

Design Review and Historic Preservation Board
Minutes
August 25, 2022

PRESENT

Dirk Schneider, Chairman; Jim Vekasy, David Wigg, Vice Chairman; Paul Whitbeck, Bonnie Salem, Kathleen Cristman

ALSO PRESENT

Doug DeRue, Director of Planning and Zoning; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

John Mitchell

HISTORIC PRESERVATION DISCUSSION

David Wigg discussed research he has done regarding windows appropriate for the historically designated schoolhouse on Thornell Road.

Bonnie Salem indicated she is still working on the website project for designated homes.

RESIDENTIAL APPLICATION FOR REVIEW

• **22 Evergreen Lane**

The Applicant is requesting design review for the construction of an approximately 160 SF 3 season room addition off the back of the house.

No representative was present to discuss this application with the Board.

The Board had several questions regarding the applications.

It was determined that it would appropriate to have a representative appear to provide information on the following:

1. The choice of the color/trim. Will it match/be complementary to the existing structure?
2. Will the roof panels match/be complementary to the existing roof?
3. Will skirting be installed underneath the structure?

This application was left open.

• **592 Allens Creek Road**

The Applicant is requesting design review for the construction of an approximately 350 SF two story addition where the current sunroom is as well as the construction of a new 690 SF screened in porch off the back side of the house.

The designer, Tom Johnson, was present.

Mr. Johnson has appeared before the Board prior for an informal review for this project. He indicated that nothing has changed since the original proposal and reviewed updated additional sketches with the Board. Mr. Johnson stated that the windows will be casement windows respectful of the 1920's style of the home. The column details on the rear will mirror the column on the front elevation. The steps will be blue stone. The bay windows on the front elevation will be removed.

Paul Whitbeck moved to approve the application as submitted.

Bonnie Salem seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW - NEW HOMES

- **49 Coventry Ridge**

The Applicant is requesting design review for the construction of a two-story single-family home approximately 4485 square feet that is located in the Coventry Ridge Subdivision.

Jim Connaughton was present to discuss the application with the Board.

The model home is on a corner lot. There is open space to the rear of the property. The home features a side load garage.

The Board discussed the distance between the fireplace and the window below but determined it was acceptable.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

PUBLIC HEARING FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **4000 East Avenue**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint.

This public hearing remains open.

Chuck Smith of Design Works Architecture was present. Peter Ragusa also attended.

Mr. Smith described the project to include the demolition of the current guest and the construction of a new cottage structure in the same footprint. The architectural style will match that of the current home. The addition of a small shed is also proposed. The structure will feature white stucco materials and windows will be bronze vinyl with divided lites. A landscaping plan was presented. Two large trees will need to be removed but a large walnut tree is being saved. The measured height of the structure will not change.

The Board inquired as to if any of the materials could be salvaged, or the structure be utilized for Fire Department practice prior to demolition.

Discussion was held regarding the history of the structure. It is suspected that it was connected to the hotel which once operated on site, but the research has not borne that out. The applicant has completed some research on the former Short Hills hotel/resort and will provide their findings to the Town Historian for her records.

There was no public comment.

Dirk Schneider moved to close the public hearing.

Bonnie Salem seconded.

All Ayes.

The Board continued further discussion. Bonnie Salem expressed her opinion that the structure had lost its historic integrity some time ago. Dirk Schneider stated that he feels this project is going in the right direction.

A resolution to approve the proposed demolition of the caretaker cottage and new construction in the same footprint was moved by Board member Dirk Schneider, seconded by Board member Bonnie Salem, and was voted upon by members of the Board as follows:

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

Adopted by the Design Review & Historic Preservation Board on August 25, 2022.

DISCUSSION FOR DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **93 Kilbourn Road**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 4800 +/- square foot single family home on the property.

Although this hearing was previously closed, the Board requested the applicant, Christine Giangreco, review her proposal for the benefit of all the Board members present.

Ms. Giangreco reviewed the project and the adjustments she has proposed in an effort to gain approval for the project. The current one-story home is built on a slab and features a one car garage. The square footage of the present home is inadequate for the owners needs. An original plan which was withdrawn by the applicant was for a two-story home. A plan for a one-story home was then submitted which featured a three-bay garage. The home stands on a one-acre lot. No historical significance of this structure was discovered. Letters of support were received by the Town by two neighbors, also one letter of concern by neighbors was submitted by the most affected neighbor. Subsequently this neighbor reviewed the final proposed plans and indicated they "looked good". To address the Board's concerns the square footage was adjusted to remove one bay from the garage and one bedroom (from four to three). The plan was then adjusted to include a front load garage design with two garage doors which projects forward of the home.

The Board continued their discussion. They expressed an appreciation for the applicant's presentation and recognized that the applicant had made some efforts to address their previous concerns.

The Board was divided on their opinions.

Dirk Schneider expressed that the proposed one-story design is a good approach to keeping in character with the neighborhood. Jim Vekasy stated that even though the forward garage design is unusual that the applicant had made concessions and that the home is not a significant detriment to the neighborhood.

Paul Whitbeck expressed his concerns regarding the size of the home and stated that he did not feel that the depth of the lot was a consideration. He referenced the zoning code which seeks to preserve the character of a neighborhood and felt this would be a deviation from that. David Wigg referenced his previous objections to the size of the structure. Bonnie Salem also referenced the significant large size of the proposed home as an effort to put too large of a home in too small a lot in width. She also expressed that the garage still projects out too far and deviates from the character of other garages in the neighborhood. Kathleen Cristman noted that the applicant has tried to keep the design in character with the neighborhood but also expressed misgivings about the size of the home on the lot.

A resolution to approve the demolition of the applicant's existing ranch house at 93 Kilbourn Road and the reconstruction of a larger ranch house on the same property, all in accordance with the applicant's submitted plans, as revised, and pursuant to the issuance of associated building permits by Board Chairman Dirk Schneider, seconded by Board member Kathleen Cristman, and was voted upon by members of the Board as follows:

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

The motion failed to carry.

The Board discussed the options to consider a denial.

A resolution to deny the demolition of the applicant's existing ranch house at 93 Kilbourn Road and the reconstruction of a larger ranch house on the same property, all in accordance with the applicant's submitted plans, as revised, and pursuant to the issuance of associated building permits was moved by Board Chairman Dirk Schneider, seconded by Board member Bonnie Salem, and was voted upon by members of the Board as follows:

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

The Board **denied** the demolition of the existing home at 93 Kilbourn Road.

AND;

The work to remove asbestos, which started without a building permit, must be completed and the home must be restored to livable condition. Please contact the Building Department for issuance of a building permit to continue work.

Adopted by the Design Review & Historic Preservation Board on August 25, 2022.

REVIEW OF MINUTES OF AUGUST 11, 2022 MEETING

Dirk Schneider moved to accept the minutes of the August 11, 2022 meeting as written.

David Wigg seconded.

All Ayes.

POINT PERSONS FOR CERTIFICATE OF APPROPRIATENESS – 9/8/22

315 Thornell Road – Dave Wigg

2590 Clover Street – Bonnie Salem

ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:25 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board