

**Design Review & Historic Preservation Board
December 14, 2017
Minutes**

PRESENT

Dirk Schneider, Paul Whitbeck, Bonnie Salem, John Mitchell, Kathleen Cristman

ALSO PRESENT

Kate Munzinger, Town Board Liaison; Mark Lenzi, Building Inspector, Allen Reitz, Assistant Building Inspector; Doug DeRue, Director of Planning and Zoning & Susan Donnelly, Assistant to the Building Department

ABSENT

Board Member David Wigg, Robert Koegel, Town Attorney

HISTORIC PRESERVATION DISCUSSION

Kate Munzinger discussed the second brochure targeting homeowners who may be interested in having their home considered for historic designation. Kate encouraged the Board members to review the draft of the brochure and make any edits. She also discussed that letters had gone out to the homeowners of the earliest homes designated in Pittsford and that it is anticipated that the second group of letters will go out after January 1st.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **38 Jordan Road**

The Applicant is requesting design review for the construction of a 2687 sq. ft. new dwelling.

Tom Ford was present to represent his mother who is the homeowner of 38 Jordan Road. Mr. Ford indicated that there was a house fire and the home is proposed to be demolished. The intention is to build a new home on the same footprint of the original structure. The construction will include a garage and finished basement. The exterior materials will be vinyl siding with board and batten elements. A recommendation from the Board was that a different style of column than what was proposed be incorporated into the design. Mr. Ford indicated that the garage door will be the one represented in the drawings.

John Mitchell moved to accept the application as submitted. Paul Whitbeck seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

- **8 Aden Hill (Lot C3)**

The Applicant is requesting design review for the construction of a 2371 sq. ft. new dwelling.

Jeff Brokaw of Morrell Builders was present to discuss the application with the Board.

The Board is concerned with the left side elevation and felt that it needed something to break up the massing such as a window. They also felt that the front facing garage which will extend 12 ½ feet forward of the structure is not in keeping with the design guidelines recommended by the Town Board. Mr. Brokaw indicated that the grading of the lot would make it difficult to do a courtyard style on this particular lot.

Discussion was held about the fact that the lots for this development are small as a part of Incentive Zoning (IZ) as approved by the Town Board. The Board felt that a future dialogue should be held when approving building lots so that the design guidelines can apply.

Additional remarks by the Board included comments of concern regarding the utilization of multiple textures in the design.

Dirk Schneider moved to accept the application as submitted with the condition that a double hung window be added to the left side elevation. John Mitchell seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

- **31 Escena Rise (Lot P39)**

The Applicant is requesting design review for the construction of a 3644 sq. ft. new dwelling.

Jeff Brokaw of Morrell Builders was present to discuss the application with the Board.

Comments were made by the Board that the elevation represented a solid garage door and Dirk Schneider felt that carriage style doors were appropriate to match others in the neighborhood. Mr. Schneider was pleased to see that there were brackets underneath the fireplace bump out on the exterior.

Bonnie Salem moved to accept the application with the Board with the condition that the garage has at least one continuous row of windows. Dirk Schneider seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

- **56 West Bloomfield Road**

The Applicant is requesting design review for the construction of an 1875 sq. ft. two story new dwelling.

The homeowner Matt Kelley was present to discuss his project with the Board.

Mr. Kelley intends to build a modular home on a vacant lot. The plans submitted show a porch and garage however they will not be included in the initial construction. The floor plan submitted to the board is reversed as well and the windows, doors and overall appearance are not reflected accurately according to Mr. Kelley.

The Board recommended that Mr. Kelly return to design review with updated elevations reflecting the exact structure he intends to build. This application will be held over.

COMMERCIAL APPLICATION FOR REVIEW

- **3240 Monroe Avenue – Title Boxing Club**

The Applicant is requesting design review for the construction of a business identification sign.

Michael Mammano was present to represent Title Boxing Club. The proposed sign will have internal LED lighting.

Paul Whitbeck moved to approve the application as submitted. Bonnie Salem seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

- **3400 Monroe Avenue – Express Employment**

The Applicant is requesting design review for the construction of a business identification sign.

Jim Columbo of Skylight Signs was present to discuss the application with the Board. He indicated that the sign would be slightly smaller than what was previously there.

Kathleen Cristman moved to accept the application as submitted. John Mitchell seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

- **2300 West Jefferson Road – YMCA of Greater Rochester**

The Applicant is requesting design review for the construction of a new branch facility and an oversized accessory structure.

George Romell of the YMCA of Greater Rochester was present to discuss the application with the Board. Jeff Roloson of LaBella Construction and Mike Stevens of the YMCA were also present.

Mr. Romell indicated that the project had received full site plan and SEQR approval and the YMCA is looking for an opening date of September 2019. Mr. Roloson reviewed the elevations of the facility with the board.

The main facility will have a front entrance and a secondary west entrance. It was discussed that the design of the facility follows the direction and style that the Town Board requested. The accessory structure will be a substantial distance from the main building. It will be a salt box design and have windows to break up the elevations.

Kathleen Cristman moved to accept the application as submitted. John Mitchell seconded.

Ayes - Whitbeck, Salem, Mitchell, Cristman
Abstain – Schneider

INFORMAL REVIEW FOR COMMERCIAL APPLICATION

- **3400 Monroe Avenue – University of Rochester Urgent Care**

The Applicant is requesting an informal review for the exterior alteration of commercial space.

Nathan Rozzi was the representative for this project. Dirk Schneider disclosed that he serves on a Board with Mr. Rozzi at the present time.

The former Key Bank located on Monore Avenue in the Pittsford Colony Plaza will be renovated into an Urgent Care facility. The drive through structure located in front will be removed. The design elements will include brick work with stone entry.

The Application will return to the Board in January.

- **727 Linden Avenue**

The Applicant is requesting an informal review for the demolition of the structures on the above property.

No representative was present to discuss the application with the Board. The Applicant intends to remove all structures including the home which is uninhabited. Mark Lenzi, Building Inspector, stated that a medical office building is proposed to be built in its place.

OTHER – REVIEW OF 11/9/2017 MINUTES

Bonnie Salem moved to approve the meeting minutes of 11/9/17 with one correction. Kathleen Cristman seconded.

Ayes - Schneider, Whitbeck, Salem, Mitchell, Cristman

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Susan K. Donnelly
Assistant to the Building Department