Town of Pittsford Design Review & Historic Preservation Board
AGENDA
January 9, 2025
This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on Thursday, January 9, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

17 E Park Road

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

COMMERCIAL APPLICATIONS: SIGNAGE

751 Linden Avenue

Applicant is requesting design review for signage for Schoen Auto.

The next meeting is scheduled for Thursday, January 23, 2025, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
DECEMBER 19, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, December 19, 2024, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dirk Schneider, Dave Wigg, Kathleen Cristman, John Mitchell, Bonnie Salem

ABSENT: Jim Vekasy

ALSO PRESENT: Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 10 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that there are no new updates.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Old Lyme Road

Applicant is requesting design review for a 192 square-foot garage addition to the side of the home.

James Pippin, of 18 Old Lyme Road, introduced the application. Mr. Pippin is requesting design review for a garage addition to the side of the home and previously appeared at the December 5th meeting. He presented updated elevations with the dormer centered above the garage, as previously requested by the Board. Chairman Schneider asked the applicant if the overhang will match the house and the applicant confirmed.

Vice Chairman Wigg motioned to approve the revised 192 square-foot garage addition to the side of the home, as re-submitted, seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

116 Stoneleigh Court

Applicant is requesting design review for an approximately 266 square-foot addition off the rear of the home.

James Brasley, architect for the project, introduced the application. Mr. Brasley is requesting design review for a 266 square-foot addition off the rear of the home. He is proposing a gable roof and stated that the siding, roof, and color of the addition will match the existing house.

Board Member Mitchell motioned to approve the 266 square-foot addition off the rear of the home, as submitted, seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

49 Callingham Road

Applicant is requesting design review for a window renovation to include the replacement of some exterior doors with windows, the addition of a sliding glass door to an existing deck, as well as new siding.

Randall Peacock, architect for the project, introduced the application. Mr. Peacock is requesting design review for the replacement of exterior doors with windows, new siding on the side and rear walls, and the replacement of windows in the dining room with a sliding glass door to the deck area.

Chairman Schneider motioned to approve the window replacement, the replacement of doors to windows, and the addition of new siding to set the future of the rest of the home, as submitted. This motion was seconded by Board Member Whitbeck. Following a majority voice vote, the application was approved.

The Board voted as follows:

Paul Whitbeck voted	Aye
Jim Vekasy voted	Absent
John Mitchell voted	Aye
Dave Wigg voted	Aye
Bonnie Salem voted	Aye
Kathleen Cristman voted	Nay
Dirk Schneider voted	Aye

28 Woodbury Place
Applicant is requesting design review for a window renovation and the removal and replacement of a deck with an approximately 288 square-foot covered raised patio.

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is doing an interior renovation that requires him to alter walls and replace some windows. He is requesting to add a 'metal roof accent' that will match the windows to be re-configured in the kitchen area as well as other areas of the existing house. The siding will remain the same.

Board Member Cristman motioned to approve the window renovation and removal and replacement of a deck with a 288 square-foot covered raised patio as submitted, seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

20 Railroad Mills Road
Applicant is requesting design review for the addition of an approximately 24 square-foot front entryway overhang.

Jake Smith, of Quality Homes of Rochester, introduced the application. Mr. Smith is requesting design review for the addition of a 24 square-foot cathedral-style overhang to the front entryway, with a closed-end gable. The brackets will be painted to match the existing house.

Board Member Whitbeck motioned to approve the addition of a front entryway overhang, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

50 Mitchell Road
Applicant is requesting design review for an approximately 125 square-foot addition off the rear of the home.

John DeNoto, of DGA Builders LLC, introduced the application. Mr. DeNoto is requesting design review for an addition to the master bathroom located to the rear of the home. Bill Zink, Building Inspector, noted that while this is a historical home, because it is not visible from any public viewing area, including the Erie Canal, a

Certificate of Appropriateness is not required. Mr. DeNoto stated that the existing porch will be extended, and the proposed windows will match those of the existing house. In addition, he will match the siding on the addition to the existing wood siding on the home. Mr. DeNoto discussed replacing a portion of the roof, to which Chairman Schneider stated that he would like to see the proposed roof change as it was not presented to the Board. Mr. DeNoto also discussed the proposed rear porch railing details. Board Member Salem noted that the Board does not have the full scope of the proposed work. In response, Robert Koegel, Town Attorney, suggested the Board either dictate the terms of the proposed work or ask the applicant to appear again in front of the Board.

