

**TOWN OF PITTSFORD
DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JANUARY 25, 2024**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, January 25, 2024, 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; Jim Vekasy; Bonnie Salem; Paul Whitbeck; John Mitchell; Kathleen Cristman

ABSENT: None

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

ATTENDANCE: There were 18 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

The Board discussed following up with the 2023 Reception for the Owners of Inventoried Homes attendees in the coming month. DRHPB Member Bonnie Salem confirmed with Building Department Assistant Meghan Brooks that she has the contact list on file.

RESIDENTIAL APPLICATIONS: ADDITIONS & RENOVATIONS

3 Tor Hill

Applicant is requesting design review for a 196-square-foot covered deck off the rear of the home.

Paul Morabito of Morabito Architects introduced the application. Mr. Morabito gave a brief description of the project and stated that the footprint of the current deck would not be changing.

DRHPB Chairman Schneider asked why they had added the shelf detail in the porch gable. Mr. Morabito stated that it was a detail brought around from the front of the house. Siding will travel down the base of the addition, as well as the gable. Overhang details will match the rest of the house.

DRHPB Vice Chairman Dave Wigg motioned to approve the 196-square-foot covered deck off the rear 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.

18 Amber Hill Drive

Applicant is requesting design review for a 1,560-square-foot, three-story addition to the rear of the home.

Jenna Evans of Pardi Partnership Architects introduced the application. Ms. Evans stated that they are proposing a rear addition to the house, which will be three stories because of the nature of the lot and because the project focus was the master bedroom on the top floor. The lowest level is a basement. The finishings of the addition will match the current exterior.

Board Member Salem confirmed with Ms. Evans that the existing deck will be shrunk down from its current size. DRHPB Member Paul Whitbeck asked if there are any plans to utilize the basement addition as a bedroom. Ms. Evans stated that part of the reason for the addition is to avoid putting a bedroom in the basement level.

Chairman Schneider asked why the west elevation of the addition has no windows. Ms. Evans stated that this feature is driven largely by the function of the interior of the home. That area on the top floor has the bathroom and on the middle floor has the kitchen pantry, neither of which require or benefit from a window. Chairman Schneider replied that, while he understands the reason, he does not like how large the expanse of solid wall appears. Board Member Salem agreed. DRHPB Vice Chairman Dave Wigg asked if the homeowners would consider adding a frieze or another decorative element. Ms. Evans stated that they tried to maximize the windows where appropriate.

Board Member Salem suggested that perhaps putting windows in the lower level might assist in breaking up the wall. Ms. Evans stated that right now that area is a storage room and adding windows is not necessarily the most practical solution.

Following an extensive discussion between the Board and Ms. Evans regarding the west elevation, Chairman Schneider confirmed with the rest of the Board that, apart from the western elevation, no one has any other concerns about the design.

The Design Review & Historic Preservation Board has asked the applicant to return to the Board with design changes to the west elevation.

105 Ellingwood Drive

Applicant is requesting design review for a 1,150-square-foot addition, plus porch, off the side of the home.

Dan Pieters, AIA, introduced the application with homeowner Dave Finger. Mr. Pieters described the approximately 1,100-square-foot addition being proposed for the home and stated that it was adjusted to complement the proportions of the home. The materials will match the current structure. A dormer was added to the design for egress from the bedroom on the second story.

Chairman Schneider asked if the garage will have a new metal roof as well. Mr. Pieters stated that they might not remove the asphalt, but certainly would incorporate the metal whether on top or in replacement of the current roof.

Board Member Salem noted that she likes the features that are being added to the house and thinks that it fits well into the existing structure and the neighborhood.

Vice Chairman Wigg asked if Douglas fir would be used in the wood detailing. Mr. Pieters stated that it would.

DRHPB Member Paul Whitbeck motioned to approve the 1,150-square-foot addition, plus porch, off the side 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.

RESIDENTIAL APPLICATIONS: OVERSIZED STRUCTURES

78 State Street

Applicant is requesting design review for a 648-square-foot detached garage behind the home.

