

Design Review and Historic Preservation Board
Minutes
July 14, 2022

PRESENT

Dirk Schneider, Chairman; David Wigg, Vice Chairman; Jim Vekasy, Paul Whitbeck

ALSO PRESENT

Cathy Koshykar, Town Board Liaison; Doug DeRue, Director of Planning and Zoning; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Bonnie Salem, Kathleen Cristman, John Mitchell, Robert Koegel, Town Attorney

HISTORIC PRESERVATION DISCUSSION

The historical marker has been installed at the East Street Burying Ground. Dirk Schneider thanked Dave Wigg for his efforts to paint the pole and install the sign.

RESIDENTIAL APPLICATION FOR REVIEW

- **71 Reitz Parkway**

The Applicant is requesting design review for an addition of a 446sf master bedroom addition, renovation of their 3 season room to a 4 season room, and addition of a roof over the front porch.

The homeowner, Kenneth and Kimberly Chin, were present.

David Wigg disclosed that he is acquainted with the applicant.

Dr. Chin described the changes to the current structure. The Board had no further discussion on this application.

Paul Whitbeck moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

- **17 Northfield Gate**

The Applicant is requesting design review for an addition of a 150 sf addition off the southwest corner of the existing house.

A representative from Fitch Construction was present to discuss the application with the Board.

Sliding windows will be installed and materials to match the existing will be utilized.

The Board had no objection to these changes.

Jim Vekasy moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

- **57 Shire Oaks**

The applicant is requesting design review for an addition of a 255 sf front porch deck on the front entry way of the property.

Kevin Lloyd was present to discuss the application with the Board.

Mr. Lloyd described the composite decking on the porch and the proposed roofing.

Hearing no further discussion, Dirk Schneider moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **81 Knickerbocker Road**

The applicant is requesting design review for an addition of a 683 sf worth of additions including, Phase 1: second floor renovations including new roof line for master bedroom and bath. Remodel 2 existing baths and relocate laundry. Phase 2: including front bump out/entry way and moving kitchen, rebuilding and adding to sunroom in back.

The homeowner, Lisa Cannon, and Architect, Steve Taggart was present to discuss the application with the Board.

This multi-faceted renovation will take place in two phases. The dormers will be removed and windows will be replaced. Mr. Taggart showed the Board a color rendering of the project that was not in the packet. He also reviewed with the Board proposed material samples. The roof will be replaced with a standing seam roof. The main house will feature horizontal siding.

Dirk Schneider moved to accept the application for a complete exterior renovation as submitted to reflect an additional rendering A-1 dated 7-1-21 as submitted at the meeting on 7-14-22 and all mullions in the window will match this rendering and all finishes will be as recorded.

David Wigg seconded.

All Ayes.

- **111 Mill Road**

The Applicant is requesting design review for an addition of a 436 sf addition off the back of the existing house.

The homeowners, Phil and Jill Franco, and architect Ted Butcher were present.

The proposed dining room was discussed by Mr. Butcher with the Board.

Two additional elevations were submitted at the meeting by the architect to provide more clarification to the Board. It was stipulated that there is no change to the proposed design in this new rendering.

David Wigg moved to accept the application as submitted with all materials to match constructed as the drawing A-5 submitted 7-14-22 by the architect.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **54 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4342 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

This model will feature a side load garage and the front elevation will have cultured stone with framed brick accents around the lights.

The shutters were discussed. Mr. Connaughton indicated that 16” shutters can be ordered and the Board felt that the 16” length would be the best look.

Dirk Schneider moved to approve the application as submitted with the condition that all 2 ft. 4 inch windows will receive 16” wide shutters.

Jim Vekasy seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – COMMERCIAL

- **3500 East Ave - Garages**

The Applicant is requesting design review for the construction of detached garages that will be located on the Kilbourne Place on East property.

David Hanlon of Riedman Corporation was present. Mr. Hanlon described the garages which would be positioned on the back of the property line near Route 490. He indicated the garages will not be visible from East Avenue, however they would reflect the styling of the other structures on the property. Carriage style doors will be installed on the garages and front and side elevation will be finished.

A discussion of the need for a man door was held. Bill Zink indicated that he will check the Code for this.

Jim Vekasy moved to approve the construction of (2) 4 stall and (2) 6 stall garages at Kilbourn Place with the condition that the brick knee wall finishing is returned 8” on the side elevations.

David Wigg seconded.

All Ayes.

DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **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).

The public hearing remains open.

The homeowners Christine and Larry Giangreco were present.

The Board reviewed the new submitted changes. One garage bay and one bedroom is proposed to be removed accounting for a lessening of 460 sq. ft. change in area.

David Wigg and Paul Whitbeck expressed concerns about the new design effecting the character of the neighborhood. Mr. Whitbeck expressed that he feels a front loaded garage would be a better choice to fit in with the rest of the neighborhood. Mr. Wigg prefers a renovation of the existing home over a demolition and expressed that he still thinks the proposed structure is an excessive size for the neighborhood. Ms. Giangreco discussed that a renovation with asbestos abatement would be costly.

A new plot plan was provided to the Board by the homeowners. The home will be rotated to be parallel to the street. The setback from the street will be 54”.

Public comment was heard from Doreen Scibetta of 103 Kilbourn Road. She indicated she does not want to see this property become a rental property but is also concerned about the larger structure blocking the view from the back of her property.

Dirk Schneider expressed his opinion that the design materials could be compatible with the neighborhood and the hip roof brings down the massing of the structure. He felt that reducing the garage by one bay and the one story design is helpful although he did express later that the massing of the footprint is still concerning and he still has concerns about this structure changing the character of the neighborhood.

Discussion was held that it is important to stake out the footprint of the new home so that Board can get a better feel for the impact the new structure will have on the neighborhood. David Wigg also asked what the courtyard would look like. Ms. Giangreco discussed adding landscaping to soften this area.

It was reported that the Giangreco's and Siefert families are in discussion. The homeowner inquired about the potential of an extension of the time period in which the Board has to make a decision per the demolition code. Doug DeRue expressed that this is appropriate for the applicant to give an extension in lieu of forcing a premature decision. It was determined that the decision will be extended until August 11 per the homeowner. The Board was in agreement with this.

Mr. Giangreco asked the four Board members in attendance if they felt the project was going in the right direction towards an approval. Two members answered in the affirmative and two members declined comment at this time.

The meeting remains open.

REVIEW OF MINUTES OF JUNE 23, 2022 MEETING

Dirk Schneider moved to accept the minutes of the June 23, 2022 meeting as written.

David Wigg seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:50 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board