Chairman Schneider motioned to approve the addition with the following conditions:

1. The material of the windows at the right-side elevation mudroom entrance will match the existing windows in its style, size, and material;
2. The mudroom addition will match the existing siding of the home in kind;
3. The material will match the existing stucco or parchment detail at the foundation wall;
4. All roof surfaces are to be asphalt shingles and will match the color and style of the existing house; and
5. The rear porch railing detail will match the style and material of the railing detail of the existing mudroom entrance railing.

This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

35 Sunset Boulevard
Applicant is requesting design review for an approximately 340 square-foot addition to the West side of the home, and some windows to be replaced on first and second floors.

David Crowe, of DJCA Cornerstone LLC, introduced the application. Mr. Crowe is requesting design review for an addition to the west side of the home and the replacement of some windows on the first and second floors of the home. The roof renovation and dormer will match the existing house.

Chairman Schneider motioned to approve the addition and replacement of windows, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

63 Coventry Ridge
Applicant is requesting design review for the construction of an approximately 4,384 square-foot two-story single-family home located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 4,384 square-foot new home.

Vice Chairman Wigg motioned to approve the application for the construction of a two-story single-family home, with a condition that there be a maximum of six inches on the fireplace bump out extension. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

64 Coventry Ridge
Applicant is requesting design review for the construction of an approximately 3,743 square-foot two-story single-family home located in the Coventry Ridge Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for a 3,743 square-foot new home. Chairman Schneider stated that the proposed columns at the front entrance and taper detail does not fit with the rest of the home and requested the applicant use standard square columns instead.

Chairman Schneider motioned to approve the application for the construction of a two-story single-family home, with a condition that the two columns at the front porch are 10”x10” and square shaped. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

PLANNING BOARD COMMENTARY

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

Dustin Welch, of Passero Associates, re-introduced the application. Mr. Welch presented a hand-out to the Board and Town Staff that showed previous renderings of the east elevation. Mr. Welch stated that during the September 12th meeting, the Board commented on the east elevation and discussed revisions to the northeast elevation to bring the massing down. He stated that in response to the comments given, a new rendering at the October 10th meeting included augmented landscaping plans as well as a reduced ridgeline.

Mr. Welch also discussed the comments received from the Board during the October 10th meeting. He stated that these comments were centered around cohesion, specifically on applying an aesthetic, or overall cohesiveness, to the building. In response to those comments, he stated that he looked at the entire building; he lightened the base color, pulled the facade elements at the base, removed some balconies, introduced additional windows, and brought the materiality down to grade.

Mr. Welch discussed the new changes made to the current rendering. To increase the articulation of the base, he introduced decorative elements at the garage level, extended the materiality underneath the balconies, introduced flat roofs, and noted that the facade is significantly broken up, as seen on the 3D rendering. In addition, he stated that the garage area was lowered on the south elevation to bring the materiality down. Mr. Welch explained to the Board that his goal is to receive comments in preparation for Preliminary Site Plan Approval from the Planning Board.

Anthony Daniele, of 2815 Clover LLC, stated that there was a miscommunication at the December 5th meeting surrounding the balconies, and clarified that the balconies are five feet deep, except for a couple at the corner.

Chairman Schneider discussed the windows on the lower level and suggested making the window area have a “bricked-in” look. Chairman Schneider discussed removing a window on the east elevation, and why some window row patterns are six to one and some are not. Mr. Welch stated that the discrepancy in window row patterns is model error, and that all window row patterns are six to one. Chairman Schneider discussed panels in between the windows and stated that when looking at the building straight-on, he still has concerns with the eaves not matching.

Board Member Cristman stated that she continues to see quite a long ridgeline as well as a solid H-shape. Robert Koegel, Town Attorney, stated that when discussing the Tobey PUD, it is important to look at the general provisions at the beginning of the regulations, as well as the more specific regulations that apply to specific parcels.

