

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
DECEMBER 5, 2024**

TOWN CLERK
TOWN OF
PITTSFORD, NY
2024 DEC 20 A 0:16

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, December 5, 2024, at 6PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Wigg, Paul Whitbeck, Kathleen Cristman, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider

ALSO PRESENT: Bill Zink, Building Inspector; Eric Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Doug DeRue, Director of Planning, Zoning, and Development; 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) Vice Chairman Dave Wigg called the meeting to order at 6PM.

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that there are no new updates.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Old Lyme Road

Applicant is requesting design review for a 192 square-foot garage addition to the side of the home.

James Pippin, of 18 Old Lyme Road, introduced the application. He is requesting design review for a garage addition to the side of the home. Mr. Pippin stated that it will add eight feet to the southside of the existing garage, which has cedar siding. He will add double-hung windows and a dormer to break up the larger roofline. The dormer peak will be lower than the peak of the main house to make it less linear. Board Member Salem stated her concern with the proposed dormer being centered on the roof, as opposed to being centered above the two existing garage doors. She stated that a possible solution is to set the storm section back a foot, so that the dormer would be centered on the two garage doors and the roofline would be broken up. Board Member Vekasy asked the applicant to add larger windows to the southside elevation. The applicant stated that the proposed double-hung windows are the same height, but not the same width, as the existing double-hung windows. Vice Chairman Wigg requested that the dimensions of the proposed windows have the same proportions as the existing windows, only shrunk down. Board Member Salem stated that she will not make a motion at this time, as the Board needs to see a revised drawing showing all of the additional changes requested. Board Member Cristman and Vice Chairman Wigg agreed. Mr. Pippin will appear at the next meeting with a revised drawing showing all additional changes requested.

3785 East Avenue

Applicant is requesting design review to add a man door to the side of the garage and increase the garage door size.

Scott Odorisi, of 3785 East Avenue, introduced the application. Mr. Odorisi is requesting additional changes to a previously approved project. He is proposing to increase the height of the garage door from seven feet to eight feet, as well as the addition of a man door to the side of the garage. He added that because cedar shake

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material is expensive, he is requesting to match it with Hardie Board material, and noted that the siding will be white.

Vice Chairman Wigg motioned to approve the addition of a man door and to increase the size of the garage door from seven feet to eight feet, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS:

150 French Road

Applicant is requesting design review for the addition of windows on the North and East elevations. Board Member Vekasy recused himself from reviewing this application.

Liz Reynolds, of SWBR representing Friendly Senior Living, introduced the application. Ms. Reynolds stated that Friendly Senior Living bought one half of the building from the Sisters of St. Joseph, and will be converting it into independent senior living apartment buildings. She specified that it is not an addition to the Sisters of St. Joseph and is residential use. She is proposing the addition of windows on the North and East elevations. The windows on the North elevation will match the size, shape, and function of the existing windows, and the windows on the East elevation will be larger in size to replace the existing fixed windows.

Vice Chairman Wigg motioned to approve the addition of windows on the North and East elevations, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

191 South Main Street

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

Vice Chairman Wigg opened the public hearing.

Bruce Bolger, of 191 South Main Street, introduced the application. The applicant is requesting a Certificate of Appropriateness for exterior modifications and the addition of a ramp to increase the wheelchair accessibility of his home. Mr. Bolger highlighted the urgency of the reason for the application, stating that his wife was unexpectedly injured. On the side entry of the East elevation, Mr. Bolger is requesting to remove existing windows to allow for a larger door compatible with wheelchair use. The door will be an inswing glass French door and is seen as option #101 in the application. Mr. Bolger is additionally requesting to install accessibility ramps on the side entry of the East elevation, and stated that he will replace the existing concrete sidewalk with bluestone. Mr. Bolger stated that because of time issues, the ramps which are initially installed will be an aluminum material. He explained that the aluminum ramps will be temporary and will be replaced with the wood ramps presented as soon as his contractor is available.

Vice Chairman Wigg asked for public comment. Hearing none, Vice Chairman Wigg closed the public hearing. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the motion was approved, none opposed.

The resolution was moved by Board Member Salem, seconded by Board Member Whitbeck, and was unanimously approved by the Board.

Building Department Assistant Anna Piazza called roll. The Board voted as follows:

Dave Wigg voted

Aye

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

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

192 Knickerbocker Road,

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Vice Chairman Wigg opened the public hearing.

