

Design Review and Historic Preservation Board
Minutes
April 22, 2021

PRESENT

Dirk Schneider, Chairman; Paul Whitbeck, John Mitchell, Leticia Fornataro, Dave Wigg, Kathleen Cristman

ALSO PRESENT

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

ABSENT

Bonnie Salem

Proceedings of a regular meeting of the Pittsford Design Review and Historic Preservation Board were held on Thursday, April 22 at 6:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom.

Dirk Schneider, Chairman opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

The Board discussed plans for rolling out the banners for the historic district. A targeted date will be the end of May. An unveiling ceremony will be planned to include Town officials.

RESIDENTIAL APPLICATION FOR REVIEW

• **20 Old Farm Circle**

The Applicant is requesting design review for the enclosure of an existing open porch. The porch is located on the front of the home and will be enclosed to create a 92 square foot kitchen addition.

Eric Schoenhardt, contractor for the project, was present.

Dirk Schneider disclosed that he had worked with Mr. Schoenhardt in the past but has no financial interests in this project.

Mr. Schoenhardt indicated there is a change in the proposed windows to double hung windows.

Dave Wigg moved to approve the application as submitted with the condition that the new windows have grills to match the existing windows on the house.

Leticia Fornataro seconded.

All Ayes.

• **55 Turning Leaf Drive**

The Applicant is requesting design review for the addition of a screened porch. The porch will be approximately 495 square feet and will be located to the rear of the home.

The homeowner, Hannah Lu, and contractor Matthew Atkinson was present.

The project is a screened in porch off the kitchen. It was noted that the rendering of the railing is not accurate and that horizontal cable railing will be utilized. The Board indicated their approval of this choice. The roof will match the existing.

Leticia Fornataro moved to accept the application as amended with the horizontal cable railings.

Kathleen Cristman seconded.

All Ayes.

- **71 Reitz Parkway**

The Applicant is requesting design review for the second floor addition and three season room renovation. The existing three-season room will be renovated into a four-season room with an approximately 322 square foot second floor master bedroom suite addition on top.

The homeowners, Kim and Ken Chin were present.

David Wigg noted that he knows the applicant but has no financial interest in the project.

All roofing, windows and shakes will match the existing on the home.

John Mitchell moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2 Tor Hill**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2154 square feet and will be located in the Cottages at Malvern Hills Subdivision.

Marie Kenton was present to discuss the application with the Board.

Ms. Kenton pointed out that there are three textures on this new home (board and batten, clapboard and stone) but the colors for the board and batten and clapboard will be the same.

The shutters were discussed. It was discussed that the shutters should be narrower and placed on both sides or just eliminated. Marie Kenton said she would talk to the homeowners.

Dirk Schneider moved to approve the application as submitted with the condition that the shutters be narrowed to ½ the width of the windows and with the recommendation that they be eliminated.

Kathleen Cristman seconded.

All Ayes.

- **97 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1646 square feet and the second floor will be approximately 1667 square feet. This home will be located in the Coventry Ridge Subdivision.

Jim Connaughton was present to discuss the application.

The Board discussed the need for corner boards, as they are not depicted in the elevations. In addition, the Board felt that a stone return is appropriate on the side elevations.

David Wigg moved to approve the application as submitted with the condition that the corner boards and stone returns are included in the construction.

Leticia Fornataro seconded.

All Ayes.

- **46 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1801 square feet and the second floor will be approximately 1900 square feet. The house will be located in Coventry Ridge Subdivision.

Jim Connaughton was present to discuss this application with the Board.

There will be only two textures of materials on this home and the shutters will be eliminated.

The trim was discussed and Mr. Connaughton agreed with the Board that a 1 x 6 trim around all four sides of all windows is appropriate.

Paul Whitbeck moved to accept the application as submitted with the condition that all shutters be omitted and the trim on the windows is 1 x 6 on all sides.

John Mitchell seconded.

All Ayes.

- **8 & 10 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 3 (8 Skylight Trail) will be approximately 2013 sq. ft. and Lot 4 (10 Skylight Trail) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Brokaw of Morrell Builders was present.

Mr. Brokaw discussed some of the changes in this model compared to others in the development so they are not mirror images of another unit.

Kathleen Cristman moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **15 High Street**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1110 square feet and the second floor will be 546 square feet. The home will be located on a vacant lot.

Sam Imburgia and Lou Sirianni were present to discuss this new home proposal with the Board.

Paul Whitbeck disclosed that Mr. Sirianni is a client of a law colleague of his.

The Board felt that this new design was in scale with the rest of the neighborhood.

Board and batten siding and clapboard will be the same color. Stone returns were discussed at the garage and the porch.

David Wigg moved to accept the application as submitted with the condition that the stone veneer at the water table to the right of the main house have a 2 ft. return.

Kathleen Cristman seconded.

All Ayes.

- **85 Coventry Ridge**

The Applicant is requesting design review for the construction of a pavilion. The pavilion will be approximately 630 square feet and will be located on the rear of the home. The applicant received a side setback variance and a variance for an oversized accessory structure.

The contractor, Mike Taccone, and architect Joe O'Donnell were present.

The pavilion will be 18' x 35' with composite vinyl wrapped posts to match the siding on the home and shingles to match the home.

In further discussion, it was stated that the drawing presented to the Board does not match the description the contractor is describing. Revised drawings are necessary so the Board knows what they are approving due to the amount of changes discussed versus the drawings.

Upon discussion with the Town Attorney, Board members agreed that this application should be held over to a future meeting and updated elevations and detailed drawings need to be presented in order for an adequate review and approval.

CERTIFICATE OF APPROPRIATENESS

- **3419 Clover Street**

The Applicant is requesting design review for the construction of a two story single family home. The first floor will be approximately 1110 square feet and the second floor will be 546 square feet. The home will be located on a vacant lot.

Dirk Schneider opened the Public Hearing.

The homeowner, Frank Dutko, was present.

A discussion was held on the windows and railings for the balcony. It was determined not all that the windows have crossbars (muntins) on the house. Vinyl railings are proposed but the Board felt that wooden spindles are most appropriate. The deteriorating chimney will be removed as it was determined that it is circa 1940's and therefore not original to the home. The roof will be matching the original and all colors will match existing.

There was no public comment.

Paul Whitbeck moved to close the public hearing.

John Mitchell seconded.

All Ayes.

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

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

1. The granting of the Certificate of Appropriateness is made subject to the following specific conditions:
 - a. All construction is to be completed by April 30, 2022.

INFORMAL REVIEW

- **810 Allens Creek Road**

The Applicant is requesting informal design review for exterior changes to a designated historic home in Pittsford. Some of the changes include a detached garage, porte cochere and a covered walkway.

Kim Bailey of Stahl Properties was present to discuss the application with the Board.

Proposed changes include 3 dormers on the front, and addition and porte cochere. The materials for the garage addition has not been decided on. Plans are to remove current landscaping and replace. The roofing would match the current.

The Board noted that the proposed garage addition is a tall prominent structure roughly 2/3 the size of the home. The Board discussed with the applicant that it would be appropriate to study other options to optimize the living space. The driveway was discussed and the applicant was cautioned to make it appropriate to the house and be mindful not to go over the permeable space allowed by Town Code.

A site meeting was discussed for Board members to go to see the home in small groups but not deliberate. It was suggested that the applicant come for another informal review before the Board.

OTHER – REVIEW OF 4/8/2021 MINUTES

Letitia Fornataro moved to accept the minutes of 4/8/21 as written.

John Mitchell seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to adjourn the meeting at 8:45 pm.

All Ayes.

Respectfully,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board