

**Design Review and Historic Preservation Board
Minutes
July 23, 2020**

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, Kathleen Cristman, John Mitchell, Leticia Fornataro, David Wigg

ALSO PRESENT

Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, July 23 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Leticia Fornataro discussed that she has been working on the redesign of the banners to meet the required size parameters.

Bonnie Salem announced that another inventoried homeowner has expressed interest in designating their home. Bonnie will work with the homeowners at 25 Briar Patch Road on the application. She also discussed the demolition policy for the Town of Pittsford and talked about the draft procedure being considered.

David Wigg mentioned a property on East Avenue which the homeowners are considering restoring their barn to its original state.

RESIDENTIAL APPLICATION FOR REVIEW

- **323 East Street**

The Applicant is requesting design review for a kitchen and bath addition. The addition will be approximately 340 sq. ft. and will be located to the rear of the existing home.

Shawn McHugh was present to discuss the application with the Board.

Dirk Schneider revealed that he is acquainted with the applicant but he has no financial interest in the project.

It was noted that the Board received updated plans on 7/20/20 other than the ones included in the original packet and are basing their review on these plans.

The Board felt the changes add functionality and livability to the home and works well with the structure. A suggestion was made to consider a pocket door instead of a swing door if space allows.

Bonnie Salem moved to accept the application with the plans submitted on 7/20/2020.

Leticia Fornataro seconded.

All Ayes.

- **355 East Street**

The Applicant is requesting design review for the garage extension. The extension will be approximately 72 sq. ft. and will be located behind the 3rd bay of the garage.

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

Allen Reitz discussed that this project is to serve as protection and storage for a boat. He indicated that it is behind the garage and there is a lot of shrubbery to buffer this between the neighbor. The color will match the house and siding will be reused on the new shed.

The Board discussed concerns with the lack of detail in the drawing provided. The building inspectors indicated that they will work with the contractor for more detail as they issue the permit.

David Wigg moved to accept the application as submitted.

Dirk Schneider seconded.

Aye – Schneider, Wigg, Fornataro, Salem, Mitchell, Whitbeck
Nay – Cristman

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **16 Ravenna Crescent**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2800 sq. ft. and will be located in the Coventry Ridge Subdivision.

Jim Connaughton representing Coventry Ridge Development Corporation was present to discuss the application with the Board. Mr. Connaughton indicated that the home is in keeping with the other homes on the street. He emphasized the use of two materials which incorporates features of different homes in the development but does not lend to excessive similarity. There is no potential for a walkout basement as there is a slope behind the home.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **4 San Rafael Drive**

The Applicant is requesting design review for the construction of a new single family home. The home will be approximately 6440 sq. ft. of livable space and will be located on a vacant lot in the San Rafael Drive neighborhood.

Chris Reebals and Ria Neill were present via Zoom to discuss this application with the Board.

The applicants discussed this new construction which is characterized as “transitional, European modern influence” as it was noted there are many architectural elements included in this design.

The materials on the structure are proposed to be true stone, copper, slate – all natural materials. Some windows will be steel framed and others the wood trim will be painted to match. David Wigg noted that the brick in the depiction doesn’t fit with the design. Mr. Reebals noted that reclaimed brick in a more muted tone will be utilized.

Dirk Schneider noted the slope change on the property and inquired if a grading change will occur. Mr. Reebals indicated that it would not and they will work with the existing topography of the lot.

It was noted that this home will be seen from East Avenue which features a mix of Tudor, Spanish and Mid Century modern. Board members agreed that this design would be complementary to the area.

Leticia Fornataro moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **23 & 25 Skylight Trail**

The Applicant is returning to request design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 40 (23 Skylight Trail) will be approximately 2013 sq. ft. and Lot 39 (25 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Morrell of Morrell Builders was present to discuss the application with the Board.

Mr. Morrell referenced an on-site meeting that he had with two of the Board members and the building inspectors. He indicated he would welcome visits from other Board members as well.