Keith Gardner of Gardner Construction & Development introduced the application. Mr. Gardner gave an overview of details that have been added to the design since it was last in front of the Board, including Hardie board siding in "Light Mist" and decorative corbels. He stated that the homeowners are eventually hoping to re-side the house in the same material and color so that the home and the garage will match. The dividing board and corner boards will be white.

After some discussion on colors and siding, the Board agreed that the proposed project has the right intentions in preserving its appearance.

DRHPB Chairman Dirk Schneider motioned to approve the 648-square-foot detached garage behind the home as submitted, with clarification that the siding color is to be "Light Mist." This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

74 Coventry Ridge

Applicant is requesting design review for a 3,332-square-foot, single-family home in the Coventry Ridge Subdivision.

Jim Connaughton of Spall Homes introduced the application. Mr. Connaughton stated that this house, while similar to many of the homes in the neighborhood, is a little different because it is a walkout lot. There is a mature stand of trees between the proposed home and the existing neighbor that they will be doing their best to maintain.

Chairman Schneider asked how far the fireplace bump will protrude from the wall. Mr. Connaughton stated it will be 5½ inches.

DRHPB Member Bonnie Salem motioned to approve the 3,332-square-foot, single-family home in the Coventry Ridge Subdivision as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

69 Coventry Ridge

Applicant is requesting design review for a 3,337-square-foot, single-family home in the Coventry Ridge Subdivision.

Jim Connaughton of Spall Homes introduced the application. Mr. Connaughton stated that this home is kitty-cornered across the street from 74 Coventry Ridge and so they designed it to be complementary.

Chairman Schneider commented on the variety of second story windows, particularly the barrel vault over the window to the left of the front door. Mr. Connaughton stated that it could be changed to match the second story window to the right of the front door should they prefer. Board members agreed that this would look less busy.

DRHPB Member Kathleen Cristman motioned to approve the 3,337-square-foot, single-family home in the Coventry Ridge Subdivision as submitted, with the condition that the barrel vault on the second-story window to the left of the front door be removed. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

717 Stone Road

Applicant is requesting design review for a 2,895-square-foot, single-family home (with finished basement) on the property.

Bill Zink stated that this application and the one following (3092 Clover Street) are before the Board for their proposed location, which is set back from the 70-foot building line, in addition to the design.

Patrick Morabito of Morabito Architects introduced the application. Mr. Morabito clarified that the square footage has been changed from the originally proposed 4,450 square feet to 2,895 square feet. Though smaller, they have maintained the exterior look of the home.

Chairman Schneider asked if the dormers will be real, as there is no second story. Mr. Morabito stated that they will be fake, with black-painted panels of plywood to be secured behind them. DRHPB Member John Mitchell confirmed that Mr. Morabito has utilized this technique before.

Board Member Salem asked what will be happening with the basement level. Mr. Morabito described the plan to create a French drain to allow the basement to have egress windows in the bedrooms down there, as well as to provide drainage.

Vice Chairman Wigg asked about the siding and trim. Mr. Morabito stated that the siding will be white Hardie board and the trim will be white PVC. The shutters will be black. The roof will be charcoal gray. There will be a reddish brick veneer at the basement level.

DRHPB Member Kathleen Cristman suggested the Board review the location. Chairman Schneider noted that it would be coming into relative alignment with the neighboring home.

Homeowner Kevin Canaan asked if the Board would be open to giving a little flexibility on the distance from the road. Chairman Schneider suggested giving it a scope of ten feet from the garage at 725 Stone Road (either aligned with it or up to 10 feet behind it).

DRHPB Chairman Dirk Schneider motioned to approve the 2,895-square-foot, single-family home (with finished basement) on the property as submitted, with the following condition: that the front of the house aligns with 725 Stone Rd, or up to 10 feet behind. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

3092 Clover Street

Applicant is requesting design review for a 2,799-square-foot, single-family home on the property.

