

APPROVED MINUTES 101024
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 10, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, October 10, 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: Dirk Schneider, Paul Whitbeck, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Dave Wigg, Kathleen Cristman

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

ATTENDANCE: There were 12 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

There were no updates at this time.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

3785 East Avenue

Applicant is requesting design review for the addition of a third bay garage as well as an addition on the other side of the home for more living space.

Scott Odorisi, of 3785 East Avenue, introduced the application. Mr. Odorisi stated he is requesting design review for the addition of a third bay garage as well as an addition on the other side of the home. He noted his submission of the additional elevations as requested by the Board at his first appearance.

Chairman Schneider motioned to approve the additions, with the additional elevations of the east side of the wall, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

18 Amber Hill

Applicant is requesting design review to remove rear windows from a previously approved submission.

Dan Ludwig, of Pardi Partnership Architects, introduced the application. He is requesting design review to remove the rear windows from a previously approved submission of a three-story addition with additional windows on the back. The homeowner is looking to remove the windows from both the upper floors. He presented the Board with two alternate plans, the first with the removal of both windows, and the second with the removal of one window. Chairman Schneider stated that the second plan looked off-balanced with only one window, and Board Member Salem agreed.

Board Member Vekasy motioned to approve the renovation for alternate plan one with the removal of both windows, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

4 Cricket Hill

Applicant is requesting design review to add a covered entryway and change some windows from a previously approved project.

Vince Miller, of Build it Forward, introduced the application. He is requesting design review to add a portico and change the windows from a previously approved project. Mr. Miller specified that the applicant is looking to add shutters and change the current windows to trapezoid windows in the great room. He added that the covered entryway will have the same asphalt shingles, standard square posts, and a change in trim. Chairman Schneider stated the proposed changes will fit better with the existing architecture of the home.

Board Member Salem motioned to approve the renovations and additions, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

94 N Wilmarth Road

Applicant is requesting design review for an approximate 720 square-foot addition off the existing barn.

Curtis Ecklund, of 94 N Wilmarth Road, introduced the application. The applicant is requesting design review for an addition to an existing barn. He stated the proposed addition will have metal siding and a metal roof to match the existing structure. Mr. Ecklund added that the north part of the addition will be covered with siding, specifically white with dark blue trim. Chairman Schneider asked for clarification on what will happen to the driveway. Mr. Ecklund stated they are keeping the existing blacktop driveway and adding graded gravel. Board Member Salem noted that there are no neighbors located where the existing barn is.

Chairman Schneider motioned to approve the addition on the existing barn, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

24 Framingham Lane

Applicant is requesting design review for the addition of a two-car garage extension and portico over the front door.

Mark Covert, of 24 Framingham Lane and Jim Beswick, of James Beswick Contractor, introduced the application. The applicant is proposing to extend the existing two-car garage for more space. He added that the garage addition will extend 8 feet forward in front of the front facade, and will be offset by the stoop. Chairman Schneider asked for clarification that they will not be adding more brick, to which the applicant confirmed.

Board Member Mitchell motioned to approve the addition, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

70 Coventry Ridge

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,334 square-feet that is located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. The applicant is proposing the construction of an approximate 3,334 square-foot two-story single-family home. Mr. Winseman stated the home will have four different materials: cedar shake, stone, horizontal siding, and a metal roof. He added that the roof will wrap around the front of the home. Board Member Salem noted the fireplace seen on

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the rear elevation, and asked how far out it will extend. The applicant stated it will extend 6 inches off the back of the home.

Board Member Salem motioned to approve the application for the construction of a two-story single-family home, as submitted. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

19 Bridleridge Farms

Applicant is requesting design review for a 2,926 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. The applicant is proposing the construction of an approximate 2,926 square-foot two-story single-family home. Mr. Winseman stated the home will have horizontal siding throughout with real-brick accent panels.

Board Member Whitbeck motioned to approve the application for the construction of a new home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

321 Mendon Center Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of solar panels on a rear roof of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated this is a continued public hearing.

William Pieper, of 321 Mendon Center Road introduced the application. The applicant is proposing the addition of solar panels on a rear roof of a Designated Historic Landmark. Mr. Pieper stated the height of the solar panels on the roof will be no more than 6 inches. Chairman Schneider stated the main house is not diminished by the addition of solar panels, adding that if the house were to be sold in the future, the panels could be easily removed. Board Member Whitbeck noted that adding shutters will help further diminish the addition of solar panels to the home, to which Board Member Salem agreed. Board Member Salem emphasized the panels will not be visible when standing in front of the home, they will only be visible when driving north.

