

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
SEPTEMBER 12, 2024**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, September 12, 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, Paul Whitbeck, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT: Dave Wigg, Kathleen Cristman

ALSO PRESENT: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Meghan Brooks, Recreation Leader; Doug DeRue, Director of Planning, Zoning, and Development; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 12 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

Board Member Salem gave an update on the anticipated application for historic designation of 7 Landsdowne Lane, stating it is expected to be in before the end of the year.

OVERSIZED ACCESSORY STRUCTURES

165 French Road

Applicant is requesting design review for a 240 square-foot pergola.

Meghan Crough, of 165 French Road, introduced the application. She stated the pergola will be located in front of the home. This received an oversized accessory structure variance from the Zoning Board of Appeals. The pergola will be 20' X 12' and will be made of cedar material. Board Member Salem inquired about the height of the pergola. Ms. Crough stated that the pergola will be 8 feet tall.

DRHPB Member Salem motioned to approve the 240 square-foot pergola, as submitted. This motion was seconded by DRHPB Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

20 Kerrygold Way

Applicant is requesting design review to change a window into a door on the right-side elevation.

Jim LeBeau, of JTC LLC, introduced the application. He is requesting design review to change a window to a door on the right-side elevation. The elevation was previously approved as a window.

DRHPB Chairman Scheider motioned to approve the window and door change, as submitted. This motion was seconded by DRHPB Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

2185 West Jefferson Road

Applicant is requesting design review for the addition of an approximately 224 square-foot addition off the rear of the home.

Scott Newman, of Ameribuilt Construction LLC, introduced the application. He stated the proposed addition will match the existing structure. It will have asphalt shingles, vinyl windows, and cedar siding. This addition received a front setback variance from the Zoning Board of Appeals.

DRHPB Member Mitchell motioned to approve the 224 square-foot addition, as submitted. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

17 East Park Road

Applicant is requesting design review to add a covered entryway to the front of the home.

Chris Hennessey, of CKH Architecture, introduced the application. She stated the applicant is looking to improve the entryway at the front door. She is proposing to match the stone from the garage to the entryway.

DRHPB Chairman Schneider motioned to approve the covered entryway, with the conditions that stone at the water table will be installed on all three sides to match the stone that was approved at the garage and the siding on the addition and the gable will be the same. This motion was seconded by DRHPB Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

44 Crestline Road

Applicant is requesting design review to enclose the existing deck into a sunroom, add an entry/mudroom, covered deck & add a garage bay.

Chris Hennessey, of CKH Architecture, introduced the application. The applicant is proposing to add an additional garage bay and create a sunroom. This application also includes construction of dormers and a covered entryway. Board Member Mitchell inquired about the shape of the proposed columns. The applicant stated the proposed columns would be tapered. Chairman Schneider stated his concern for adding an additional column style as the preexisting column shape is square. Chairman Schneider also stated that there is no need to add dormers and Board Member Salem agreed. The applicant discussed the additions to the back of the house. Chairman Schneider asked the applicant about the fireplace in the floor plan and she stated that it was something that would not be installed until further in the future.

DRHPB Chairman Schneider motioned to approve the renovation and additions, with the conditions that the two dormers on the front elevation be eliminated, the two columns at the front covered porch be square shape, and the fireplace footprint shown on the site plan be eliminated. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

12 Bridleridge Farms

Applicant is requesting design review for a 3,228 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman, of Bridleridge Farm Building Corp., introduced the application. The applicant is proposing the construction of a 3,228 square-foot, two-story home. Board Member Whitbeck asked how many different textures were proposed to be on the home. The applicant stated there were two textures. Doug DeRue,

APPROVED MINUTES 091224

Director of Planning, Zoning, and Development, asked the applicant if the house was centered to aim towards the north or the northeast. The applicant stated the house was to be centered towards the northeast.

DRHPB Member Salem motioned to approve the application for new construction of a two-story single-family home of 3,228 square feet as submitted, with a suggestion that the vertical siding on the first level of the front facade be replaced with horizontal siding. This motion was seconded by DRHPB Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: SIGNAGE

3349 Monroe Avenue

Applicant is requesting design review for signage for Dick's Going Going Gone.

