

Town of Pittsford Design Review & Historic Preservation Board
MINUTES
May 9, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, May 9, 2024, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Wigg, Vice Chairman; Bonnie Salem; Kathleen Cristman; John Mitchell; Paul Whitbeck

ABSENT: Dirk Schneider, Chairman; Jim Vekasy

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

ATTENDANCE: There were 8 members of the public present.

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

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

1 Sinclair Drive (14 Trumbull Lane)

Applicant is requesting design review for a 262.5-square-foot addition and balcony to the back of the home.

Anthony Tefel of Element of Pride LLC introduced the application. Mr. Tefel stated that the existing home has a roofed deck that the applicant is seeking to turn into a den. From the new den to the corner, a new deck will then be constructed.

DRHPB Member Bonnie Salem asked for clarification on the work and asked if it is a two-story addition. Mr. Tefel stated that it extends over the entrance to a walkout basement.

DRHPB Vice Chairman Dave Wigg and DRHPB Member Paul Whitbeck asked if the intention is to duplicate the panel detailing and windows. Mr. Tefel confirmed that it is. He also noted that the patio underneath the current deck will stay the same.

Following further discussion on materials and elevations, the Board agreed that they needed the following information to make a decision:

1. The materials to be used (e.g., white vinyl railing)
2. The detailing of windows, trim, board framing, corner board, etc.
3. The dimensions of the work
4. Photo from the missing side front side

Upon submission of these materials, this application will return to the following meeting.

11 Alpine Drive

Applicant is requesting design review for the addition and removal of several windows and doors.

Robert Wright of 11 Alpine Drive introduced the application. Mr. Wright stated that they are looking to change some of the doors and windows. The siding will be repainted.

Board Member Salem noted that the interior layout reflects the reasoning behind some of the changes. Vice Chairman Wigg confirmed with Mr. Wright that they will be removing the shutters from all windows. The Board stated that they liked the changes overall.

DRHPB Vice Chairman Dave Wigg motioned to approve the addition and removal of several windows and doors as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

15 Warder Drive

Applicant is requesting design review for a 102-square-foot addition to the front of the home.

Adam Percy of Quality Homes of Rochester introduced the application. Mr. Percy stated that they will be building out the existing porch and gave an overview of their building plans.

Vice Chairman Wigg confirmed that the triple windows will be removed. Mr. Percy stated that board and batten will be utilized on the lower half of the siding, in order to avoid trying to match the existing siding. Both the existing brick and the new board and batten will be white.

DRHPB Member Kathleen Cristman motioned to approve the 102-square-foot addition to the front of the home as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: SIGNS

3001 (3025) Monroe Avenue

Applicant is requesting design review for an 11-square-foot sign for Blonsky Family Chiropractic in Springhouse Commons.

Adam Blonsky of Blonsky introduced the application. Mr. Blonsky stated that they will be adding a new sign to their new location storefront.

Board Member Whitbeck confirmed with Mr. Blonsky that the sign will be lit from above. After ascertaining its location within the plaza, the Board stated their appreciation for the simplicity of the design.

DRHPB Vice Chairman Dave Wigg motioned to approve the 11-square-foot sign for Blonsky Family Chiropractic in Springhouse Commons as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

181 Sylvania Road

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

Gaetano Abbate of Gaetano Abbate Contracting and Neal Barman of JOSH Landscape introduced the application. Mr. Abbate stated that they are returning for their Certificate of Appropriateness with modifications to the plans submitted at the previous meeting.

DHRPB Member Kathleen Cristman stated that she can tell that they have done a lot of work to bring out the best in the project. Vice Chairman Wigg asked Mr. Abbate to clarify why they cannot pull the atrium back. Mr. Abbate stated that because of the way the structure was constructed, bringing it flush would expose the foundation. As such, they will just be reglazing it. He then showed the Board a sample of the aluminum window option and noted that they will be duplicating the color in everything.

Board Salem stated that usually this kind of historic window is narrow. Mr. Abbate showed the width difference on the various windows currently around the home and stated that the new windows will all be a consistent width. He added that he did do research and it is just not feasible to try to repair the few original windows remaining, not to mention the cost of replacing all of them with new steel windows.

Vice Chairman Wigg stated that the public hearing is still open and asked if anyone from the public wished to speak. No one gave public comment.

Vice Chairman Wigg motioned to close the public hearing. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the motion was approved, none opposed.

The Board reviewed the previous meeting's commentary to ascertain that all corrections were made. Vice Chairman Wigg asked about the deck on the back of the home. Mr. Abbate stated that it would be made of real wood, but what type has yet to be decided and will depend on the price of wood and the remaining budget. After an inquiry from the Board, he noted that the pool is in great shape and does not need replacing at this time.

The Board, upon reading the resolution, approved for the applicant a Certificate of Appropriateness. The resolution was moved by DRHPB Member Bonnie Salem, seconded by DRHPB Vice Chairman Dave Wigg, and voted upon by the Board, as follows:

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

The full adopted resolution is attached to the end of these minutes.