John Antetomaso of Antetomaso Homes introduced the application with owner Rama Gupta. Mr. Antetomaso stated that they are proposing to build a 2,800-square-foot home and are in the process of moving the rear lot line of the property. The home is on a private drive.

Chairman Schneider if there is a particular reason why the home is canted. Ms. Gupta stated that all four of the nearby homes are also canted. There was further discussion by the Board about the lot size and site placement, and Chairman Schneider remarked that, while the proposed location is slightly behind the home to the south, it is at least consistent.

There was significant confusion regarding the inconsistencies between the site plan and the elevations, primarily in the reversal of the garage placement. Ms. Gupta stated that plans had changed since files had been submitted and that the plan was mirrored. Board Member Salem stated that she felt uncomfortable making a decision on inaccurate elevations. Following further debate, Ms. Gupta stated that it was the site plan was incorrect, not the elevations, and presented an updated site plan to the Board that matched the submitted elevations.

DRHPB Chairman Dirk Schneider motioned to approve the 2,799-square-foot, single-family home on the property as submitted, with clarification that the site plan submitted is correct. This motion was seconded by DRHPB Vice Chairman Dave Wigg. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: ADDITIONS & RENOVATIONS

3330 Monroe Avenue – Community Bank N.A.

Applicant is requesting design review for the exterior renovation of a commercial buildout. This property is zoned Commercial (C).

Albert Giannino of Community Bank N.A. introduced the application with Doug Templeton of Hanlon Architects and Andrew Gearhart of Community Bank N.A. Mr. Giannino stated that, in the past year, Community Bank started to expand into Rochester and decided that Pittsford would be perfect for both the corporate headquarters and the local branch. He brought Hanlon Architects onto the project to design something that would fit into the community.

Mr. Templeton stated that the building at 3330 Monroe Avenue has been a bank for several years. They are now seeking to modernize the building, clean it up, and integrate the bank's architectural branding. In the design, they opted to keep the gabled roof but construct facade walls around the front and side elevations conceal the imposing size of the gable. They will be using high quality materials such as stone and wood while complementing the more geometric aesthetics of the nearby buildings in its design.

Vice Chairman Wigg asked how deep the facade would be. Mr. Templeton said it is 1'-1'8" deep. DRHPB Member Whitbeck asked how much it would be coming towards the street. Templeton said it is staying within the same footprint. It is just the facade that will be built in front of the existing walls. DRHPB Member Cristman asked for clarification on why it looks like there is a second floor. Mr. Templeton gave a more in-depth description of the roofing and the façade tie-in and noted that they are primarily focusing on the side that is facing Monroe. The backside will still have the gable and be repainted.

Board Member Salem asked what elements of the design are compatible with the community. Mr. Templeton responded that it is a more modern design, but by using the stone and wood it will fit in with the blend of traditional and modern, rather than working solely in modern materials such as metal.

Chairman Schneider stated that the southwest and southeast elevations are quite nice, but that the northeast elevation that is seen from 3300 Monroe Avenue is not as good. After some discussion, Board suggested potentially bringing the wood facade further along the northeast elevation to the same point as the other side. This would make the façade more of a C-shape than an L-shape and create a stronger presence from that view.

Mr. Giannino asked what the Board thinks about the back of the building. Chairman Schneider asked about the detailing in the gable, to which Mr. Giannino responded that it is an already existing architectural detail. Chairman Schneider suggested painting it the same color as the rest of the elevation so that it is not highlighted. Board Member Mitchell asked if that side is all mechanical. Mr. Templeton confirmed that it is and that there will be a new screen fence installed, with the goal of making all the mechanicals and utilities blend in. Vice Chairman Wigg asked what the material of the fence will be; Mr. Giannino stated that it will likely be metal, as he does not want PVC.