Representatives from Dick's Sporting Goods introduced the application. The applicant is proposing to replace current signage and install enlarged signage stated as *Dick's Going Going Gone*. Bill Zink, Building Inspector, stated that the new sign properly follows the existing code.

DRHPB Member Mitchell motioned to approve the renovation and additions, as submitted. This motion was seconded by DRHPB Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

55 Mitchell Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of a fence and other landscaping elements to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated this is a continued public hearing.

Zak Steele, of Steele Landscape Architecture, introduced the application. The applicant stated he appeared before the Zoning Board of Appeals in July and the updated application is for a Certificate of Appropriateness. Chairman Schneider stated the entry piers flow with the house nicely.

Chairman Schniender asked for public comment. Hearing none, Chairman Schneider closed the public hearing.

The Board, upon reading the resolution, approved for the applicant a Certificate of Appropriateness. The resolution was moved by DRHPB Chairman Schneider, seconded by DRHPB Member Vekasy, and was unanimously approved by the Board.

The full adopted resolution is attached to the end of these minutes.

321 Mendon Center Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of solar panels on a rear roof of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider opened the public hearing.

Bill Pieper, of 321 Mendon Center Road, introduced the application. The applicant is proposing the addition of solar panels on a rear roof of a Designated Historic Landmark. The applicant stated that his house was the Old Hopkins Estate. Board Member Vekasy asked the applicant how far the solar panels will stick out of the roof.

APPROVED MINUTES 091224

Mr. Pieper stated they will stick out approximately three inches. Board Member Salem asked the applicant if the solar panels will cover the majority of the two roofs. Mr. Pieper confirmed. Board Member Salem stated her concern as the code limits solar panels, and she mentioned the Board has previously denied applicants for this reason. Chairman Schneider added that the Board states they should not be readily visible to the road. Robert Koegel, Town Attorney, encouraged the Board to request more detailed specifications and exact renderings, stating that it would help factually distinguish the difference between previous denied solar panel applications and this one. Chairman Schneider agreed, stating that receiving accurate dimensions would help the Board make their decision. Mr. DeRue confirmed that solar panels installed on roofs have code limitations. Chairman Schneider requested that the applicant send specific dimensions and stated they will need to look into the code limitations for solar panels.

Chairman Scheider stated that this will remain an open hearing.

PLANNING BOARD COMMENTARY

Pittsford Oaks

The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

Dustin Welch, of Passero Associates, introduced the application. He stated that the applicant is looking for comments from the DRHPB. Board Member Vekasy asked the applicant how much smaller the 2019 Cloverwood proposal was compared to this proposal. The applicant stated that he does not know the exact difference. Mr. DeRue discussed various issues with the building including the large size, the impacts to Clover Street and Jefferson Road, as well as the visual appearance. Chairman Schneider emphasized the concern surrounding the continuous ridgeline as well as the clear addition of a story, as compared to the three-story 2019 Cloverwood proposal. Board Member Salem stated the long roofline creates a massive look, in addition to being located on a hill. Chairman Schneider stated that the Board would like bigger designs and bigger moves in the roofline incorporated, as well as more clarification and specific drawings on what they have changed from the original proposal. Board Member Mitchell added that the scaled side by side drawings of the 2019 Cloverwood Proposal and the 2024 Pittsford Oaks Proposal shows a clear height difference. Mr. Koegel stated that the Planning Board will need the DRHPB’s formal comments on the building’s appearance. Chairman Schneider stated that the Board needs to see a site cross-section as well as more detail about what they plan to do. Vice Chairman Dave Wigg emailed his comments to Chairman Schneider, stating he cannot support a four-story roof. The Board summarized their requests, stating the roofline must be broken up, shortening the height of one side down (at intersection of Clover Street and Jefferson Road) to potentially match the original 2019 Cloverwood submission, and a cross-section site plan.