Board Member Cristman stated that the Board had discussed wanting more of a “break-up” of the building at the beginning of their review of this project. Chairman Schneider noted that the applicant has come a long way since the beginning stages. Board Member Mitchell agreed.

Board Member Salem stated that the changes made may have made the mass *look* smaller but emphasized that the mass has not changed. She noted that while the volume has changed, she continues to look for a change in mass. Chairman Schneider stated that there has been a lot of “movement” of mass but agrees with Board Member Salem that there has not been a reduction of mass. He stated that the height may need to be reduced. Mr. Welch stated that on the rendering shown today, the height of the building was reduced by 10-15 feet overall. Chairman Schneider stated that without reducing the unit count, it might be hard for this project to move forward.

Board Member Salem stated that the changes made are in the right direction, but the changes made need to make the mass smaller. Board Member Whitbeck agreed. Chairman Schneider stated that bigger moves and bigger reductions would help the massing and volume of this building be reduced.

MEETING MINUTES REVIEW

The minutes of December 5, 2024 were approved following a motion by Board Member Whitbeck. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 9:12PM.

Respectfully submitted,

_____

Anna Piazza
Building Department Assistant

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

DRAFT

Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Phone: 585-248-6250
FAX: 585-248-6262

Permit #
B24-000097

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 17 Park Road PITTSFORD, NY 14534
Tax ID Number: 151.17-2-50
Zoning District: RN Residential Neighborhood
Owner: Rowland, Elizabeth K
Applicant: Rowland, Elizabeth K

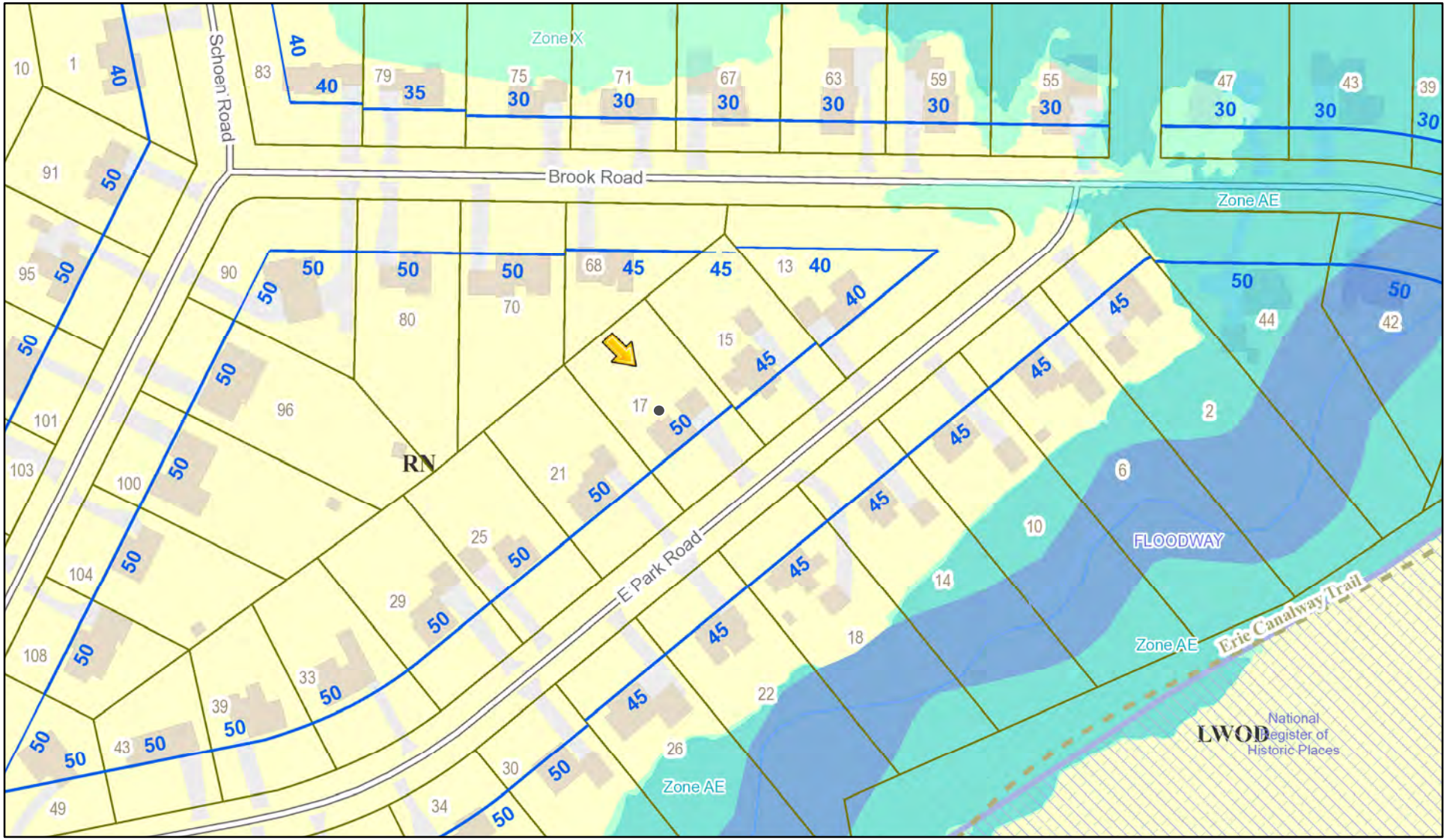
Application Type:

- [x] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [ ] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 Feet §185-17 (M)
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

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

Meeting Date: January 9, 2025

RN Residential Neighborhood Zoning



Printed August 7, 2024

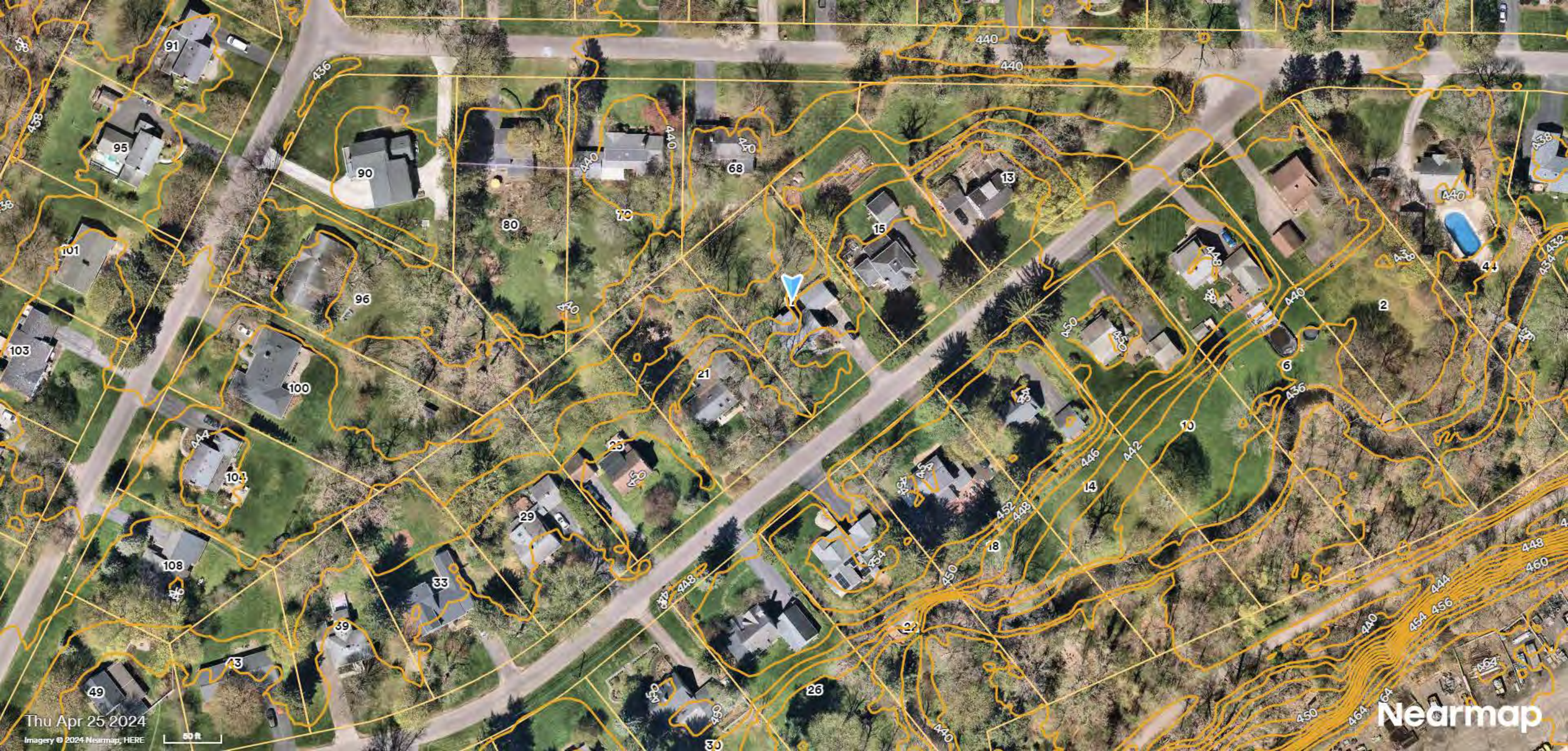
1:2,257

0 95 190 380 ft

0 25 50 100 m

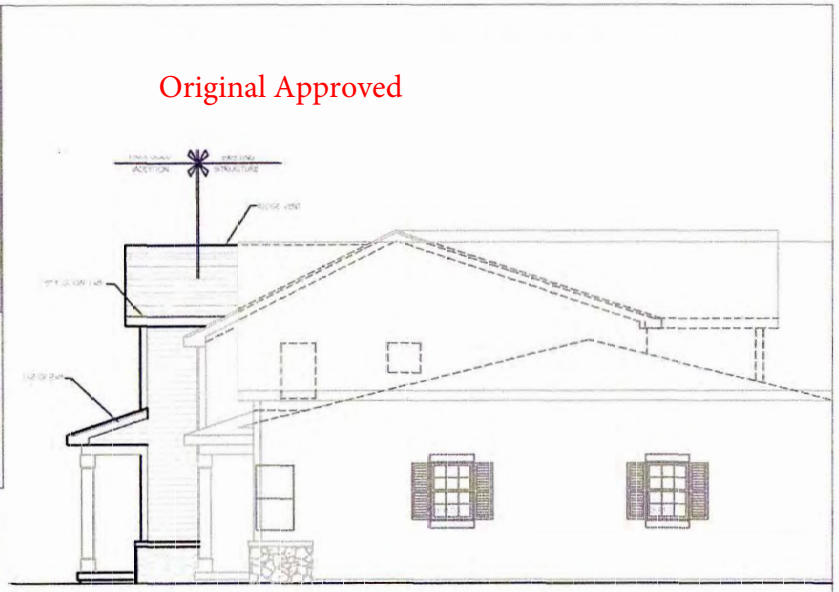
Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

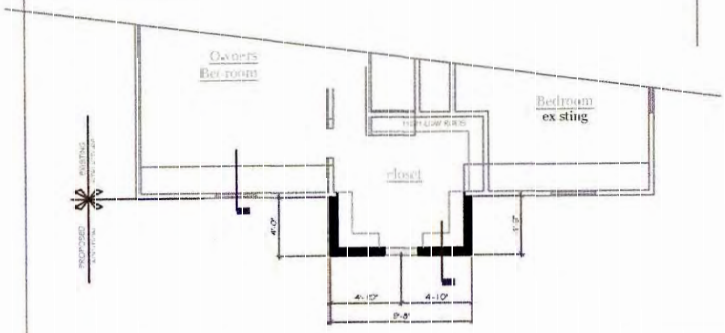

Thu Apr 25 2024
Imagery © 2024 Nearmap, HERE
50 ft
Nearmap

Original Approved

Proposed
First Floor Plan
64 sf Cov'd Porch Additions
64 sf Addition



Proposed
Right Side Elevation



Proposed
Second Floor Plan
64 sf addition

Proposed
Front Elevation

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REVISIONS
NO. DATE DESCRIPTION

