

Design Review and Historic Preservation Board
Minutes
January 24, 2019

PRESENT

Bonnie Salem, Paul Whitbeck, John Mitchell, Kathleen Cristman, David Wigg; Vice Chairman

ALSO PRESENT

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

ABSENT

Dirk Schneider, Chairman; Leticia Fornataro

HISTORIC PRESERVATION DISCUSSION

The Board reviewed a letter drafted by Bonnie Salem designed to reach out to owners of inventoried properties. The brochure "Special Property to Historic Landmark" will be included in this mailing. Bonnie asked that Board members get back to her with any changes.

The reception meeting for owners of inventoried homes was also discussed. Kathleen Cristman and Bonnie worked on a time line for planning this event. It was suggested the event take place in May during Historic Preservation Month. Kathleen asked that the Board review and email her with comments to be discussed at the next meeting. It was requested that the reception discussion be placed on the agenda for the next few upcoming meetings.

CERTIFICATE OF APPROPRIATENESS

• **648 Mendon Road**

The Applicant is requesting a Certificate of Appropriateness to demolish an existing accessory structure and to construct a new detached garage in the rear yard.

David Wigg moved to open the Public Hearing.

The homeowner, Stephen Smeulders, was present.

Mr. Smeulders discussed how the present garage is too small to park two cars with room to exit the vehicles. A new, larger garage to be constructed will be built with a similar profile and materials consistent with others on the property. The current garage appears to have been a horse barn which was modified for use as a garage.

Board members who had visited the site made note of the beams that are part of the current structure are deemed to be around 150 years old. These beams will be salvaged. The Board was in agreement that the foundation of the structure is "structurally inadequate". The Board felt the proposed design is a good solution to the needs of the owner and is appropriate to the other structures on this historical property.

There was no public comment.

David Wigg moved to close the Public Hearing and John Mitchell seconded.

All ayes.

There was no further comment from the Board.

A resolution was moved by Board member, Bonnie Salem, seconded by Board member Paul Whitbeck, and was voted upon by members of the Board as follows:

Bonnie Salem	Aye
Paul Whitbeck	Aye
Kathleen Cristman	Aye
John Mitchell	Aye
Leticia Fornataro	Absent
David Wigg	Aye

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- a. All work is to be completed by January 31, 2021.
- b. All materials including siding, shingles, doors, windows, and paint to be as submitted in application.

RESIDENTIAL APPLICATIONS FOR REVIEW

- **4 Sassafras Lane**

The Applicant is requesting design review to construct a 99 sq. ft. first floor addition and 238 sq. ft. second floor addition.

The architect for the project, David Waldarek, was present to discuss the application with the Board. The homeowner, Melissa Roland, was also present.

Mr. Waldarek discussed how the property is located on a flag lot and cannot be seen from the roadway. The need for the additions are to accommodate the homeowner's growing family. Mr. Waldarek indicated that the materials for the siding, shutters and roof will match the existing.

The Board felt that the additions are compatible with what is in the neighborhood.

David Wigg moved to accept the application as submitted. Bonnie Salem seconded.

All Ayes.

- **166 Mill Road**

The Applicant is requesting design review to renovate the front entrance of an existing home.

Paul Zachmann, homeowner and contractor, was present to discuss the application with the Board.

The project will consist of the addition of a roof dormer being added over the existing front door. The doors will be changed out to a single front entry only. A cultured stone finishing may or may not be placed around the front entry. This entry is angled and is not particularly visible from the roadway.

John Mitchell moved to accept the application as submitted with board and batten siding finish and an option for stone entry finish. Kathleen Cristman seconded.

All Ayes.

- **1 Whitestone Lane**

The Applicant is requesting design review for the construction of a 211 sq. ft. first floor addition and a 205 sq. ft. addition.

The architect, Paul Morabito, was present to review the application with the Board.

All exterior materials and windows will match the existing.

Kathleen Cristman moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.

- **25 Hawkstone Way**

The Applicant is requesting design review for the construction of a 2023 sq. ft. one-story single family home.

Marie Kenton of Ketmar was present to discuss the application. She indicated that the colors of the new home will be in keeping with others in the neighborhood.

Bonnie Salem moved to approve the application as submitted. John Mitchell seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **Cloverwood Senior Living**

The Applicant is requesting design review for the construction of a senior living facility located at the southwest corner of Clover Street and Jefferson Road, site of the former Barn Bazaar.

Glen Cooper of Friendly Senior Living, Rob Simonetti of SWBR and Tom Palumbo of Stantec were present.

Project revisions were reviewed with the Board. The proposed twenty additional units (Phase II) nearest the Lusk home have been eliminated from the plan. Off the main "H" building, 6 units have been eliminated to bring the total number of units to 109. The building is lowered one story on the SE corner. Landscape plans are in development.

It was explained that the design of the units presented are inspired by architectural elements found throughout the Town of Pittsford. The proposed colors will be grey/blue "winter" or "earth" tones to blend in with the surroundings. The base of the building will have a heavy stone look and the roof will have architectural, asphalt shingles. All units will have a balcony.

This application will be held over for further input.

OTHER – REVIEW OF 1/10/2019 MINUTES

The minutes of the January 10, 2019 meeting were approved with one change.

All Ayes.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board