

**Design Review & Historic Preservation Board
Minutes
June 28, 2018**

PRESENT

Leticia Fornataro, John Mitchell, David Wigg, Bonnie Salem, Kathleen Cristman, Paul Whitbeck

ALSO PRESENT

Bill Smith, Town Supervisor; Matt O'Connor, Town Board; Stephanie Townsend, Town Board liaison; Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector and Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Allen Reitz, Assistant Building Inspector

David Wigg, Vice Chairman, opened the meeting at 6 pm.

HISTORIC PRESERVATION DISCUSSION

The Board held discussion on what structures are recommended to the Town Board for inclusion in the proposed moratorium on demolition. Discussion on whether to impose the moratorium is slated for the July 3, 2018 Town Board meeting.

Supervisor Smith attended and stressed the importance of the Board's comments regarding the proposed moratorium and legislation.

After discussion, the Board divided in their opinions on which homes are recommended to be included in the demolition moratorium.

The following recommendations were made:

Of the six members attending, three Board members were of the opinion that all residences and barns fifty years (50) and older should be included in the moratorium on demolition.

Three other Board members felt that only the structures included in the Bero report (updated 2017) should be included in the in the moratorium. Town Attorney Robert Koegel noted specifically, the structures included on pages 24 through 43 (inclusive) under "Annotated Building List" and pages 55 through 100 (inclusive) to include contributing and non-contributing structures in proposed historic districts listed within that document.

RETURNING RESIDENTIAL APPLICATIONS FOR REVIEW

- **1762 Calkins Road**

The applicants are returning to request design review for the construction of a two-story 6792 sq. ft. single family home. The existing home is proposed to be demolished.

The architect, Patrick Morabito and homeowner Tracie Spiliotis were present to discuss the application. Ms. Spiliotis pointed out that while the Board's concerns were centered around the design guidelines, she cited examples of other homes that were recently built that did not necessarily fit into the guidelines in regard to orientation to the street. She further disputed that she is not in a neighborhood taking into account the large piece of property that the home will sit on and the fact that it cannot be developed due to the conservation easement. She feels that Calkins Road is a mix of ages of homes and different styles along a country road and referenced other large homes that have been built along this road.

The Board commented that the cupola is unnecessary and asked if the chimney could be lowered even further. Mr. Morabito stated that the fireplace is a gas insert and the chimney does not need to be that high.

Some Board members felt that Ms. Spiliotis presented her case well and this application is an exception to the guidelines. Other board members still had reservations that this home is disharmonious with the design guidelines due to its size and orientation.

Mr. Morabito asked that the Board members vote tonight to either approve or deny allowing the applicants to move forward in some manner with their application.

David Wigg moved to approve the application as submitted. Leticia Fornataro seconded.

A roll vote was taken.

Aye – Fornataro, Wigg, Whitbeck, Cristman, Mitchell
Nay – Salem

- **153 Mendon Center Road**

The applicant is requesting design review for the change of roofing material on an application previously approved on 5/28/17.

The homeowner, Brian Lilly, was present to discuss the application with the Board. Mr. Lilly is requesting a change to a previous approval concerning the roofing materials. The new proposed roofing material is an Everlast II metal roof rated to 150mph. He indicated this roof would resemble the roof on 156 Mendon Center Road except in color. The house and breezeway as well as the barn will all be this type of metal roof.

Kathleen Cristman moved to accept the application as submitted. Paul Whitbeck seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

RESIDENTIAL APPLICATIONS FOR REVIEW

- **90 Maywood Avenue**

The applicant is requesting design review for the construction of a 987 sq. ft. addition, 1100 sq. ft. second floor addition, 583 sq. ft. garage and two porches totaling 255 sq. ft.

Patrick Morabito appeared to discuss this application with the Board.

This applicant has received an area variance to go ahead with this construction. The changes will involve removing a garage in order to build a new two-car garage and adding a first and second floor addition. Mr. Morabito stated that the brick veneer will be removed and cultured stone will be added to the front elevation.

