

TOWN CLERK
TOWN OF
PITTSFORD, NY

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
NOVEMBER 14, 2024**

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2024 DEC - 5 A 10: 51

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Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, November 14, 2024, 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; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 17 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

Board Member Salem stated that the Landmark Designation application for 7 Landsdowne Lane is now complete. The home was originally built in 1975 so the homeowner has agreed to hold the application until February of 2025, in celebration of the home's 50th anniversary.

OVERSIZED ACCESSORY STRUCTURES

10 Poinciana Drive

Applicant is requesting design review for the oversized detached garage located to the east of the main home. This application did receive Zoning Board approval for the location, height, and size of the structure.

Lorie Boehlert, of the James L. Garrett Company, introduced the application. Ms. Boehlert stated that she is requesting design review for a detached garage, which has already received approval from the Zoning Board. The detached garage will be located a significant distance away from the house and will be made of stone and cedar to match the house. Board Member Cristman inquired about the color of the garage door. Ms. Boehlert stated the garage door will match the beige color of the house. Chairman Schneider asked the applicant about the garden shed seen on the submitted site plan. Ms. Boehlert stated that there will not be a garden shed. Board Members Salem and Cristman agreed that the detached garage is in keeping with the property.

Board Member Cristman motioned to approve the oversized detached garage, with the conditions that the stone material, cedar siding, and color of the garage door will match the main house and there will be no garden shed. This motion was seconded by Board Member Wigg. Following a unanimous voice vote, the application was approved, none opposed.

246 Long Meadow

Applicant is requesting design review to change the garage door to glass French doors.

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is proposing to change the existing garage door to glass French doors. He added that the existing driveway behind the new garage will be removed, and new grass will be planted. Board Member Salem stated that French doors on a storage garage are incompatible with the house and the neighborhood.

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Board Member Wigg motioned to approve the door change on the detached garage, with the existing driveway being removed and grass planted as submitted. This motion was seconded by Board Member Mitchell. Following a majority voice vote, the application was approved.

The Board voted as follows:

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

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

53 Country Club Drive

Applicant is requesting design review for an approximately 280 square-foot addition off the rear of the home.

Austen Seidel, of JB Sterling Construction, introduced the application. Mr. Seidel stated that the addition will have composite siding material and will be painted to match the color of the house. The railings will be painted black. The windows will match those on the existing house.

Chairman Schneider motioned to approve the addition, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

417 Mendon Center Road

Applicant is requesting design review for the addition of a rear mudroom and some window changes.

Laura Alexander, of 417 Mendon Center Road, introduced the application. Ms. Alexander proposed to change an existing door into a window and change the existing windows to double-hung, both located on the side of the house. She stated that the rear of the home is where the majority of changes are occurring and noted that the addition will not be visible from the road as it will be hidden by the existing beech tree. The cladding on the existing rear porch will be removed and the windows and doors will be replaced. Ms. Alexander stated that the basement entry will be removed and replaced with a standard door.

Board Member Mitchell motioned to approve the addition and window modifications, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

7 Kalleston Drive

Applicant is requesting design review for an approximate 125 square-foot addition off the rear of the home to allow for more space in the master suite.

Megan Mills, of Reimagine Renovation, introduced the application. She plans to maintain the existing roofline, however, it will need to be pitched in a slightly different way. She added that the pitched roof will have ice shields. Ms. Mills stated that the shingles will match the house and the siding will be vinyl material. Chairman Schneider asked if the applicant will need to move the electric meter, to which Ms. Mills confirmed. She stated that Rochester Gas and Electric (RG&E) has already been contacted.

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

RESIDENTIAL APPLICATIONS: DEMOLITION

5691 Palmyra Road

Applicant is requesting approval to demolish a detached garage.

Cynthia Vanhoute, of 5691 Palmyra Road, introduced the application. The garage was built with no foundation and is falling over. Board Member Salem stated that the Board's task is to determine if there is any historical significance of the detached garage to be demolished, and she felt there is none.

Vice Chairman Wigg motioned to approve the demolition of a detached garage, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

22 Bridleridge Farms

Applicant is requesting design review for a 2,810 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman stated that the home will have horizontal siding with board and batten metal accent panels. Chairman Schneider asked Mr. Winseman to confirm that there will be no brick detail added. Mr. Winseman confirmed.

Board Member Cristman motioned to approve the application for the construction of the new home, as submitted. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

321 Mendon Center Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of solar panels on a rear roof of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated that the Board previously closed the public hearing.

Board Member Salem noted that the resolution is written in favor of the solar panels for reasons that are specific to this property. She added that solar panels may not be appropriate on other landmark homes, but on this particular property she felt it is appropriate.

The resolution was moved by Board Member Salem, seconded by Chairman Schneider, and was unanimously approved by the Board.

The full adopted resolution is attached to the end of these minutes.

700 Allens Creek Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the demolition and reconstruction of a detached three-car garage at a Designated Historic Landmark to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated that this is a continued public hearing.

