

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JANUARY 23, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, January 23, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

ABSENT:

ALSO PRESENT: Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning, and Development; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 16 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

The Board discussed a memo drafted by Board Member Salem that requests an amendment to the Zoning Code in relation to Certificates of Appropriateness. The Board unanimously stated their agreement to send the memo to the Town Board.

Board Member Salem motioned to approve sending the memo to Supervisor Smith and members of the Town Board requesting an amendment of Chapter 185, Article 85 of the Zoning Code. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the action was approved, none opposed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

83 Kilbourn Road

Applicant is requesting design review for an approximately 480 square-foot addition off the rear of the home.

Chuck Smith, Design Works Architecture, P.C., introduced the application. Mr. Smith is requesting design review for an approximately 480 square-foot addition off the rear of the home. He stated that all proposed materials will match the existing materials on the home. He noted that the addition will be slightly taller than the existing height of the home but will be at a lower grade so that you will not notice a difference at the roofline.

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

20 Kilbourn Road

Applicant is requesting design review for an approximately 467 square-foot renovation and addition to the home.

Agostino Mineo, of 20 Kilbourn Road, introduced the application. Mr. Mineo is requesting design review for a renovation and addition to the side of the home. He stated that the proposed rooflines and siding of the addition will match those of the existing house. The existing front door which faces East Avenue will be

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removed and relocated to face Kilbourn Road. Chairman Schneider noted that the front door change will allow the average person to see the home. Board Member Salem inquired about the specific changes that will be made to the front door, and the applicant stated that two sight lights will be added to the front door.

Chairman Schneider motioned to approve the renovation and addition to the home with the condition that two sight lights are added to the front entrance door of the home. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

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).

Chairman Schneider stated this is a continued public hearing.

Mark Bayer, of Bayer Landscape Architecture PLLC., re-introduced the application. Mr. Bayer stated that the application was presented at the December 5th meeting to give a comprehensive overview of the project, which will be split into multiple phases. The application had recently appeared before the Zoning Board and all variances were approved.

Mr. Bayer stated that all proposed materials are materials that can be found on the existing house. He pointed out the new columns and three new dormers at the front entry in the rendering. Chairman Schneider asked the applicant what the reason was for changing and unifying the dormers instead of leaving the quirkiness of the existing dormers. Mr. Bayer stated that the reason was to better connect the front entry to other parts of the house. The material of the dormers will be slate to match those of the existing home.

Board Member Salem asked the applicant to explain the proposed window changes. Mr. Bayer stated that the plan is to replace all windows on the home and noted that the existing white windows will be changed to bronze windows. The existing window pattern will not be changed. In comparison to the rendering which shows the bronze window change, Chairman Schneider stated that he prefers the appearance of the existing white windows because it adds character to the home, to which Board Member Cristman agreed. Additionally, he stated that the bronze windows create an overly monochromatic look and Board Member Cristman agreed. Board Member Vekasy and Board Member Salem stated that they prefer the appearance of the darker windows as it is less intense than the existing white windows. Meaghan Larrabee, homeowner, stated that the reason for the change to darker windows was for the stone on the house to stand out.

Chairman Schneider stated that he needs to see more details about the materials on the drawings and requested that the applicant add notes. Chairman Schneider asked the applicant to provide side by side pictures showing the existing (before) and proposed (after) of a straight-on elevation of the home and requested more labels in the areas of work and the addition of a step-by-step explanation so that it is clear to the Board what is being approved. Board Member Cristman asked the applicant to do the same regarding the proposed window and dormer changes and emphasized the historical significance and lack of replicability of some of the existing windows. Chairman Schneider summarized the Board's request to easily follow the history and stages of the additions with clear labeling of exactly what was changed. In addition, Board Member Vekasy and Board Member Mitchell asked the applicant to provide documentation with an explanation of exactly what will happen in each phase of the project. Chairman Schneider asked the applicant to bring physical samples of the proposed colors to the next meeting.

Chairman Schneider stated that this public hearing will remain open.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

Applicant is requesting the review of design changes to date, the current design material, confirm the overall Northeast corner of the building height.

Anthony Daniele, of 2851 Clover Street (300 Tobey Road), introduced the application. Mr. Daniele stated that the application recently received its preliminary site plan approval from the Planning Board. Mr. Daniele presented a rendering of the proposed building with flat roofs to show the Board what it would look like. He stated that the Board had emphasized the northeast corner of the building and explained the changes that were made in response; the roofline was brought down to a lower height and the grade adjusted as well. Mr. Daniele stated that due to economic reasons, this project has been a three-story building since the beginning, adding that he now has the zoning right to that structure. He stated that some people on this Board want a one-story reduction and that will not happen as it is not economically feasible.