DRAWING TITLE
Proposed First & Second Floor Plans
Prposed Elevations

STATUS
Construction Documents

PROJECT
Additions and Renovations to:
17 East Park Road, Pittsford

CLIENT
Dall & Liz

DATE
July 2024

JOB NO.
A23-048

CKH architecture
161 FRANKLIN STREET SUITE 100
ROCHESTER, NEW YORK 14604
Phone: (585) 262-2764
e-Mail: TEDarmond@ckharchitecture.com

DRAWING NO.
A-1

DEMOLITION NOTES:

A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.
E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping, cap at nearest active main or riser.
F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.
G. On items, D, E, and F, contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.
H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials.
I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.
J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.

K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
M. Storage for contractor's equipment and debris must be kept inside the contract area.
N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

CONSTRUCTION NOTES:

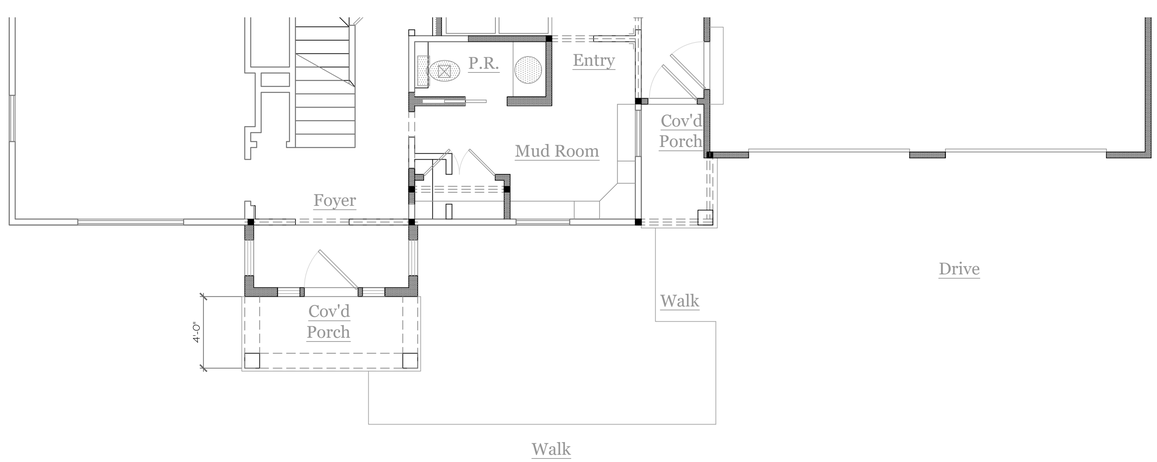
1. Construction shall conform to the residential code of New York State.
2. Comply with all local, state and federal codes and regulations.
3. General Contractor is responsible for all materials, construction methods and craftmanship.
4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
5. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
6. Contractor's are responsible for coordinating work with other trades wherever they overlap.
7. When materials and / or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
8. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
9. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
10. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
11. All dimensions are face of wall to face of wall (rough).
12. Exterior stud wall framing shall be 2 x 6 @ 16" o.c. and interior stud wall framing shall be 2 x 4 @ 16" o.c. (unless otherwise noted).
13. No site visits will be made by this Architect. contractor shall assume all responsibility for changes to these drawings.
14. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
15. Call UFPO before you dig. 1-800-962-7962
16. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
17. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
18. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
19. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.
20. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
21. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

Proposed Change

995 sf Addition
1082 sf Garage Addition
64 sf Cov'd Porch Additions
460 sf Deck Addition

