

Town of Pittsford Design Review & Historic Preservation Board
MINUTES
April 25, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, April 25, 2024, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dirk Schneider, Chairman; Dave Wigg, Vice Chairman; Jim Vekasy; Paul Whitbeck

ABSENT: Bonnie Salem; Kathleen Cristman; John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; April Zurowski, Planning Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 8 members of the public present.

The Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

DRHPB Chairman Dirk Schneider went to the 2024 NYS Preservation Conference. He stated that one of the topics was historic barn tax credits for homeowners, which could cover up to 25% of improvement costs.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

81 French Road

Applicant is requesting design review for a 32-square-foot portico to the front of the home and a 422-square-foot addition to the back of the home.

Jim Brown of High Point Contracting introduced the application. Mr. Brown stated they are seeking design review for an addition on back of the home and a portico. They will be residing entire home to be consistent.

Chairman Schneider confirmed with Mr. Brown that all the windows would match and asked if there is an overhang on the rear elevation at the first-floor level. Mr. Brown stated that it is flush from first floor to lower level.

DRHPB Vice Chairman Dave Wigg asked what kind of siding is on the house now. Mr. Brown stated that it is horizontal vinyl siding, and all siding will be replaced. DRHPB Member Jim Vekasy confirmed with Mr. Brown that the window trim will remain consistent with the rest of the home and that white corner boards will be used all the way around.

Chairman Schneider asked if the exposed basement wall will be covered with siding. Mr. Brown stated that that is the plan but that it is currently exposed.

DRHPB Chairman Dirk Schneider motioned to approve the 32-square-foot portico to the front of the home and a 422-square-foot addition to the back of the home as submitted, with the condition that they use white corner boards and white window trim along windows and doors. This motion was seconded by DRHPB Member Jim Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

24 Stuyvesant Road

Applicant is requesting design review for a 944-square-foot addition to the southeast side of the home.

Cameron Sformo of Loyal Nine Development introduced the application. Mr. Sformo stated that they are seeking to construct an addition to the back side of home. Total construction is affecting 932 square feet but not adding that much. They will be removing all current siding and installing white siding with black accents.

Chairman Schneider asked what the brackets are made of. Mr. Sformo stated that they are wood with a dark stain. Chairman Schneider asked if they will only be using stained details. Mr. Sformo confirmed, except for the black shutters.

DRHPB Member Paul Whitbeck asked how far forward the garage currently sits. Mr. Sformo stated it is around four feet. Catherine Martin, property owner, added that there are a lot of houses in the neighborhood that are a bit forward of the rest of the home. Board Member Vekasy confirmed with Mr. Sformo that they are pulling the garage out to the existing porch.

Vice Chairman Wigg inquired if they will be installing a new roof. Mr. Sformo stated that it will only be a partial, but will match the existing, relatively new roof.

DRHPB Vice Chairman Dave Wigg motioned to approve the 944-square-foot renovation with approximately 350 SF addition to the southeast of the home as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

39 Fall Meadow Drive

Applicant is requesting design review for a 763-square-foot addition to the back of the home.

Chris Hennessey of CKH Architecture introduced the application. Ms. Hennessey stated that the homeowners wish to add a bedroom and bathroom for in-laws to their home.

Chairman Schneider confirmed with Ms. Hennessey that there will be no kitchen. Building Inspector Bill Zink noted that the Town approved the redesign.

Chairman Schneider confirmed with Ms. Hennessey that the siding will match existing home.

DRHPB Member Paul Whitbeck motioned to approve the 763-square foot addition to the back of the home as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

181 Sylvania Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the exterior renovation and construction of a deck and fireplace to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the hearing.

Gaetano Abbate of Gaetano Abbate Contracting & Consulting introduced the application. Mr. Abbate stated that they are seeking a Certificate of Appropriateness for many changes to the property, including new windows, a balcony, changes to the garage door (from two doors to one), landscaping, hardscaping, etc. He noted that the house is in disrepair and has mostly non-original windows, as well as two additions. They will redo the stucco in kind over the entire house, matching everything as best as possible.

Chairman Schneider noted that windows are critical to that style of home. Mr. Abbate stated that they will be using cut sheet for the windows, single pane, with similar width muntins. Chairman Schneider asked if they are repairing any of them or replacing the windows. Mr. Abbate stated that they will be taking out the entire frame and doing complete replacements. No changes to openings will be made.