Mr. Morrell explained in detail the key to the color palette of the community indicating that customer choice has been removed so that excessive similarity to adjacent properties does not occur. He described that the units are not identical twin models. He expressed that the goal is to reflect a rural character in the community and that he is anxious to take feedback and guidance from the Board. Dirk Schneider cautioned that similarity should not be applied in adjacent units because what is popular with the customer. Jeff Morrell indicated that the customer will not be allowed to direct the themes. Dirk Schneider indicated that he appreciates that commitment.

Mr. Morrell described the stone element of the entry sign will be continued throughout the community on the units.

Leticia Fornataro questioned the break of the roofline on the breezeway of the unit. Dirk Schneider indicated that from the site visit of another unit this element seems to work. Bonnie Salem discussed concerns she had about the recessed entry door but the site visit mitigated this concern somewhat.

Kathleen Cristman discussed her concern that all the garage doors on the units are all the same and considering most of the garages are predominant features she would like to see more variety on these doors. Jeff Morrell said he would be happy to look at different tones of wood grain colors for the doors. Board members indicated they would like to see that albeit in a formal presentation to the Board. Ms. Cristman also had questions about customer choice on windows on the rear elevation. Mr. Morrell indicated that customers will have a choice of transom windows or not on the rear elevation.

Dirk Schneider moved to approve the application submitted for the 7/23/2020 meeting.

Kathleen Cristman seconded.

All Ayes.

- **40 Skylight Trail**

The Applicant is requesting design review for the construction of a community building. The building will be approximately 820 sq. ft. and will be located in the Alpine Ridge Subdivision.

Jeff Morrell discussed this application with the Board.

Mr. Morrell discussed the Community building which is being constructed for the communal use of the development. Gardens will be added as the community expands. The building materials will be reclaimed barn wood with black trim around the windows and stone elements to tie in with the rest of the surrounding architecture of the units. Sidewalks will be installed to connect the community to the building.

Dirk Schneider commented favorably on the clean lines of the community building/greenhouse.

Paul Whitbeck moved to accept the application as submitted for the Community Building.

John Mitchell seconded.

All Ayes.

- **25 Parker Drive**

The applicant is requesting Design Review for the proposed construction of an addition and an oversized accessory structure. The proposed construction is a 2 story 1,007 Sq. Ft. addition and a 468 Sq. Ft. workshop/Storage structure. The addition will create living space and a new garage. The Zoning Board of Appeals has heard these applications on July 20, 2020.

The homeowner, Justin Hamilton was present to discuss the application with the Board.

It was noted that although this application was heard before the Zoning Board of Appeals on July 20, 2020 that only the oversized accessory structure passed and will be considered for design review approval this evening.

Mr. Hamilton described the project as an 18' x 36' oversized accessory structure to be placed in the rear yard. The lot is deep and the structure will not be in a position to disturb the neighbors. The finished materials on the exterior will be white pine board and batten materials which is planned for a future finish of the main dwelling. A barn door feature and black seam roof are planned. No driveway will lead up to the accessory structure.

Dirk Schneider disclosed that he is acquainted with the applicant but has no financial interest in the project.

Dirk Schneider moved to accept the application for the approval of an oversized accessory structure as submitted.

Leticia Fornataro seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3001 Monroe Avenue**

The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 10.5 sq. ft. and will identify "Blonsky Family Chiropractic".

Adam Blonsky was present to discuss this application with the Board.

The sign will be lighted by the 4-gooseneck lights depicted in the drawing.

Board members approved of the simple design.

Bonnie Salem moved to accept the application as submitted.

Kathleen Cristman seconded.

All Ayes.

OTHER – REVIEW OF 7/9/2020 MINUTES

Bonnie Salem moved to accept the minutes of 7/9/2020 with corrections.

Dirk Schneider seconded.

All Ayes.

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board