David Crowe, of DJCA Cornerstone LLC, introduced the application. The applicant discussed the historical significance of the home and stated that it was designated as a historic landmark home in 1992. The English-style home was made to appear as though it were built over various centuries. He stated that landscape architects are working on the site design and landscape of the home. He stated that the homeowners recently bought the house and have a goal to move in by September 2025. Mr. Crowe stated he has not yet appeared in front of the Zoning Board to obtain variances and is trying making the upcoming December 15 Zoning Board meeting deadline . He stated that the only part of the house that might be visible from the road are the tops of the chimney peaks and asked the Board if a Certificate of Appropriateness is still required, to which Board Member Salem confirmed. Mark Bayer, of Bayer Landscape Architecture PLCC, discussed the proposed detached kitchen rehabilitation, anchoring the detached garage into the courtyard, a new screen room below the main terrace, and the addition of a cabana to be adjacent with the existing pool. Mr. Crowe discussed in detail the variances he is required to obtain from the Zoning Board. Board Member Salem discussed an inventory of 192 Knickerbocker Road performed in 1991, and highlighted that the parts used to build the screened porch were from The Old Mill. Doug DeRue, Director of Planning, Zoning, and Development, stated that because the Zoning Board does not want to grant variances that the DRHPB would not approve of, it is requesting DRHPB commentary on this application. This property has an unusual requirement of having sixty-foot setbacks. These setbacks are hard for a property to meet in general, which is the reason why this property requires many variances. Board Member Mitchell stated that he does not see any major issues with the information presented. Board Member Salem stated that the mass and scaling seems appropriate and that she does not have any rejection to the granting of variances, and Vice Chairman Wigg agreed.

Vice Chairman Wigg stated that this will remain an open hearing.

PLANNING BOARD COMMENTARY

Pittsford Oaks

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

Dustin Welch, of Passero Associates, re-introduced the application. Mr. Welch explained that in response to the Board's comments at the meeting held on November 14, he focused on the East facade, particularly the massing. To reduce the massing, he brought down some of the design elements, utilizing what is referred to as overbuilding, on the East facade down to the ground level. This was carried around to a portion of the eastern ends of the North and South elevations. Mr. Welch showed the Board the progression of the East elevation changes with renderings of the building from previous projects beginning in 2023. Mr. Welch presented the new rendering and stated that he added vertical elements to break up the linearity of the building and to make the building more scaled.

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Vice Chairman Wigg asked the applicant for clarification on what has changed on the new rendering. Mr. Welch responded that the finished materials were brought down to grade level in some locations, adding to the vertical elements, and recessed balconies were removed.

Vice Chairman Wigg asked if the elevation has changed since the November 14 meeting, and Mr. Welch stated that the rooflines have changed.

A discussion followed, clarifying that the additional changes include finish materials being brought down to ground level in some locations, as well as the removal of balconies and some of the vertical elements of the building. Mr. Welch also noted the overhangs were increased to be one foot.

Board member Vekasy stated that the current rendering is the best one yet, mentioning that the earliest rendering was incredibly linear and gave the impression of a cruise ship. Board Member Mitchell stated that he liked the presented image showing the evolution of renderings for this project, and agrees with Board Member Vekasy that they are going in the right direction. He acknowledged that this is not an easy process for the applicant but emphasized that the newest rendering shows a much better building than it was.

Board Member Wigg asked the applicant to discuss the balconies as there was confusion regarding their size and function at the November 14th meeting. Mr. Welch clarified that while most of the balconies are full-size and contain space for a small table and chairs, a few number are Juliet style, which are much smaller in size and only one or two feet deep.

Vice Chairman Wigg noted that DRHPB Chairman Dirk Schneider was not in attendance and asked Mr. DeRue for clarification regarding the Planning Board's request for DRHPB's comments and the preliminary approval process.

Mr. DeRue stated that the Planning Board has held off on moving forward with a preliminary approval at the request of this Board. The Planning Board would prefer to wait before granting preliminary approval until the DRHPB is comfortable with the progress made, specifically the mass and appearance of the building. He noted that the DRHPB will still have the ability to require changes to the building that they feel necessary. Mr. DeRue clarified that a Planning Board approval does not tie this Board's hands in the future.

Board Member Cristman stated that she still has concerns with the corner that will be visible from Clover and Jefferson. Board Member Salem stated that she is still not enamored with this project and emphasized that the applicant continues to make various little changes, and not the big changes that had been requested by this Board. Board Member Salem stated that when looking at the renderings, she still does not believe it fits with the character of the Town.

