer was a small but impactful change to the home that gave the roofline more definition and interest.

DRHPB Member Bonnie Salem motioned to approve the 90-square-foot dormer to the second story 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.

4 Knowlton Lane

Applicant is requesting design review for a 455-square-foot second floor addition above the existing garage.

Kim Bailey of Stahl Property Associates introduced the application. Ms. Bailey stated that the house has had multiple renovations over the years, including the addition of a second story. The homeowners are now seeking to extend the second story to put another bedroom over the garage. They will be tearing off most of the garage roof and mimic the existing gable in the new roofline.

There were some questions from the Board about the design of the addition, including window selections. After some debate, it was decided that the three windows on the front elevation should match the double hung, spaced out set that were used on the other side.

DRHPB Chairman Dirk Schneider motioned to approve the 455-square-foot second floor addition above the existing garage as submitted, with the condition that the triple windows on the north elevation will match the existing triple windows on the west elevation, and that the casement will be double hung. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES**11 Bridleridge Farms**

Applicant is requesting design review for a 3,332-square-foot single-family home in the Bridleridge Farms Subdivision.

Jim Connaughton and Matt Winseman of Bridleridge Building Corp introduced the application. Mr. Connaughton and Mr. Winseman brought elevations from previously approved Bridleridge Farms homes to give the Board a better context for the design of this new application.

The Board had a short discussion about the elevations and expressed their gratitude that they brought them to the meeting.

DRHPB Member Kathleen Cristman motioned to approve the 3,332-square-foot single-family home in the Bridleridge Farms Subdivision as submitted. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

DEMOLITION APPLICATIONS: PRELIMINARY**78 State Street**

Applicant is requesting approval for the demolition of a 100-year-old detached garage, with the intent to build a new detached garage on the property. This property is zoned Residential Neighborhood (RN).

Keith Gardner with Gardner Construction and Development introduced the application. Mr. Gardner summarized the discussion from the previous meeting and stated that elevations and photographs have been added to the application for the Board's perusal.

Chairman Schneider noted that the existing garage looks like it "grew organically" and is not in good condition. He inquired how tall the new structure would be, and Mr. Gardner stated that the house is approximately 28 feet high while the new garage is proposed to be about 21 feet high.

Board Member Vekasy asked if there would be any second-floor space in the new garage. Mr. Gardner said that they are planning on putting in a loft storage space.

The Board discussed potential options for the new garage exterior to better complement the existing home. Vice Chairman Wigg suggested brackets on the overhang and widening the corner board to increase character. Board Member Salem stated that she likes the HardiBoard but wishes the location could stay the same as the existing garage. Homeowner Steven Goldberg stated that the current garage's location, in addition to not meeting current zoning code, makes it challenging to pull out of the driveway. Building Inspector Bill Zink confirmed.

DRHPB Chairman Schneider motioned to exempt the application to demolish the garage at 78 State Street from Board review, on the grounds that it does not contribute to the existing character of the neighborhood or the Town by virtue of the structure's architecture and historic resources. Building Department Assistant Meghan Brooks called roll, and the DRHPB voted as follows:

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

The motion passed and the application is exempt from the full demolition process. 78 State Street will return at a future date for design review of the new garage.

COMMERCIAL APPLICATIONS: SIGNS

3349 Monroe Avenue – Rochester Regional Health

Applicant is requesting design review for signage for Rochester Regional Health in Pittsford Plaza.

Terry Pierrepont of Pierrepont Visual Graphics introduced the application. Mr. Pierrepont stated that they were proposing signage for the new Rochester Regional Health facility that will be moving into Pittsford Plaza. The proposal meets plaza requirements.

Upon questioning from Board Member Wigg, Mr. Pierrepont described the composition of the sign, including the minute perforations made in the vinyl that are invisible in daylight but allow the sign to be illuminated at night. He also noted that the letters would be floating on a raceway.

DRHPB Member Bonnie Salem motioned to approve the signage at 3349 Monroe for Rochester Regional Health in Pittsford Plaza as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: NEW CONSTRUCTION

961 Panorama Trail South – Panorama Landing Building D

Applicant is requesting design review for a new, 24,000 square foot commercial building in Panorama Landing (shell only).

No applicant was present to introduce this application.

There was some discussion about the design of the new building, including the windows in the rendering. The Board agreed that they liked the look of the clear glass more than the reflective material used in the previous designs.

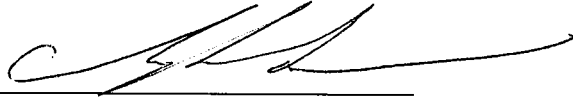
DRHPB Chairman Dirk Schneider motioned to approve a new, 24,000 square foot commercial building, shell only, in Panorama Landing as submitted. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

OTHER DISCUSSION

The minutes of October 25, 2023, were approved following a motion by DRHPB Chairman Dirk Schneider. 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 Chairman Dirk Schneider closed the meeting at 7:45PM.

Respectfully submitted,



Meghan Brooks
Building Department Assistant

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