

Design Review and Historic Preservation Board
Minutes
March 24, 2022

PRESENT

Dirk Schneider, Chairman; Bonnie Salem, Dave Wigg, John Mitchell, Jim Vekasy, Paul Whitbeck, Kathleen Cristman

ALSO PRESENT

Cathy Koshykar, Town Board liaison; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

HISTORIC PRESERVATION DISCUSSION

The Board members discussed the direction they would like to take with utilizing the Town website to highlight historically designated homes in the Town of Pittsford. The Board has reviewed websites from other jurisdictions. They are in favor of creating an interactive map where the location can be chosen and a blurb highlighting particular information on that property to appear. This information could potentially include address, year built, architectural style and brief description. It was discussed that perhaps not all homeowners would like to be included in this and it would be prudent to send a letter to the homeowners of designated to see if they want to be included in this or not. Susan Donnelly, Secretary to the Board informed members that the Town Communications Director, Shelly O' Brien is willing to attend the next Board meeting to discuss the feasibility of this project.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME RETURNING

- **41 Nature View**

The Applicant is requesting design review for the construction of a two story single family home approximately 2040 square feet.

The homeowner, Tricia Umiker, was returning to discuss the condition under which her home was approved by the Board at the 2/28/22 meeting. She is unhappy with the addition of the two transom windows in the bedroom on the left elevation which was a condition of approval.

Chairman Dirk Schneider quoted from the Town's Residential Design Standards and Guidelines adopted by the Town Board on December 7, 2011 and amended by the Town Board on September 18, 2012 page 7 stating that "*large areas of blank wall are strongly discouraged along all facades of the house.*" Bonnie Salem cited that the small windows were made a condition to minimize the effect by providing some breakup of the massing on this left elevation. The Board also suggested creating a frieze board with different materials to break up the massing but the homeowner stated she did not want to incur the costs of these materials.

The homeowner suggested planting a tree but Kathleen Cristman noted that landscaping is not a permanent solution.

The Board noted that this elevation would face the cul-de-sac which will eventually have 7 other homes on it. In addition, they reiterated that the guidelines are very clear on what is and what is not allowed and they do not feel that they can deviate in this case and asked the homeowner for her suggestions as the two alternatives they had suggested were not acceptable to her. The homeowner then offered one full window on the bedroom wall the size of the window on the lower part of the elevation. The Board agreed this would be acceptable.

Dirk Schneider moved to approve the application as submitted with the condition of the addition of a window on the left side elevation on the second floor to reflect the same proportion as the window of the same size on the first floor.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW

- **7 Old Landmark Drive**

The Applicant is requesting design review for the construction of an approximately 530 SF addition off the rear of the existing house.

JR McCarthy of Ted Collins Associates was present. Mr. McCarthy handed out new drawings to the Board. He indicated there is a wider opening to the patio than in the original rendering. The siding, trim and color will match the existing. He indicated that the owner would be agreeable to this.

John Mitchell moved to accept the application as submitted with the materials matching the existing trim, doors and siding.

Bonnie Salem seconded.

All Ayes.

- **222 Shoreham Drive**

The Applicant is requesting design review for the construction of an approximately 700 SF detached garage.

The architect, Tom Johnson, and builder, Justin Hamilton, were present.

Mr. Johnson stated that the intention is to match the existing materials on the home and will feature a wood shingle roof, applied stone, two garage doors and a man door. Non-working antique windows will be installed in the top of the structure. The gutters will match the gutters on the home.

Bonnie Salem commented that this home is a contributing home in a potential historic district.

Bonnie Salem moved to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **11 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 9056 square feet and located in the Malvern Hills Subdivision.

Marie Kenton of Ketmar Development Corporation was present.

The home will be white shingle and the timber brackets will be painted white to match. The porch will feature a standing seam roof.

Paul Whitbeck moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **3 Covington Woods**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 2810 square feet and located in the Greythorne Hill Subdivision.

Jim Connaughton of Covington Woods Corporation was present. This home will feature an end load garage.

Jim Vekasy offered comments about the trim on the side of the right side elevation.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **80 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 4087 square feet and located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Woods Corporation presented this application to the Board.

Mr. Connaughton showed the Board pictures of other homes completed on this street.

This home will feature a side load garage and a stone return from the front elevation to the side elevations.

John Mitchell moved to accept the application as submitted.

All Ayes.

- **4 San Rafael Drive**

The Applicant is requesting design and review for the construction of a new single family home. The home will be approximately 5263 sq. ft. of livable space and will be located on a vacant lot in the San Rafael Drive neighborhood.

The homeowner, Christian Durant, and contractor Dominick Caroselli were present.

This design had been previously approved but is returning with major design changes. The courtyard has been removed from the original design.

The new design is two-story masonry stucco home featuring three chimneys. The home will reflect an old world style reminiscent of elements of other homes on the street.

The Board was pleased with the new design and feels it will complement the neighborhood.

Kathleen Cristman moved to accept the updated application as submitted.

Dirk Schneider seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **3500 East Avenue – Carriage Home**

The Applicant is requesting design review for another carriage house at Kilbourn Place. This will serve as a rental unit.

Jerry Watkins, Carmen Torchia and Theresa Winship attended.

This application is for Carriage House #1.

This carriage house is slightly smaller than the previously built Carriage house #2.

David Wigg moved to approve Carriage House #1 as submitted.

Kathleen Cristman seconded.

All Ayes.

- **3500 East Avenue – Townhome #4**

The Applicant is requesting design review for four additional townhouses at Kilbourn Place.

Jerry Watkins, Carmen Torchia and Theresa Winship were in attendance.

This building will feature 4 units and will be slightly smaller than Townhouse #3. The materials will be different and have some changes to the appearance of the front porch entrances.

The Board contrasted the look of this unit compared to the previously built which features similar elements but not a carbon copy.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

REVIEW OF MINUTES OF MARCH 10, 2022 MEETING

Bonnie Salem moved to accept the minutes of the March 10, 2022 meeting with a change.

Dirk Schneider seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board