

Design Review and Historic Preservation Board
Minutes
June 23, 2022

PRESENT

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

ALSO PRESENT

Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

HISTORIC PRESERVATION DISCUSSION

The Board discussed historical marker will be installed once the paint is procured for the pole to match the sign.

The Board requested that the Board Secretary communicate with the Town Communications Director about pursuing the website project regarding posting information on Historic Designated homes and report back at a future meeting.

BUILDING INSPECTOR REMARKS

Bill Zink addressed the audience regarding Bill protocol for approaching the Board and information on the next steps regarding approved applications.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **2 Rockdale Meadows (Lot 21)**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2866 square feet.

Austin Miller of Rockdale Meadows Construction Corporation was present to discuss the application with the Board.

This is the last patio home in the development. It will feature an end load garage and a walkout basement. This home features 3 materials on the front elevations but is similar to others in the area. There will be no stone return on the front elevation as there are corner boards detailed in the design.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **52 Nature View**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 2023 square feet.

George Masi of Mascot Builders was in attendance.

This home will feature vinyl siding with decorative brick veneer or cultured stone on the front elevation.

The Board drew attention to the cantilevered fireplace and the massing of the left side of the rear elevation. They would like to see a window added to match the other small window closest to the left side of that elevation.

Dirk Schneider moved to approve the application as submitted with the following conditions:

1. Two brackets to be added below the fireplace if the grade is lower than 24".
2. A double hung window to be added at the garage rear elevation.

COMMERCIAL APPLICATION FOR REVIEW – SIGNAGE

- **3349 Monroe Avenue - Asurion**

The Applicant is requesting design review for the addition of an approximately 14.94 SF sign for a tech repair shop.

Kirk Wright was present to represent Sign and Lighting Services.

The sign which will feature illuminated channel letters was reviewed by the Board and determined to be in keeping with the Plaza.

Bonnie Salem moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW

- **4000 East Avenue**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint. Tax Parcel No. 151.06-2-45. This property is Zoned Residential Neighborhood (RN).

Dirk Schneider opened the Public Hearing.

Chuck Smith of Design Works Architecture was in attendance.

The proposal is to demolish a guest house and build a similar structure on this property. The guest house that is proposed to be demolished is on the site of a home which was built in 1972. The foundation is unstable and the structure is in poor condition and not adequate to for use as a renovated structure. The Board asked for documentation of this in order to approve a demolition.

Documents submitted show that this structure may have been part of a hotel compound which was built prior to 1936 and has since been demolished. Bonnie Salem noted it would be important to archive these documents. Mr. Smith indicated that old stone walks have been discovered on the property and are proposed to be restored.

The new guest house is proposed to be of the same footprint of the old structure with the intent to match the current height. A new garage/garden shed and courtyard is also proposed to be constructed in conjunction with the new guest house. A variance per Town Code will be required from the Zoning Board of Appeals for a structure exceeding 180 sq. ft.

Bonnie Salem requested documentation of the on the property to see if the proposed design is compatible with the current structure.

Robert Koegel reminded the Board that any demolition approval must go hand in hand with the approval of a proposed structure, therefore the demolition approval should not be voted on until the Board can review and deliberate on all the requested documentation.

There was no public comment.

This hearing remains open pending the submission of further information.

- **93 Kilbourn Road**

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 5,400 +/- square foot single family home on the property. Tax Parcel No. 138.13-3-8. This property is Zoned Residential Neighborhood (RN).

Dirk Schneider opened the Public Hearing.

Dan DeLaus, attorney for the homeowners, discussed with the Board that his clients had not uncovered any information that the structure at 93 Kilbourn has any historical significance. Mr. DeLaus referenced the Town Code regarding Design Review in regards to excessive similarity or dissimilarity and detriment to the neighborhood caused by any new structure. He shared with the Board that a previous two-story design had been withdrawn by the homeowner in an effort to develop a structure more compatible with the Kilbourn neighborhood. A discussion ensued about what the definition of this particular neighborhood is. Mr. DeLaus expressed his opinion that this design would enhance this neighborhood and it would not prove detrimental.

Robert Koegel, attorney for the Town of Pittsford, reviewed the standards of the recently enacted demolition code stating that the new construction must meet the standards of that for demolition and the Board's role is to determine what impact the new home would have on the neighborhood. Furthermore, the Board has the discretion to determine what the definition of the neighborhood is.

Al Arilotta, architect for the homeowners, discussed his opinion that from the road the house will blend in with the height of the homes in the neighborhood. Mr. Arilotta referred an illustration presented to the Board (A-4) during the meeting demonstrating the current and proposed front elevations of the new structure.

Christine Giangreco, homeowner and designer, described the proposed structure as a one-story white stucco home with a 3 car courtyard style garage featuring dark wood carriage doors. Russ Giangreco described their justification for the three-car garage including their desire not to have multiple cars in the driveway. An email from a neighbor residing at 113 Kilbourn Road was provided to the Board from the Giangreco's indicating he had no objection to the project. An updated plot map was also provided from the homeowners to the Board at this meeting indicating there is no need for a variance for a side setback. Ms. Giangreco discussed the potential for planting arbor vitae to buffer the neighbor's view of the new home.

Kathleen Cristman asked to review the reason for the demolition. It was discussed how the current home does not meet the homeowner's need for 4 bedrooms when they are hosting company. The need for asbestos abatement was also discussed.

The Board discussed the plans and facts presented to them. Dirk Schneider discussed that the new plan more than doubles the current footprint. He stated that the garage in front, despite the courtyard design, points to dissimilarity in the neighborhood. He felt the siding is a departure from the neighborhood but held some interest as a material. Bonnie Salem indicated that she would like to review a comparison of the sizes of other homes in the neighborhood. A discussion of sizes and square footage of other homes in the neighborhood was then held. It was noted that this property at 93 Kilbourn Road has more acreage than some and lot sizes vary on the street.

Dirk Schneider called for public comment.

Ray Siefert of 103 Kilbourn Road, the immediate next door neighbor, referred to photographs submitted to the Board of his backyard and discussed the impact this new larger structure would have on his property. He feels the length of the home will block his view and would be detrimental to his property.

Richard Morton of 50 Kilbourn Road spoke regarding traffic concerns during construction and the upcoming PGA Tournament in May of 2023.

Bonnie Salem indicated that her opinion is that the Board needs time to consider what they have heard. Robert Koegel indicated that the Board should consider providing a list of concerns to the applicants to give them an opportunity to consider any changes based on feedback from the Board.

While the Board appreciated the effort of the one story design, further discussion of concerns by the Board included the following:

1. The home will be a disruption of the view for the neighbors.
2. The character of the neighborhood is being chipped away in favor of newer, larger homes.
3. The home is too large for this neighborhood; the homeowner should consider decreasing the size of the footprint.
4. A two-car garage could be a consideration to decrease the size.

The Board referenced another home demolition prior to the new demolition law being enacted where the homeowners considered and complied with the Board's input and felt that some revision is also appropriate in this case.

It was determined that this hearing should be left open to give the applicant some time to consider their submission given the Board's remarks before it is put to a vote.

REVIEW OF MINUTES OF JUNE 9, 2022 MEETING

Bonnie Salem moved to accept the minutes of the June 9, 2022 meeting as written.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 8:26 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board