Danny Daniele, of 2815 Clover LLC, stated that it is very difficult to find a project where everyone is enamored, adding that there has already been a large evolution and we still do not know if this project is going to happen. Mr. Daniele emphasized the substantial cost of architectural drawings/plans as well as site plans and their modifications, and stated that he believes that the Planning Board wants to know if the DRHPB believes the project is moving in the right direction and has the potential to get to a place where everyone is comfortable, or if they believe it is a disaster.

Robert Koegel, Town Attorney, stated that if some board members believe it is moving in the right direction and some do not, then that might be the DRHPB's comment to the Planning Board.

Mr. DeRue asked for clarification if the applicant is refusing to make any additional changes, to which the applicant denied. The applicant stated that the materials and colors have not yet been discussed in detail, and that he would like the opportunity to do so. Board Member Vekasy stated that while the applicant is not there yet, he believes that progress has been made and that they can get to where they need to be. Board Member Salem emphasized that this Board has been requesting bigger changes be made since very early on in the application process, and with the pace it has gone so far, is unsure if they will get there. Board Member Vekasy stated that the two main changes requested by the Board is to significantly drop the ridgeline, and to amend

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the rigid "H" shape of the building. Board Member Cristman stated that she continues to feel as though the northeast corner is too high and would like to see it be lowered. Mr. DeRue stated to the Board that if the Planning Board were to give preliminary approval, it would not take away or change the DRHPB's power in any way. He added that this Board will still have approval authority and the ability to request changes.

MEETING MINUTES REVIEW

The minutes of November 14, 2024 were approved following a motion by Board Member Salem, with the additional change that the following sentence be added to the 246 Long Meadow minutes section; "Board Member Salem stated that French Doors on a storage garage are incompatible with the house and the neighborhood." This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chairman Dave Wigg closed the meeting at 9:07PM.

Respectfully submitted,



Anna Piazza
Building Department Assistant

APPROVED RESOLUTION

TOWN CLERK
TOWN OF
PITTSFORD, NY
2024 DEC 11 AM 4:01

RESOLUTION
Town of Pittsford
Design Review & Historic Preservation Board
Certificate of Appropriateness
Re: 191 South Main Street
Tax Parcel # 164.14-1-7
Applicant: Patricia Roelse-Bolger
Zoned: Residential Neighborhood (RN)
CA # CA24-000007

WHEREAS, the above property was previously designated as an Historic Landmark on February 19, 1998; and

WHEREAS, the applicant herein, Patricia Roelse-Bolger, 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 November 21, 2024 and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on December 5, 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) (2) and (11) 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

1. The within application has been reviewed, by the Board, taking into consideration the factors required by Town Code Section 185-197(C).
2. 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 proposed changes are accessibility alterations. The proposed 36" wide wheelchair accessible door, is appropriate in design, scale and character to the existing home. The proposed 8'x 36" ramps to the east and front entrances are simple in design and in scale with the existing property. While accessibility ramps are not in character with an historic home, the proposed ramps are necessary and removable. Proposed window changes involve the reuse of existing windows and remain compatible to the property.
3. 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 new door will be wood, painted white, which is compatible with the existing doors on the property. The proposed ramps will be wood and polywood, left natural in color, and painted

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white on the sides to be most compatible with the surroundings. Proposed bluestone walkways are compatible with the age and design of the home

4. As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that: the proposed new door at the east side of the porch, while wider, is compatible in design, material and color; the proposed bluestone walkways are also visually compatible. While accessibility ramps are not visually compatible, the proposed ramps are simple in design and necessary for accessibility.
5. As to the potential impact of the work on important historic, architectural or other features of the property, the Board finds that: the replacement of an existing door with a wider, wheelchair accessible door has little impact on the architectural features of the property. The replacement is planned for a porch on the east side of the home; the existing front entrance door will not change. The wooden accessibility ramps proposed for the east and front entrances are separate from the house itself and will not remove, alter or destroy any important historic or architectural features of the home. The ramps can be removed without causing negative impact to the home.

DECISION

1. 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 or a necessary accessibility alteration and, as such, is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness
2. The granting of the Certificate of Appropriateness is made subject to the following specific conditions:
 - a. The 36" new door will be painted white and will be an inswing glass French door (#101 in the application).
 - b. Aluminum ramps that will be installed initially will be temporary.
 - c. All work will be completed by June 30, 2025

The within Resolution was moved by Board member Salem, seconded by Board member Whitbeck, and was voted upon by members of the Board as follows:

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

Adopted by the Design Review & Historic Preservation Board on December 5, 2024.



Anna C. Piazza
Building Department Assistant