The Board made comment that this home is nearly doubling in size and is pushing the limits of this neighborhood, as the additions will make it one of the biggest homes in the neighborhood. Mr. Morabito responded that the profile of the home is low.

David Wigg moved to accept the application as submitted. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

- **8 Sugarbush Lane**

The applicant is requesting design review for the construction of a 126 sq. ft. porch.

David Burrows, architect for the project, was present to discuss the application with the Board.

Mr. Burrows referenced a sketch where the porch will be located and how it will fit in beneath the roofline. The columns will be trimmed with white Azak.

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

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

- **159 Maywood Avenue**

The applicant is requesting design review for the construction of 256 sq. ft. rear addition.

David Burrows represented the homeowner in this application.

The addition will be a year round sunroom with materials to match the existing structure. The gable roofline will be perpendicular to the structure and will blend with the original home. The new gable will be lower than the peak of the home. David Wigg suggested a band at the bottom of the window to trim.

Bonnie Salem moved to approve the application with the recommendation of the trim element. Leticia Fornataro seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

- **81 Country Club Drive**

The applicant is requesting design review for the construction of 135 sq. ft. laundry addition.

David Wigg recused himself from this application.

Mike Knopka of Knopka Architecture was the representative for this project. Mr. Knopka stated that the siding, window and roof will match the existing. He said the existing overhang would be maintained and the roof slope will match the rest of the home.

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

Ayes – Cristman, Fornataro, Mitchell, Salem, Whitbeck

RESIDENTIAL APPLICATIONS FOR REVIEW – NEW HOMES

- **85 Coventry Ridge**

The applicant is requesting design review for the construction of a 3949 sq. ft. new home.

Jim Connaughton was present to discuss the application with the Board.

Mr. Connaughton discussed the step siding on the side elevations and brackets under the fireplace. There will be no muntins in the picture window on the rear elevation.

David Wigg moved to approve the application as submitted. John Mitchell seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

- **15 Coventry Ridge**

The applicant is requesting design review for the construction of a 2204 sq. ft. new home.

Steve Maynard was representative for this application.

This submittal is the 10th submission for a patio home.

Leticia Fornataro moved to approve the application as submitted. Bonnie Salem seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

COMMERCIAL APPLICATIONS FOR REVIEW

- **3340 Monroe Avenue**

The applicant is requesting design review for renovation of a commercial façade.

Chris Hill of I. Gordon Corp. and Nate Rossi of Rossi Architects were present to discuss the application with the Board. Mr. Hill was appearing to receive the Board's comments on the façade change to accommodate the request of the proposed tenant Home Sense. The proposed change is a departure from the recently renovated plaza due to the boxy design, which is a trademark of Home Sense.

After some discussion regarding the design guidelines and this application, it was determined that the Monroe Avenue commercial corridor is a mix of different styles. Concerns were raised that the balance of this building will be thrown off with the two gables and a box presentation at the end. It was hoped that the Home Sense sign could be brought down to the lower band on the gable. It was indicated that the sign will have to come back to the Board at a future date.

Paul Whitbeck moved to approve the application. Leticia Fornataro seconded.

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

- **3400 Monroe Avenue**

The applicant is requesting design review for a change in a business identification sign.

Chris Hill spoke on behalf of this application for a restaurant in Pittsford Colony Plaza.

The application is proposing a graphics and name change to fit in the present oval sign on the building and new awnings in a red color.

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

Ayes – Wigg, Cristman, Fornataro, Mitchell, Salem, Whitbeck

OTHER

Leticia Fornataro and Dave Wigg announced they would not be at the July 12 meeting.

REVIEW OF 6/14/2018 MINUTES

Bonnie Salem moved to accept the minutes of the 6/14/2018 meeting as written. Kathleen Cristman seconded.

Ayes - Wigg, Fornataro, Salem, Mitchell, Whitbeck, Cristman

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board