HISTORIC PRESERVATION DISCUSSION

DRHPB Member Kathleen Cristman stated she went to the Town Board meetings involving the Pittsford Oaks application, which was finally passed through the Tuesday two days prior. The final approved number of units was 175. She mentioned that there was a parking space dilemma near to the historic home and stated that she found it interesting how everyone had very strong opinions.

Following further discussion by the Board about the potential quality of construction, Town Attorney Robert Koegel stated that the design, materials, etc. were written in to be in the DRHPB's control. While the DRHPB will not have a say over the number of units, ratio of parking, and size of building, they will be able to have a say over the things that are design related.

04/25/2024 MEETING MINUTES REVIEW

The minutes of April 25, 2024, were approved following a motion by DRHPB Member Kathleen Cristman. This motion was 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 7:30PM.

Respectfully submitted,

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

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

**Town of Pittsford Design Review & Historic Preservation Board
CERTIFICATE OF APPROPRIATENESS**

**RESOLUTION
RE: 181 Sylvania Road**

**Tax Parcel: 151.06-1-1/151.06-1-2
Applicant: Brittany Guttenberg
Zoned: Residential Neighborhood (RN)
File: CA24-000001**

WHEREAS, the above property was previously designated as a Historic Landmark on January 19, 1995; and

WHEREAS, the applicant herein, Brittany Guttenberg, as owner of the above described property, has heretofore submitted an application for a Certificate of Appropriateness to perform certain work on the property, including the exterior renovation of the primary structure, the replacement of the deck, pool fence, and surrounding hardscaping, and the construction of a stucco fireplace, demonstrated in plans submitted to the Town between April 2, 2024, and May 2, 2024, and compiled for final review on May 2, 2024, in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on April 25, 2024, and continued through May 9, 2024, 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), (2), (8), and (12), of the SEQRA Regulations, requiring no further environmental review by this Board;

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:

The exterior renovations are in keeping with the character and design of the original home. The replacement of the existing windows is appropriate due to the many different window types currently in use and their deteriorated condition. The application proposes the installation of a uniform window type in all openings, which is appropriate for the international-style vernacular of

the house. Both types of proposed windows– the Marvin Infinity and the Sierra Pacific – are considered by the Board to be reasonable replacements.

Similarly, the in-kind restoration of the stucco façade and replacement of the front door are appropriate and maintain the original appearance of the home. Though not original to the home, the addition of the handrail to the left-side elevation has minimal impact on the horizontality of the structure and allows the roof terrace to meet NYS Building Code requirements. The use of a singular, long garage door is appropriate to the style of the home and allows the garage to function efficiently.

Furthermore, the proposed replacement of the back deck, pool fence, and surrounding hardscaping are all appropriate in design and character to the primary structure. The scale of the proposed gas fireplace to the east side of the property is appropriately sized in relation to the primary structure and other accessory structures and is hidden from the road by landscaping. Lastly, both the removal of the old awning and the creation of a patio on the right-side elevation are appropriate to the character of the home.

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 renovations and replacements are appropriate to the character of the home. The proposed stucco restoration matches the existing material in texture and color, as does the stucco on the fireplace feature. The windows, coping, and handrails match current black details. Both the fiberglass (Marvin Infinity) and the aluminum-clad (Sierra Pacific) window options are appropriate materials. The white color proposed for the garage doors is appropriate because it allows them to blend into the façade. The materials and plantings chosen for the hardscaping and landscaping are appropriate to the property, and the simple design of the front lawn is in keeping with the aesthetic of international style homes.

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

The restoration and renovations proposed have no negative visual impact on the current property and its surroundings.

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

There is no negative impact to the historic or architectural features of the building or property. The intent of the modifications appears to be to restore the property to its original state and enhance its current function.

DECISION

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

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

1. The replacement windows will be either the Marvin Infinity fiberglass windows or Sierra Pacific aluminum-clad windows, all in the black color and with simulated divided lites.
2. All window opening details, including the radiused corners, are to match in kind.
3. The style of the new front door will match the original, including its glass panel.
4. The stucco will be a three-coat stucco over diamond lath, in the color white.
5. The roof coping will be black aluminum.
6. The guardrail system on the roof terrace over the single-bay garage will be black, powder-coated aluminum. The verticals will be spaced as far apart as possible while meeting manufacturer guidelines and NYS Building Code, and the stainless-steel cable rails and singular tube top rail should be as minimal as possible while meeting required point loads.
7. The raised framed deck above the pool deck will be made of stained, pressure-treated wood.

The within Resolution was moved by Design Review & Historic Preservation Board Member Bonnie Salem, seconded by DRHPB Vice Chairman Dave Wigg, and voted upon by the Board as follows:

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

The Design Review & Historic Preservation Board adopted the above resolution on May 9, 2024.

Respectfully submitted,

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