Board Member Salem stated that she is struggling to wrap her head around the concept of having a thin layer over an existing building and cannot help but wonder if it will look cheap. Mr. Giannino stated that this project has been a struggle to balance design and utility with the existing structure. Mr. Gearhart added that it is a common practice in the shopping center industry to do this sort of façade because it allows a lot of flexibility with tenants. Board Member Cristman asked if the structure is removable, and Mr. Gearhart stated that it is relatively removable, but they intend to be in the space for a long while.

The Design Review & Historic Preservation Board has asked the applicant to return to the Board with design changes to the northeast elevation, as well as an aerial view of the roof and samples of the spandrel glazing and aluminum.

145 Kilbourn Road– Oak Hill Country Club

Applicant is requesting design review for a 20,200-square-foot addition, plus an 11,000-square-foot terrace, to the south and east sides of the clubhouse. This property is zoned Suburban Residential (SRAA).

Jim Vekasy recused himself from this application.

Eric Reynolds of SWPR introduced the application with Jim Durfee of Oak Hill Country Club. Mr. Reynolds stated that the clubhouse is a historically- and architecturally-significant building in a Tudor revival style. They did their best to incorporate existing details into the addition: eve

detailing, brick and half-timbering, masonry, some cast stone elements on significant pieces, etc. He then gave an overview of the site plan, where the additions are in relation to the existing structure, and an extensive description of the proposed additions and their purposes.

Vice Chairman Wigg asked if they will be using open valley copper gutters; Mr. Reynolds stated that they will. Chairman Schneider pointed out a section that looks like it has a modern K gutter. Mr. Reynolds said that the image shows a gutter that was put in in the 1970's and is not consistent with the rest of them; they are proposing copper gutters in the additions, along with copper flashings. He noted that they are not replacing current features that are non-historic at this time, but that the club is fixing deferred maintenance issues systematically as they come up.

Mr. Durfee added that all the tent structures that are currently being utilized for adding space to the facility are not pretty to look at and do not match the overall look of Oak Hill; however, they do represent the activities presented there, and their intent with the additions is to align the function of the clubhouse with its appearance. They are unlikely to have significant other additions anytime soon, as they are constrained by the golf course and the national register.

Board Member Salem noted that many elements of the design appear to respect the historic nature of the property and asked if any of the timbering is real timber. Mr. Reynolds stated that at this point it is not. They are currently intending to use a fiber cement Board. The existing building does have wood timbers. Board Member Salem asked whether anything that is going to be removed to allow for the additions is of particular historic significance. Mr. Reynolds answered that most of the work will be done on the additions that were added in the 1970's, which are often viewed as not being on the mark in terms of their outcome. The chimney that is being added is not meant to be a true replication of the existing chimney, but they have incorporated many of the details to complement it. Board Member Salem stated that she is glad to hear that they will not be losing any historically-significant pieces to the additions, and noted that the intention to do the right thing is there.

While Board Member Whitbeck noted his disappointment that they will not be using wood timber, overall, the Board expressed that the massing of the additions look good and details and materials are in keeping with the character of the structure.

DRHPB Chairman Dirk Schneider motioned to approve the 20,200-square-foot addition, plus an 11,000-square-foot terrace, to the south and east sides of the clubhouse as submitted, with the condition that no storefront glazing system be used. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

300 Tobey Village Road - Pittsford Oaks Apartments

The Town Board is requesting Board feedback for the proposed Pittsford Oaks Apartments complex.

A memorandum regarding the Pittsford Oaks project was drafted by the Board and the final draft, dated January 25, 2024, was put to a vote. DRHPB Chairman Dirk Schneider motioned to approve the memorandum as final and ready for submission to the Town Board. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the memorandum was approved, none opposed. Memorandum attached.

01/11/2024 MEETING MINUTES REVIEW

The minutes of January 11, 2024, were approved following a motion by DRHPB Chairman Dirk Schneider. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

OTHER DISCUSSION

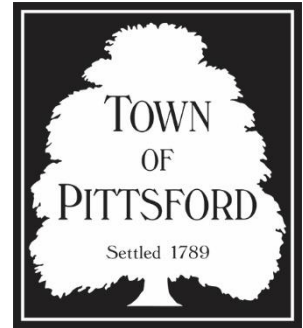
Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 8:55PM.