Chairman Schneider asked for public comment. Hearing none, Chairman Schneider closed the public hearing and stated the Board will prepare a resolution to be voted on for the next meeting on November 14, 2024.

COMMERCIAL APPLICATIONS

4045 East Avenue

Applicant is requesting design review for the addition of an approximately 5,950 square-foot recreation building.

John August, Board Member of the Project Chair for Irondequoit Country Club, introduced the application. The applicant is proposing to demolish the existing tennis pro shop and add an approximate 5,250 square-foot recreation building. Mr. August made note that the proposed addition will be 5,250 square-feet and not the 5,950 square-feet that was advertised. He stated the windows will match the existing main building windows of the clubhouse building, and will have the same EIFS finish and trim as well. Chairman Schneider inquired about the material of the windows seen on the rendering. Mr. August stated they are false windows, likely a plexiglass material. Chairman Schneider noted the lack of reflectivity of the plexiglass material, stating that

standard glass or a material that represents standard glass might be better long-term. Board Member Vekasy agreed.

Chairman Schneider motioned to approve the construction of an approximately 5,250 square-foot recreation building, as submitted with a recommendation that the two areas of faux windows could have materials selected that would represent glass in its reflectivity. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

PLANNING BOARD COMMENTARY: Pittsford Oaks 10/10/2024

Pittsford Oaks

The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

Dustin Welch, of Passero Associates, introduced the application. Mr. Welch stated that a new proposed footprint has been submitted that incorporated significant changes, particularly at the northeast corner. He explained that the intention with the new proposed elevations was to reduce the massing of the building at the corner of Clover Street and W Jefferson Road, without starting over entirely. Mr. Welch specified they introduced new sloped roofs, allowing them to reduce the roof height at the northeast corner.

Chairman Schneider noted they added a site section and made requested changes to the northeast corner, but questioned how they had reduced the massing of the building. He added that the Board had previously asked to see a one-story reduction and inquired why that was not incorporated. Mr. Welch stated they would lose too many units if they eliminated an entire story.

Danny Daniele, of Daniele Family Companies, stated that his team had removed 50% more massing than what the Board had requested.

Chairman Schneider explained that although they would lose units, the Board still wanted to see a rendering that incorporated that change. He also clarified that volume is not massing, and there continues to be concern about the overall massing of the building. Mr. Daniele asked for clarification whether the Board was more concerned with removing units or removing mass. Chairman Schneider stated they are more concerned with the mass, adding the Board had previously stated the maximum height of the building needs to be 573 feet above sea level, for a minimum of 60 feet in from the north elevation. He emphasized that proposing the building to be partially at a lower height for 150 feet is not the same as 60 feet in at a height of 573 feet, as the Board stated.

Board Member Salem acknowledged the changes made, but noted her concern that with those changes, the building no longer looks cohesive. Board Member Vekasy agreed, stating that while the new rendering is an improvement, without breaking up the rest of the monotonous roofline, it looks like two separate buildings. He explained while the project does have some vertical elements to break up the overall mass, there is an underlying 'pancaking' or 'banding' that at the scale of this building is a little overwhelming. Everything lines up horizontally: the stone/concrete base of one story, the next single story of a darker gray material and then the upper two stories of lighter gray. The trim lines, eave lines, and roof lines all follow and are monotonous. He added that they could help the appearance that there are smaller masses of building. Additionally, he stated by looking at the building there is an A-A-B kind of pattern throughout, emphasizing that if they made a portion A-B-A or B-A-A it would break things up better.

Chairman Schneider stated if they applied the effort and changes to the rest of the building that they did with the northeast corner, it would make it more united and significantly break up the rigid roofline.

Chairman Schneider stated additional comments would be produced.

OTHER

28 Whitestone Lane

Applicant is requesting to remove a cupola from a previously approved submission.

Anne-Marie Rizzo, of 28 Whitestone Lane, introduced the application. Ms. Rizzo is proposing to remove a cupola from a previously approved submission.

Board Member Salem motioned to approve the removal of a cupola, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

MEETING MINUTES REVIEW

The minutes of September 26, 2024 were approved following a motion by Board Member Salem. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 8:21PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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