Dustin Welch, of Passero Associates discussed a rendering of the project in which the grade was raised to cover the garage level of the building. Robert Koegel, Town Attorney, asked the applicant for clarification on the drawing being discussed versus the drawing that was submitted to be presented on the projector for everyone at this meeting. The applicant did not submit this rendering before the submission deadline and gave the Board/members of Town Staff a handout of the rendering being discussed.

Mr. Welch stated that he pulled the proposed building away from the corner of Clover Street and Jefferson Road to make the building appear smaller. Discussing the right side of the rendering, Chairman Schneider asked Mr. Welch if the parking lot will disappear after the grading alterations, and Mr. Welch responded that it will not. Mr. Welch informed the Board that he has been looking at larger buildings in the area, specifically at their design. Chairman Schneider asked for clarification if the applicant is changing the application. Mr. Daniele stated that the application is not changing but that different options are being presented to the Board to try to get closer to something that they like. Mr. Welch stated that page four of the handout shows the building with various colors in to show how colors can help break up the look of the building. He discussed bringing the grade up at the east facade and clarified that he is not increasing the height of the building, but rather changing the podium level to make it like the west facade. Mr. Welch discussed the landscaping and stated that the landscape architect working on the project has reviewed planting selections and the proposed grading plan and has confirmed that it will work.

Mr. Welch stated that updated site sections have been included that show the grading. Comparing this project to the Cloverwood project approved in 2019, he stated that Cloverwood's base level was very different. Mr. Welch discussed the cut fill analysis that was done on the soil on the site of the project. He stated that he has decreased the overall height of the building significantly and is working on decreasing the overall mass of the building as well.

Chairman Schneider stated that while altering the grading is a long-requested approach, the building itself remains very large. He noted that the grading plan would help to hide the garage level of the building.

Doug DeRue, Director of Planning, Zoning, and Development stated that the issue with the grading plan presented is that the fire department will likely be concerned with the steeper slope. Both the Pittsford Fire Department and the Town of Pittsford Fire Marshal first need to review this grading plan. Mr. DeRue stated that each individual apartment unit needs to be reached with a ladder in the case of a fire and explained that this is typically left up to the fire department's discretion as opposed to being laid out in a code.

Chairman Schneider asked for the Board's opinion whether the height and length of the building is 'significantly' reduced by the proposed grading change. Board Member Vekasy stated that while it would be steep, it does help the building visually. Board Member Mitchell agreed and asked the applicant to present a site plan with contours. Mr. Daniele stated that he first needs to discuss the proposed grading plan with the fire department. Board Member Salem stated that while the altered grading is an effective way of hiding the mass of the building, it does not reduce it, and Chairman Schneider agreed.

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Mr. Welch discussed the site containing unsuitable soils and stated that it is unsuitable for a certain depth. He stated that the left side is fully below grade.

Board Member Salem stated that she would like to see a different look where the ends of the building are lower and it is taller in the middle of the building, adding that this is something the Board has previously asked to see. Chairman Schneider agreed.

Board Member Vekasy discussed the alternate design with flat roofs on page two of the handout stating that the elevation is more simple and easier to distinguish proportionally. In the rendering presented at the November 18th meeting as well as some of the others, there are a bunch of 'skinny' buildings. In comparison, the newly presented flat roof rendering remedies that a lot and makes it look cleaner. Chairman Schneider stated that he appreciates the recesses on the third floor of the building seen on page three of the handout.

Mr. Daniele asked for clarification regarding if the Board preferred the building to have flat roofs. Board Member Vekasy clarified that the Board is not working toward having a building with flat roofs, but rather that there are other elements in the flat roof rendering that they appreciate.

Mr. Welch stated that he will focus on the design of the east facade of the building and will look at the southeast corner as well.

Chairman Schneider stated that adding color to the drawing added too much noise and explained that the grey drawing tells us exactly what we are getting. Mr. Welch stated that he presented a brick elevation and a stone elevation and asked the Board if they preferred one over the other. Chairman Schneider stated that he does not want to discuss colors yet. Mr. Welch informed the Board that he will have a stone sample to present at the next meeting. Mr. DeRue asked if the applicant could bring material samples from a larger building stating that it would be helpful as the stone on a smaller building compared to the stone on a larger building is very different.

Mr. Koegel reminded the applicant that the grading plan presented today is entirely dependent on the Pittsford Fire Department and Fire Marshal's answer to the concerns raised regarding the steepness of the slope and the ability of a ladder to reach all apartment units in the building. Mr. Daniele stated that he will speak to the Fire Marshal about this.

MEETING MINUTES REVIEW

The minutes of January 9, 2025 were approved following a motion by Chairman Schneider. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 9:29PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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