Respectfully submitted,

Meghan Brooks
Building Department Assistant

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

MEMORANDUM



To: Town Board

CC: Anthony Caruso, Bill Zink, Doug DeRue, Robert Koegel,
Meghan Brooks

From: Design Review & Historic Preservation Board

Date: January 25, 2024

Regarding: Pittsford Oaks Project – DRHPB Advisory Report

As you know, the Town Board has received an application to rezone Parcels 8 and 12 of the Tobey Planned Unit Development (PUD) at the intersection of Clover Street and West Jefferson Road to allow the construction of up to 191 units of market rate residential apartments. Currently, the parcels are zoned to allow the construction of up to 115 units of senior housing (although the previously approved, unbuilt project for the parcels was for 106 units of senior housing).

By resolution adopted November 16, 2023, the Town Board referred the application to the Design Review and Historic Preservation Board (DRHPB) for an advisory report. The DRHPB has received the application, as well as additional plans, reports, and commentary from the applicant, and has considered this material on January 11, 2024, as part of its regularly scheduled meeting. This memorandum, which is a distillation of comments from individual DRHPB members, constitutes the DRHPB's advisory report to the Town Board.

The General Project

The change in use from senior housing of (a maximum of 115 units) to 191 market rate apartments changes the general nature of the development.

Market rate apartments create more concentrated traffic patterns and an increase in the previously approved number of apartments will, of course, create more traffic. The traffic study should be reviewed to ensure that it satisfies both the Town and the Department of Transportation.

The project does not provide housing at a lower cost for residents of 55 and older, as recommended in the Comprehensive Plan, and does not provide a type of housing not already seen in Pittsford.

It is noted that a four-story building on top of a hill or rise is not in keeping with Pittsford's current residential profile, nor is it appropriate adjacent to the historic home.

The Building Design and Colors

The Board prefers the color scheme shown in the 3D rendering print as compared to the 2D renderings, which don't appear to match. Likewise, the Board prefers that any gable

overhang be deep enough to read as a roof, rather than a thin addition, as is seen in the 3D rendering of the main entrance.

The exterior finish shown at the parking garage level and extending down to grade, Exterior Insulation and Finish System (EIFS), a non-load bearing cladding system that provides exterior walls with a water-resistant, insulated surface, is not a good material because it does not have the visual appearance to support a tall building and materials above.

The northeast corner and the east elevation of the building that faces West Jefferson Road and Clover Street appear as the “backside” of the building, with repetitive window placements and lack of accent detailing. The Clover Street and West Jefferson Road views should receive the same attention to detail as the main entry area at Tobey Village Road.

The Historic Home at 2867 Clover Street

Potential negative impact to the historic home must be minimized, and opportunities to reduce impacts and buffer the home from the new development should be implemented.

The 410-foot-long east elevation is of particular concern to the DRHPB because it is the backdrop to the historic home and will be readily visible from the Clover Street and West Jefferson Road intersection. The building has a long, unbroken roof line that, at four stories in height, creates a massive appearance above the historic home. The repetitive window placements across the east facade are monotonous and, while they may be necessary for each unit, they accentuate the impact of the large structure. Currently, the plan fails to respect the historic home, and options to reduce the impacts to the historic home should be provided.

Previous designs submitted for the senior housing project lowered the east elevation to three stories for a section of the structure, which reduced some of the visual impact. The developer should consider a similar design.

The developer has committed to no development on Parcel 12 beyond what is shown on the plans and the DRHPB agrees that no further encroachment should be permitted. The developer should maintain natural buffers and not remove mature trees and existing landscaping.

Currently, site plans show a small amount of asphalt that crosses from Parcel 8 to Parcel 12 as a part of the planned emergency access route. Should this be necessary, the amount of development should be kept to a minimum for emergency vehicle apparatus and not striped for general parking.