

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
AUGUST 24, 2023**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on August 24, 2023, 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, Chairman; Dave Wigg, Vice Chairman; John Mitchell; Bonnie Salem; Kathleen Cristman

ABSENT: Jim Vekasy; Paul Whitbeck

ALSO PRESENT: Anthony Caruso, Building Inspector; Meghan Brooks, Building Department Assistant; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 13 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

DHRPB Member Bonnie Salem stated that she wished to begin planning for the inventoried historic homes reception that was originally proposed for the spring of 2023 and was postponed. She requested feedback from the rest of the Board on prospective dates and the list of properties that she drafted for them. She added that, while they had originally hoped to host the reception on September 21st, that date was now too close for planning purposes.

DRHPB Chairman Dirk Schneider proposed several dates, two of which were October 5th and November 30th. After some discussion, the Board came to a tentative agreement upon Thursday, November 30th, 2023. Building Department Assistant Meghan Brooks stated that the 30th should be okay, depending on room availability.

Board Member Salem suggested that the Board review the draft invitation letter and inventoried homes list she presented them for next meeting. She also stated that she would look into scheduling a room at Pittsford Spiegel Community Center for the event.

Following a brief discussion on potential speakers and future agenda items, such as refreshments and programming, the DRHPB concluded its historic preservation discussion for this meeting.

RESIDENTIAL APPLICATIONS: NEW HOMES**16 Aden Hill**

Applicant is requesting design review for the construction of a one-story single-family home. The home will have approximately 1,800 square feet of livable area and is located in the Wilshire Hill Subdivision.

Bill Arieno, with Pride Mark Homes, introduced the application. Mr. Arieno stated that they were keeping the style of this home consistent with the look of Wilshire Hill, and that the design demonstrated many of the features that the Board likes.

Board Member Salem noted that while the new home design has a forward-facing garage, it is still subordinate to the rest of the home.

DRHPB Chairman Dirk Schneider motioned to approve the construction of a one-story, approximately 1,800 square foot single-family home located in the Wilshire Hill Subdivision as submitted. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

62 & 64 Skylight Trail

Applicant is requesting design review for two new attached single-family townhomes in the Alpine Ridge Subdivision. 62 Skylight Trail is approximately 2,000 square feet and 64 Skylight Trail is approximately 1,850 square feet.

Bill Arieno, with Morrell Builders, introduced the application. He stated that this is one of the last homes in the neighborhood to be completed.

When Board Member Salem expressed her surprise at the square footage, Mr. Arieno noted that the square footage listed was not correct, and that the homes would be closer to 2,000 and 1,850 square feet in size rather than 2,700 and 1,529 square feet noted on the agenda.

Board Member Salem inquired about the color of the siding. Mr. Arieno replied that it would be in keeping with the original color plan for the subdivision.

DRHPB Member Kathleen Cristman motioned to approve the construction of two new attached single-family townhomes in the Alpine Ridge Subdivision, of 2,000 and 1,850 square feet respectively, as submitted. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS**6 Rosewood Drive**

Applicant is requesting design review for a front addition to include a porch, foyer, and second floor living space.

Board Member Salem recused herself for this application.

Chris Hennessy of CKH Architecture introduced the application. Ms. Hennessey stated that the homeowners would like to gain more square footage in certain areas of their home, as well as add a screened porch.

Board Chairman Schneider confirmed with Ms. Hennessey that the number of upstairs windows would be changed from three to four and asked about the plan for the siding of the house. Ms. Hennessey stated that she believes that the homeowners intend to reside the entire house. She also stated that the windows will be the same as the existing ones.

DRHPB Vice Chairman Dave Wigg motioned to approve the construction of a front addition to the home to include a porch, foyer, and second floor living space as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

18 Buttermilk Hill Road

Applicant is requesting design review for a 252 square foot garage renovation including a bonus room.

Steve Fernaays of 18 Buttermilk Hill Road introduced the application. Mr. Fernaays stated that they will be removing the double garage door and replacing it with pedestrian double doors that will enter into the new storage area detailed in the plans.

Board Member Salem requested clarification as to whether the doors would be solid, as shown in the plans. Mr. Fernaays stated that the doors would not be solid, they would be steel doors with half lite inserts. Light fixtures already exist on the sides of the current garage. He provided a photo of the doors for the Board's reference. He also confirmed that this elevation was located on the side of the home, not the front.

DRHPB Member John Mitchell motioned to approve the exterior renovation of a 252 square foot garage and bonus room as submitted, with the condition that the doors match the style of the reference image submitted 8/31/2023. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

41 Carriage Court

Applicant is requesting design review for an approximately 838 square foot addition off the rear of the home.

Chris Hennessy of CKH Architecture introduced the application. Ms. Hennessey stated that the homeowners would like to add an addition off the rear of the home.

Board Member Salem asked if there would be any second floor living space as a part of the addition and why there were no windows on the right elevation. Ms. Hennessey confirmed that there would not be a second floor to the addition, and that no windows were on the right elevation because those walls would be a part of the pantry and kitchen. She also noted that the neighbor on Carriage Court also at no windows on the side facing the right elevation of the home. Vice Chairman Wigg remarked that there would still be plenty of the light entering the home from the rear.

DRHPB Chairman Dirk Schneider motioned to approve the approximately 838 square foot addition off the rear 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.

57 Shire Oaks Drive

Applicant is requesting design review for the construction of an 83 square foot master bath addition off the back of the home.