MEETING MINUTES REVIEW

The minutes of July 25, 2024 were approved following a motion by DRHPB Chairman Schneider. This motion was seconded by DRHPB Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

DRHPB Chairman Dirk Schneider closed the meeting at 8:45 PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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

APPROVED RESOLUTION

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
RESOLUTION**

RE: 55 Mitchell Road

**Tax Parcel: 164.11-2-12.11
Applicant: Jennifer Sands
Zoned: Residential Neighborhood (RN)
File: CA24-000002**

WHEREAS, the above property was previously designated as an Historic Landmark on May 15, 1997; and

WHEREAS, the applicant herein, Jennifer Sands, as owner of the above property, submitted an application for a Certificate of Appropriateness, relative to the proposed work set forth in the application, dated June 2024 and in accordance with the provisions of Town Code Section 185-198(A); and

WHEREAS, a hearing was held on for the purpose of allowing the presentation of testimony and/or evidence by the owner or any other interested party, in accordance with Town Code Section 185-198(C); and

WHEREAS, this matter is a Type II Action, in accordance with the provisions of Section 6 NYCRR Section 617.5(c) (2) and (11) of the SEQRA Regulations, requiring no further review by this Commission.

NOW, THEREFORE, upon consideration by the Design Review and Historic Preservation Board of the aforesaid application, and upon the completion of the aforesaid hearing, and the Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Design Review and Historic Preservation Board makes the following findings and decision:

FINDINGS OF FACT

1. The within application has been reviewed, by the Board, taking into consideration the factors required by Town Code Section 185-197(C).
2. As to the appropriateness of the general design, scale, and character of the proposed work to the property, as well as with surrounding properties, the Board finds that:

The plan to redesign the landscaping, change the radius of the driveway, add a small additional landscaped parking area, and replace a deteriorated fence with a similar style 4-foot fence extending across the front of the property is appropriate in design, scale and character to the age and architectural style of the historic home. The proposed changes will remove existing landscape in the current right of way, improve the functionality of the driveway, provide parking to the side of the entrance, and provide a clearer view of the front of the home. All proposed work is compatible with surrounding historic properties.

3. As to the texture, materials and colors proposed to be used and the compatibility of such features to the property, as well as with surrounding properties, the Board finds that:

The proposed alterations to the existing driveway and new parking area will not add significant additional asphalt to the front of the property. The proposed addition of granite pavers at the ends of the

APPROVED RESOLUTION

driveway and at the new parking area adds appropriate interest without being overdone. The proposed use of cedar for the fence is a reasonable replacement for the existing deteriorated wood which is no longer readily available. Painting or staining the fence white is an historically accurate choice. The proposed white stain or painted cedar piers with moldings topped with historic black lighting and metal caps is architecturally compatible with the style of the house.

- 4. As to the visual compatibility of the proposed work with the property, as well as with surrounding properties, the Board finds that:

The proposed landscape changes will remove existing plantings that are in the right of way and currently obscure the view of the front of the historic home. Proposed plantings will shield the new parking area. Extending the fence in front of the historic home is compatible with the age and architectural features of the property.

- 5. As to the potential impact of the work on important historic, architectural, or other features of the property, the Board finds that:

All the proposed work involves landscaping and site work on the property. No architectural changes are proposed to the historic home itself. The proposed traditional landscaping will provide more open views of the front of the historic home. The driveway changes and small new parking area will accommodate the larger size of current vehicles and improve the functionality and appearance of the front of the property. The fence design, while not a true replication of the existing fence, is very similar and putting the fence across the front of the property is an historically appropriate action.

DECISION

Based upon the above Findings of Fact, the Board hereby concludes that the work proposed by the applicant is compatible with the historic character of the home and, as such is appropriate. Accordingly, the Design Review and Historic Preservation Board hereby grants to the applicant a Certificate of Appropriateness.

The granting of the Certificate of Appropriateness is made subject to the following specific conditions:

- 1. Piers with lights will be added to the ends of the fence at both driveway entrances, designed as shown.
2. All fence sections will be painted or stained white.
3. All work is to be completed by December 31st, 2025.

The within Resolution was moved by Board Member Salem, seconded by Chairman Schneider, and was voted upon by members of the Board as follows:

Table with 2 columns: Name and Vote. Paul Whitbeck voted Aye, Jim Vekasy voted Aye, John Mitchell voted Aye, Dave Wigg voted Absent, Bonnie Salem voted Aye, Kathleen Cristman voted Absent, Dirk Schneider voted Aye.

Adopted by the Design Review & Historic Preservation Board on September 12, 2024.

Anna Piazza
Building Department Assistant