David Swinford, of 700 Allens Creek Road, re-introduced the application. Mr. Swinford stated that he had received approval for the demolition of a detached garage at the September 26th, 2024 meeting. He also

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received approval from the Zoning Board for the height of the detached garage. He stated that the roof of the detached garage will be GAF timberline weatherwood color and will have a light brown/gray tint to it. Mr. Swinford stated that it will have Anderson Windows and the Simulated Divided Lite (SDL) width will match the windows on the main house. He added that he will tint the stucco to achieve the faded look of the main house. In addition, it will have EIFS siding. Chuck Smith, Design Works Architecture, P.C., stated that the fiberglass doors will be painted to match the color of the house. Chairman Schneider stated that the eave pattern and underside of the garage should match the main house.

Chairman Schneider asked for public comment. Hearing none, Chairman Schneider closed the public hearing.

The resolution was moved by Board Member Vekasy, seconded by Board Member Salem, and was unanimously approved by the Board.

The full adopted resolution is attached to the end of these minutes.

PLANNING BOARD COMMENTARY

Pittsford Oaks

The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

Dustin Welch, of Passero Associates, re-introduced the application. Mr. Welch stated that the Board had previously asked him to make similar changes to the rest of the building that had been applied to the northeast corner. He stated that the stone on the northeast corner now matches the stone applied to the west elevation. Mr. Welch discussed changes made to alleviate the "pancake banding" of the building. He noted these changes on the west and east facades, stating that colors were changed. Mr. Welch highlighted several other changes made to the west elevation including adding a run of windows, incorporating gables to each porch, new roof elements, and realigned roof eaves. Additionally, lower groove elements have been incorporated to bring down the universal scale of the building.

Mr. Welch included larger drawings, the rendering presented at the October 10th meeting, and updated site sections to reflect the lowered rooflines. Chairman Schneider stated that despite his efforts, the 3D rendering is still very repetitive. He discussed lowering the eave itself rather than the ridgeline. Board Member Vekasy agreed, stating that when you look at it, your eye goes right to the balconies, and that the windows and bay dimensions are repetitive. Chairman Schneider asked the applicant to focus on the comments from the Board instead of continuing to make small changes. He requested that the applicant incorporate one or two big moves.

Chairman Schneider asked the applicant to present the updated south elevation and inquired as to whether he was planning to add any of the changes applied to the west side to the south side. Mr. Welch stated that he will need time to look at it. Chairman Schneider suggested the applicant consider applying their comments to the south elevation.

Vice Chairman Wigg suggested further extending the gables seen on the west elevation. Board Member Salem agreed and asked the applicant for clarification regarding balcony size. Mr. Welch stated that corner balconies are each 12 inches deep and their intended use is for flowers and plants. Vice Chairman Wigg questioned the depth. Chairman Schneider emphasized that because the building is so large, the applicant would benefit from adding variation to the balconies.

Chairman Schneider asked for clarification of what the chimney-looking detail was on the west elevation. Mr. Welch stated that it is a trash chute.

Chairman Schneider stated that he does not feel comfortable recommending that the Planning Board give preliminary approval. Vice Chairman Wigg and Board Member Salem agreed. Anthony Daniele, of 2851 Clover LLC, stated that he was not in favor of removing units.

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Robert Koegel, Town Attorney, stated that he believes the applicant is making progress and is pleased that the architect presented the new changes to the Board.

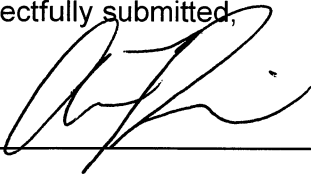
Chairman Schneider stated that he will prepare the Board's comments regarding Pittsford Oaks to send to the Planning Board.

MEETING MINUTES REVIEW

The minutes of October 10, 2024 were approved following a motion by Board Member Mitchell, seconded by Board Member Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 8:27PM.

Respectfully submitted,



Anna Piazza
Building Department Assistant

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

APPROVED RESOLUTION

TOWN CLERK
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2024 NOV 15 A 10: 51

RESOLUTION

Town of Pittsford

Design Review & Historic Preservation Board

Certificate of Appropriateness

Re: 321 Mendon Center Road

Tax Parcel # 177.04-1-5.2

Applicant: William Pieper

Zoned: Residential Neighborhood (RN)

CA # CA24-000004

WHEREAS, the above property was previously designated as an Historic Landmark on March 18, 1999; and

WHEREAS, the applicant herein, William Pieper, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, dated and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on September 12, 2024, and continued through October 10, 2024, at which time it was closed, for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c) (2) and (11) of the SEQRA Regulations, requiring no further review by this Commission;

