

**Design Review and Historic Preservation Board
Minutes
October 8, 2020**

PRESENT

Paul Whitbeck, Bonnie Salem, John Mitchell, Kathleen Cristman, Leticia Fornataro

ALSO PRESENT

Kevin Beckford, Town Board liaison; Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Dave Wigg

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, October 8 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Acting Chairman John Mitchell opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

Bonnie Salem discussed the draft of the letter she circulated to the Board to be sent out to the interested parties who attended the reception for inventoried homeowners last year. The members present were in agreement with it and it will be sent out later this month under the Chairman's signature once Dirk approves it. Bonnie suggested splitting up the names between the Board members to follow up once the letters are sent. Bonnie and Paul agreed to work on this.

Robert Koegel confirmed the Town Board approved the expenditure for the banners for the historic district. Allen Reitz will work on the details of arranging the down payment with the Commissioner of Public Works.

RESIDENTIAL APPLICATION FOR REVIEW

- **10 Poinciana Drive**

The Applicant is requesting design review for the oversized detached garage. The garage will be 1543 square feet and located to the east of the main home. This application did receive Zoning Board approval for the location, height and size of the structure.

The homeowner Koen Goorman was present.

Mr. Goorman explained that the oversized garage would be used to store 4 cars with a room above to store pool and patio equipment. He stated that the garage would be a mirror image of the design of the home in materials. Shrubbery on the east side will shield the garage from the private drive. This is a large property and the structure will be 1000 ft. from Lehigh Station Road.

Leticia Fornataro moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **6 Sutton Point**

The Applicant is requesting design review for the addition of a four-season room. The addition will be approximately 322 square feet and will be located to the rear of the home.

The contractor, Rich Peters, was present.

The addition will be on the footprint of the deck. There will be some storage underneath.

Two roof options were submitted. One elevation depicted a center gable on the roof with two skylights and another depicted a shed roof with three skylights.

After some discussion, the Board generally agreed that they could support either roof design although comments were made that the option with the three skylights would provide additional lighting.

Kathleen Cristman moved to approve the application as submitted with the choice of either roof design.

Bonnie Salem seconded.

All Ayes.

- **33 Thrush Field Way**

The Applicant is requesting design review for the two-story kitchen, bedroom and bath addition. The first floor addition will be approximately 197 square feet and the second floor will also be approximately 197 square feet.

The architect, Jim Brasley and homeowner Todd Markevitz were present.

Mr. Brasley described the project as a rear two-story addition with the expansion of the kitchen on the first floor and the addition of a bedroom and bathroom on the second floor. Part of the deck will be removed to accommodate this addition. The back of the house is on a cul-de-sac and would be hidden from any neighboring view.

The materials and roof slope would match the home and some of the window patterns would match the current windows as well. The chimney will be functional.

John Mitchell moved to accept the application as submitted with all materials to match the existing on the home.

Leticia Fornataro seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW

- **27 Hawkstone Way**

The Applicant is requesting design review for the construction of a single-family one story home. The home will be approximately 1982 square feet and will be located in the Cottages at Malvern Subdivision.

Marie Kenton of Ketmar Development was present.

Ms. Kenton described the new home construction as having a courtyard entry with a walkout that is similar to the homes on Lot #26 and Lot #18 but not exactly alike. This home will back up to the pond. The home has multiple textures for materials but will be the same colors. Cultured stone will be added around the door entry.

Leticia Fornataro asked questions about grading changes and Ms. Kenton responded that some fill would be needed.

Paul Whitbeck moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **33 & 31 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of two attached single-family dwellings sharing a common wall. Lot 35 (33 Skylight Trail) will be approximately 2000 sq. ft. and Lot 36 (31 Skylight Trail) will be 2013 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Morrell of Morrell Builders was present.

Mr. Morrell discussed the onsite walk that occurred with some of the Board members prior to this evening's meeting. He also extended an invitation to any other members of the Board who did not attend that walk to come to the site at another time. Mr. Morrell indicated he appreciated the Board's input. He discussed the Board's comments regarding the gable reductions and the transition of the materials.

The current proposed unit has a side load (Lot #35) and a front-loaded (Lot #36) garage.

Mr. Morrell clarified the key on the development plan in regards to color and stone usage. The colors will remain the same however the names of the Hardi board colors have been changed by the manufacturer. Mr. Morrell will look to clarify this in the future applications. Mr. Morrell also indicated that the stone on the homes would be a staggered application to provide differentiation between the units. As units are constructed, he will be able to provide adjacent photos for comparison. He indicated that the homeowners association controls the look of the exteriors not the clients.

Bonnie Salem discussed the differentiation of wood grain of the garage doors. Mr. Morrell said he does not want too many multicolor textures but could look into the options available of darker versus lighter.

Leticia Fornataro moved to accept the application as submitted with the modifications as discussed.

John Mitchell seconded.

All Ayes.

OTHER

REVIEW OF 9/24/2020 MINUTES

John Mitchell moved to accept the minutes of the September 24, 2020 meeting with one correction.

Bonnie Salem seconded.

All Ayes.

DISCUSSION

Allen Reitz discussed with the Board that it would be possible with the necessary safety protocols in place to resume meetings in person since most meetings do not involve a public hearing. He asked the Board for their input on this. The members present felt that this might be somewhat premature to resume meeting in person given the coming winter months and that all members present preferred the remote Zoom meetings.

Regarding the demolition policy for the Town of Pittsford, Bonnie Salem reported that she had no updates.

ADJOURNMENT

John Mitchell moved to close the meeting at 7:05 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board