Chairman Schneider asked if there will be new doors. Mr. Abbate stated that there will be a new atrium door, a new front door, and a new balcony door. The entire roof has been replaced. They used a kind of paver from Carlisle to help with drainage. No roof drain was added, as it was pitched.

Chairman Schneider asked what the balcony fencing color will be. Mr. Abbate stated they will be silver. They are removing the existing balcony fencing that served no purpose since you could not get out that way.

Chairman Schneider confirmed with Mr. Abbate that the black fiberglass awning will not fade and asked if any of the glass block wall will be replaced. Mr. Abbate said that just one was compromised and will be replaced in kind. Copping will also be replaced in kind.

Board Member Whitbeck noted that the three garage doors (all singular) are being replaced with two (one singular, one double). Mr. Abbate stated that the doors are too small to pull in a mid-sized SUV. Board Member Whitbeck expressed that he does not like the big garage door. Mr. Abbate noted that, because the house is white and garage door is white, one will not be able to tell the difference.

Chairman Schneider asked about the light fixtures and sconces. Mr. Abbate stated that some will be replaced in kind, and that he will also be doing any landscape lighting.

Neal Barman of Josh Landscape gave a description of the landscaping plan. Mr. Barman stated that their intent is to let the front of the house be simple to give the house its moment. Purple hydrangeas will provide a bit of color. They will bring the existing stucco wall out and add chateau limestone and steps back into grade. This way, the AC unit would be disguised. They will be redoing nicked gray finish with concrete, keeping the original footprint around pool. There will be steps up from the pool to yard area, and landscaping will be pushed out to the east to give a small, enclosed lawn area. Stucco walls will be added around stairs and east side of

pool. There will be natural stone boulders on the south side to push pool patio out 15 feet, utilizing an AstroTurf design. They will be planting trees along the east side for privacy, but the tree line will not continue down driveway so that the house will remain visible when driving down Sylvania.

Chairman Schneider asked where the metal fence is going. Mr. Barman stated it will be inside of the trees' privacy. Chairman Schneider asked if the deck would be painted red again. Mr. Barman and Mr. Abbate stated that they will be using wood for the replacement, not painted red, and the deck will be reshaped and given a white stucco skirt.

Chairman Schneider confirmed with Mr. Barman that the fireplace will have a gas insert and suggested a 90-degree angle from path to driveway. Mr. Barman agreed.

The Board expressed their appreciation to the contractors and homeowner for saving this home and taking on an such an extensive renovation while being respectful to its character. There was some discussion on interior improvements and conditions, including the basement and heat source.

Chairman Schneider noted that the railing above the third garage bay is the only one that is functional and suggested removing the railings on the other side. Board Member Vekasy noted that, in his opinion, the cable rails are fine and minimal.

There was further discussion on the windows. Chairman Schneider concluded that they would like to see further detail between the fixed and operable windows. He then summed up the discussion on the application with the following commentary:

1. The front door should be replaced to match in-kind.
2. The proposed garage doors are acceptable, as the longer door works with this style of home.
3. The removal of the aluminum awning is acceptable.
4. The black coping caps with same exposure are all okay.
5. The glass block will stay in place.
6. The proposed door on left-side elevation should change to a single, in-swing door.
7. The railing to the non-accessible roof on the right-side elevation should be eliminated.
8. Lighting can be revisited but may be needed for safety.
9. The landscaping with pavers and stone is acceptable, including the 45-degree pavers.
10. The walkway to driveway should change to a curve.
11. Railing on stucco retaining wall should be removed as long as it meets NYS Building Code.
12. Windows cannot exceed 5" from DLO to DLO.
13. The black, fiberglass Infinity windows, black fiberglass man doors, and a black, solid wood front door are acceptable.
14. Garage doors should be white and smooth, with no texture.
15. All screens will be internal on windows but sliding doors will have screens on the outside and will be retractable.
16. Windows will have no tint and will be of clear glass, with simulated divided light.
17. The sloping roof should be removed, and the column encapsulated with right angles.

Chairman Schneider opened the podium for public comment. None came forward.

The hearing will remain open, and the application will return to the Board on May 9, 2024, with revised plans.

04/11/2024 MEETING MINUTES REVIEW

The minutes of April 11, 2024, were approved following a motion by DRHPB Chairman Dirk Schneider. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 8:28PM.

Respectfully submitted,

April Zurowski
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE BUILDING
DEPARTMENT