Ian Cramer with Cramer Contracting introduced the application. Mr. Cramer stated that the scope of the would be an approximately 85 square foot addition to the back of the house. Cedar shake would be painted to match the current structure.

DRHPB Member Bonnie Salem motioned to approve the 83 square foot master bath addition off the back of the home as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

32 Stoneleigh Court

Applicant is requesting design review to convert a front stoop to a covered porch.

Kip Finley of Victory Hill Land Company introduced the application. Mr. Finley stated that the homeowners want to extend the front porch, close off the window, and relocate the front door. In the past, the living room was repurposed to a large dining room, and they will be dividing it to add a new foyer and renovate the old foyer into a closet. The current overhang on the porch is two feet; the renovation would convert it to a four-foot overhang.

Chairman Schneider asked what the columns would be made of. Mr. Finley responded that they would utilize PVC trim to match the current PVC trim and corner boards that the Board had suggested for the addition in the previous meeting.

DRHPB Member Kathleen Cristman motioned to approve the conversion of the front stoop to a covered porch as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

28 Whitestone Lane

The applicant is requesting design review for a proposed new three car garage.

AnnMarie Rizzo of 28 Whitestone Lane introduced the application. Ms. Rizzo stated that it was her third time attending a meeting and summarized their project by stating that they were going to be adding a three-car garage addition to their home. Wood shutters would remain consistent throughout the exterior. The main changes from the previous design review meetings include the improved dormer size to match the others, and the relocation of the cupola from the front to the side.

Chairman Schneider asked if the shutters would be fully functioning and if the windows would be new. Ms. Rizzo affirmed that both would be, and that the windows would be custom. There would be dividing lite pieces in the windows.

DRHPB Chairman Dirk Schneider motioned to approve the addition of a three-car garage as submitted, with the condition that the shutters be of appropriate height and of operable hardware, including hinges and doors, that the windows on the front and side elevations are the A-series with the dividing lights, and with the recommendation that all windows have simulated dividing lights. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATE OF APPROPRIATENESS

55 Mitchell Road

Applicant is requesting a Certificate of Appropriateness pursuant to Town Code Section 185-196 for the replacement of the front porch on a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Matt Emens of HB Cornerstone introduced the application. Mr. Emens stated that the homeowners are seeking a Certificate of Appropriateness for the renovation, removal, replacement, and repair of the foundation and porch of their home. He summarized the history of the house and stated that the homeowners are looking to put back a more historically accurate material than the red stone that was introduced to the porch in the 1970's. It is an extension of a project that started in 2021 and will include a large border of blue stone with inlay tile. The stone will be roughhewn, not honed.

Board Member Salem asked if the column bases are going to be repaired. Mr. Emens stated that they will be shoring up the roofing and columns so demolition can happen safely. Steel columns will be put in to support it so that the bases can be cut out and removed. The rotted portion will then be replaced with a piece that has been scanned, CNC'd, and matched exactly so that it will look no different from the original but be long lasting.

Vice Chairman Wigg asked if the base will be tight set or mortared. Mr. Emens confirmed that it will be mortared, but that they wanted to avoid having it crack and pop. The color will match the stone. He added that he was not sure what the material is but would check with contractor. The intent of the homeowners is to do the replacement well and accurately.

Board Members Salem and Cristman expressed that they did not yet feel comfortable coming to a resolution before knowing exactly what material will be utilized for the bases, as the replication process needs to be done correctly. Chairman Schneider confirmed with Mr. Emens that there would be no change in porch elevation, then stated that the Board would like to hold the public hearing open to ensure the column details are submitted, along with documentation of the woodwork and base materials.

The public hearing remains open upon submission of further documentation for the following meeting.

COMMERCIAL APPLICATIONS: RENOVATIONS

3350 Monroe Avenue

Applicant is requesting design review to add windows, as well as reside the entire building.

Roger Langer of Greater Living Architecture introduced the application. Mr. Langer stated that all siding on the building would be removed, to be replaced with 7-inch horizontal composite material siding along most of the elevations, with board and batten siding on the top half of the front (south) elevation. Windows will be replaced and trimmed with white vinyl. White corner trim will also be used. With exception to the trimming, the building will be a midnight blue.

Board Member Salem asked what would be happening to the stone façade and the front door. Mr. Langer confirmed that the stone would be removed, as shown in the updated drawings, and that the front door would likely not be replaced at this time. The current double doors have lite inserts.

Upon inquiry from Vice Chairman Wigg, Mr. Langer stated that all trim, fascia, and gutters will either be replaced or wrapped with aluminum counterparts.

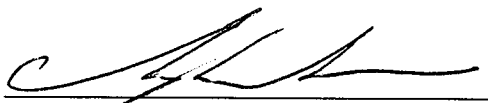
DRHPB Member Bonnie Salem motioned to approve the exterior changes to the building, including new horizontal siding on the first floor and board and batten on the second floor; the addition of new windows to the building; new gutters, fascia, and corner boards; and the removal of current stone: as such that the siding color is midnight blue for both the clapboard and board and batten, and that all trim and corner board be white. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved.

OTHER DISCUSSION

The minutes of August 10, 2023 were approved following a motion by DRHPB Chairman Dirk Schneider. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Chairman Schneider closed the meeting at 7:30PM.

Respectfully submitted,



Meghan Brooks
Building Department Assistant

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