Front Elevation

- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



First Floor Plan

Left Side Elevation

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations & First Floor Plan

PROJECT: Additions and Renovations to: 17 East Park Road, Pittsford

CLIENT: Dan & Liz Rowland

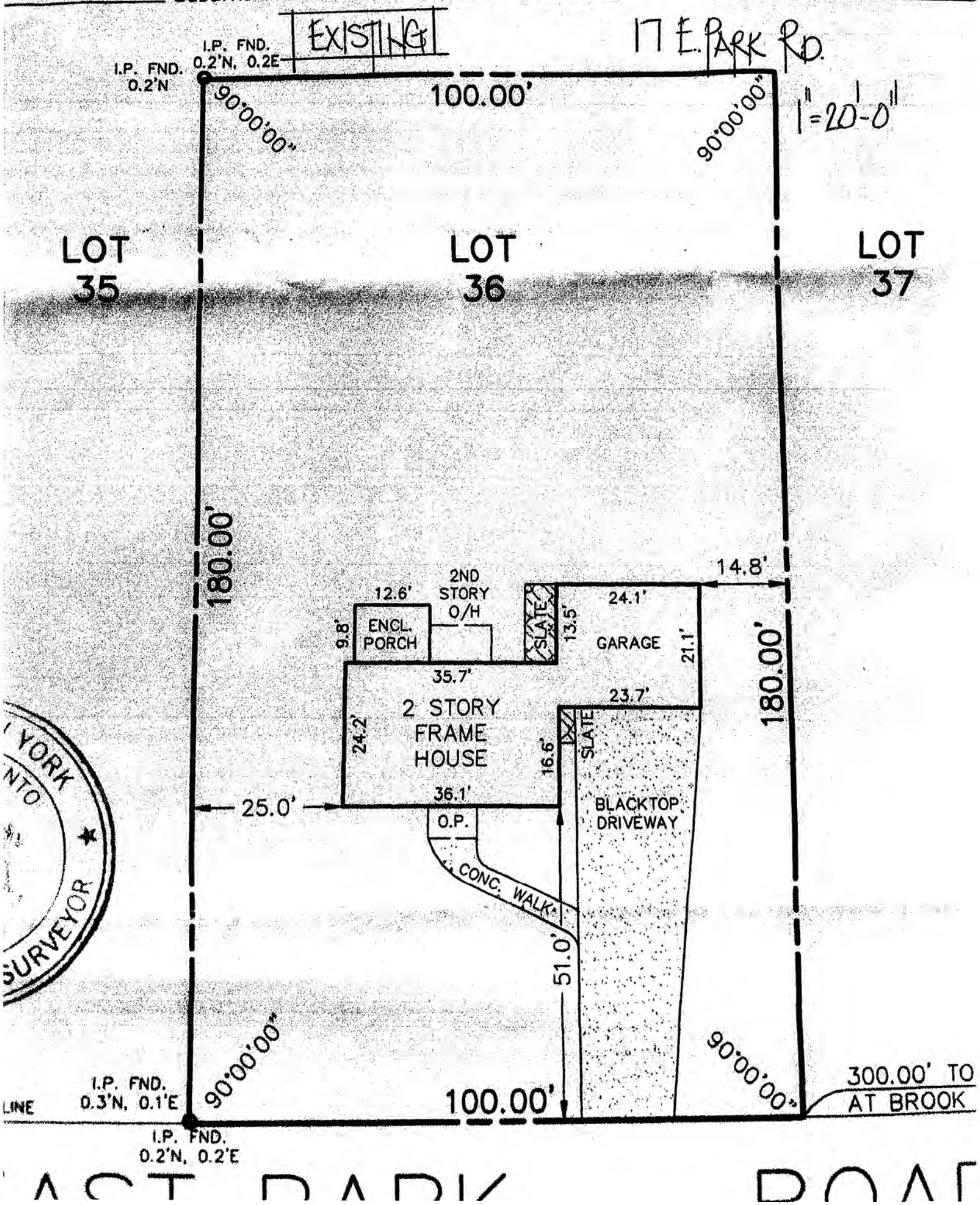
DATE: December 2024

PHASE: Construction Documents

JOB NO.: A23-048

CKH architecture
6605 Pittsford Palmyra Road
Suite W5
Fairport, New York 14450
phone (585) 249-1234
e-mail- CKHarcsey@frontiernet.net