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

1. The within application has been reviewed, by the Board, taking into consideration the factors required by Town Code Section 185-197(C).
2. As to the appropriateness of the general design, scale and character of the proposed work to the property, as well as with surrounding properties, the Board recognized that the Standards and Guidelines for a Certificate of Appropriateness advise against the installation of solar panels on original roof areas that are readily visible from the street. Following the applicant's presentation, board discussion, and visual site review, the members of the DRHPB concurred that this property presents conditions that warrant an exception to the Standards and Guidelines recommendation. On this property, the proposed solar panels will not be readily visible from the street for the following reasons:
 - a. The proposed solar panels will be mounted on the roof of 2 additions to the original home which are set well back from the road
 - b. The solar panels will not be visible from the street when facing the front façade of the home which faces north. The solar panels will only be visible from the south which is the rear exposure of the home.
 - c. the solar panels will be black, thin (projecting no more than 6 inches), and will cover both roofs in an even pattern, blending with the current roof material
 - d. the home is on a main highway and traffic moves quickly mitigating visibility. There are no sidewalks for foot traffic.

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3. As to the texture, materials and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that the proposed solar panels will be thin and black and will blend with the existing roof materials.
4. As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that in general, solar panels that are readily visible are not visually compatible with historic homes.
5. As to the potential impact of the work on important historic, architectural or other features of the property, the Board finds that the original house will not be diminished by the addition of solar panels to the roofs of two additions in the rear. The proposed solar panels will not remove, alter, or destroy any important architectural features of the property. The solar panels can be removed without causing negative impact to the home.

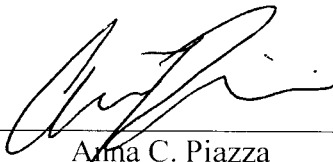
DECISION

1. Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant, while not strictly compatible with the historic character of the home, is acceptable for this property because of the conditions stated in Findings of Fact #2 above. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.
2. The granting of the Certificate of Appropriateness is made subject to the following specific conditions:
 - a. All work is to be completed by December 31, 2025

The within Resolution was moved by Board Member Salem, seconded by Chairman Schneider, 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	Aye
Jim Vekasy voted	Aye

Adopted by the Design Review & Historic Preservation Board on November 14, 2024.



Anna C. Piazza
Secretary to the Design Review & Historic Preservation Board

APPROVED RESOLUTION

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RESOLUTION

Town of Pittsford

Design Review & Historic Preservation Board

Certificate of Appropriateness

Re: 700 Allens Creek Road

Tax Parcel: 138.69-1-1

Applicant: David N. Swinford

Zoned: Residential Neighborhood (RN)

File: CA24-000005

WHEREAS, the above property was previously designated as an Historic Landmark on September 20, 1990; and

WHEREAS, the applicant herein, David Swinford, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, dated August 21, 2024, and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on September 26, 2024, and continued through November 14, 2024, at which time it was closed, for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c)(11) of the SEQRA Regulations, requiring no further review by this Board;

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

The within application has been reviewed, by the Board, taking into consideration the factors required by **Town Code Section 185-197(C)**.

As to the appropriateness of the general design, scale, and character of the proposed work to the property, as well as with surrounding properties, the Board finds that:

The proposal of the demolition of the existing, and reconstruction of a new, detached garage is appropriate in design, scale, and character relative to the adjacent Strong Mansion and surrounding neighborhood. The proposed garage maintains the existing garage's footprint/size and a similar configuration of garage doors and person doors. The proposed pitched roof differs from the existing flat-roofed garage, however is of similar style to the pitched roof of the adjacent residence.

As to the texture, materials, and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that:

The proposed EIFS siding is similar in texture, and can be painted to a similar color as the existing stucco finish. The proposed garage doors are of a similar panel configuration to the existing and can be painted a similar color to match. The proposed architectural shingle roof differs from the existing garage's flat roof in form, and from the existing residence's roof in material (terracotta), but is an appropriate use for a detached garage and will match the roofs of the homes in the surrounding area.

APPROVED RESOLUTION

As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that:

The proposed replacement garage is of good visual compatibility as a new partner to the adjacent existing Strong Mansion. Its form and materials align well with those of the adjacent residence while also maintaining the size and configuration of the existing garage to be demolished.

As to the potential impact of the work on important historic, architectural, or other features of the property, the Board finds that:

While the existing garage is of no significance unto itself, it is part of a greater designated property, and its replacement should maintain its contextual alliance and subservience to the greater Strong Mansion structure. The proposed replacement garage maintains that relationship and balance, and does not negatively impact the existing residence.

DECISION

Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant is compatible with the historic character of the home and, as such is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.

The Board, in granting the Certificate of Appropriateness, hereby imposes the following specific conditions:

1. All work is to be completed by November 1, 2025.
2. Trim boards are to be 5/4th wood painted.
3. Soffit detail is to follow the face of the rafter.

The within Resolution was moved by Design Review & Historic Preservation Board Member Vekasy, seconded by Board Member Salem, and voted upon by the Board, as follows:

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

The Design Review & Historic Preservation Board adopted the above resolution on November 14, 2024.



Anna Piazza
Building Department Assistant
Secretary to the Design Review & Historic Preservation Board