DRAWING NO.- A-1


EXISTING
17 E. PARK RD.
1" = 20'-0"
I.P. FND. 0.2'N, 0.2E
I.P. FND. 0.2'N
100.00'
90°00'00"
90°00'00"
LOT 35
LOT 36
LOT 37
180.00'
180.00'
14.8'
12.6'
2ND STORY O/H
9.8'
ENCL. PORCH
SLATE
13.5'
24.1'
GARAGE
21.1'
35.7'
23.7'
2 STORY FRAME HOUSE
24.2'
16.6'
SLATE
36.1'
25.0'
O.P.
BLACKTOP DRIVEWAY
CONC. WALK
51.0'
90°00'00"
90°00'00"
I.P. FND. 0.3'N, 0.1'E
100.00'
300.00' TO AT BROOK
I.P. FND. 0.2'N, 0.2'E
YORK
NTO
SURVEYOR

17 EAST PARK ROAD

36 Subdivision C.G. SHOEN & C. SMEAD AMENDED RESUBDIVISION

PROPOSED

17 E. PARK RD.

1" = 20'-0"

I.P. FND. 0.2'N, 0.2E

I.P. FND. 0.2'N

90°00'00"

100.00'

90°00'00"

LOT 35

LOT 36

LOT 37

10'

180.00'

180.00'

25.0'

DRIVEWAY

CONC. WALK

51.0'

43.0'

90°00'00"

90°00'00"

I.P. FND. 0.3'N, 0.1'E

100.00'

300.00' TO AT BROOK

I.P. FND. 0.2'N, 0.2'E

LINE

YORK

NTO

SURVEYOR

AST PARK ROAD

Town of Pittsford

Department of Public Works
11 South Main Street
Pittsford, New York 14534

Phone: 585-248-6250
FAX: 585-248-6262

Permit #
S24-000010

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 751 Linden Avenue ROCHESTER, NY 14625
Tax ID Number: 138.15-1-25
Zoning District: LI Light Industrial
Owner: Kellas, Alexander
Applicant: Elevated Sign Solutions

Application Type:

- [ ] Residential Design Review §185-205 (B)
- [ ] Commercial Design Review §185-205 (B)
- [x] Signage §185-205 (C)
- [ ] Certificate of Appropriateness §185-197
- [ ] Landmark Designation §185-195 (2)
- [ ] Informal Review
- [ ] Build to Line Adjustment §185-17 (B) (2)
- [ ] Building Height Above 30 Feet §185-17 (M)
- [ ] Corner Lot Orientation §185-17 (K) (3)
- [ ] Flag Lot Building Line Location §185-17 (L) (1) (c)
- [ ] Undeveloped Flag Lot Requirements §185-17 (L) (2)

Project Description: Applicant is requesting review for signage for Schoen Auto.

Meeting Date: January 09, 2025

Job# - S2411102A

4' x 10' dibond sign panel with 3M high performance vinyl graphics

eleVated SIGN SOLUTIONS
100 Lincoln Parkway East Rochester, NY 14445
(585) 381-2134
www.elevatedsignsolutions.com
sales@elevatedsignsolutions.com

Customer:
- Schoen Auto

Address:
- 751 Linden Ave

Start Date:
- 11/13/24

Revisions:
- remove gray letters 11/14

For approval only. Please review this proof to ensure all information is correct. If revisions are needed, please note changes on this document and send back. If approved, please sign and date below. Artwork is property of Elevated Sign Solutions.

V

Customer Approval _____ Date _____

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Job# - S2411102C

41.875" h x 119" w
3mm dibond sign panel
3M vinyl graphics on face
Sign is double sided*

elevated SIGN SOLUTIONS
100 Lincoln Parkway East Rochester, NY 14445
(585) 381-2134
www.elevatedsignsolutions.com
sales@elevatedsignsolutions.com

Customer:
- Schoen Auto

Address:
- 751 Linden Ave

Start Date:
- 11/13/24

Revisions:
-

For approval only. Please review this proof to ensure all information is correct. If revisions are needed, please note changes on this document and send back. If approved, please sign and date below. Artwork is property of Elevated Sign Solutions.

V

Customer Approval _____ Date _____

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