

**Design Review & Historic Preservation Board
Minutes
May 24, 2018**

PRESENT

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

ALSO PRESENT

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 opened the meeting.

HISTORIC PRESERVATION DISCUSSION

Town Board member Kate Munzinger attended to give an update on the historic plaques. All eligible homeowners have received a letter and those who ordered are starting to pick them up at Town Hall. Town Board member Stephanie Townsend shared that the second informational brochure for homeowners who may wish to designate their homes will be available at Town Hall, the library and the Little House. Leticia Fornataro shared with Board members a mock design of a banner for the historic district. Bonnie Salem discussed where the banners might be placed. David Wigg discussed touring the Lusk barn at Barn Bazaar.

RESIDENTIAL APPLICATIONS FOR REVIEW

• **160 South Main Street**

The applicant is requesting design review for the construction of a 192 sq. ft. sun porch.

Todd Longwell attended as representative for the homeowners.

This will be a screened porch and all materials will match the existing.

David Wigg moved to accept the application as submitted. Bonnie Salem seconded.

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

• **15 Woodland Road**

The applicant is requesting design review for the reconstruction of an existing roof and the construction of a 76 sq. ft. porch.

The homeowners, Chris and Mary Howk, were present to discuss the application with the Board.

The construction will involve a gable installation over an existing addition and porch.

Kathleen Cristman moved to accept the application as submitted with the condition that all materials match the existing. John Mitchell seconded.

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

- **40 Sturbridge Lane**

The applicant is requesting design review for the construction of a front porch.

The homeowner, Jeff Capuano, was present to discuss the application with the Board.

The addition of cultured stone was discussed to the project. The suggestion was made to carry over the stone to the posts.

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

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

- **16 Sand Brook Road**

The applicant is requesting design review for the construction of a 238 sq. ft. sun porch on the rear of the home.

Phil Hart of Patio Enclosures was present to discuss the application with the Board.

Paul Whitbeck moved to accept the application as submitted. David Wigg seconded.

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

- **5 Heathcote Court**

The applicant is requesting design review for the construction of a 960 sq. ft. rear addition.

No representative was present to discuss the application with the Board. The Board felt that they had enough information to review the application. The Board commented that the addition seemed to fit with the home.

David Wigg moved to approve the application as submitted. Bonnie Salem seconded.

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

- **8 Hawkstone Way**

The applicant is requesting design review for the construction of a one-story single family home totaling 1946 sq. ft.

Marie Kenton of Ketmar was present to discuss the application with the Board. She shared a new drawing with the Board to demonstrate the courtyard entry. The Board shared their concerns about the approach to the area. Ms. Kenton shared a photo of a similar home in the development. She indicated that the area will be landscaped.

David Wigg moved to approve the application as submitted. Kathleen Cristman seconded.

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

- **1762 Calkins Road (Lot #18)**

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

Patrick Morabito, architect for the project, was present to speak with the Board. He indicated that the existing home is to be demolished. When questioned for the reason he stated that the configuration does not fit the lifestyle of the current owner and the present home would be costly to renovate.

Bonnie Salem shared her concerns that a prominent and noted architect designed the home in the 1950's. She went on to state that Pittsford would be losing a significant structure and that the character of the neighborhood and Calkins Road would be forever changed.

John Mitchell also expressed his concerns of the demolition of this stately home to be replaced with a "McMansion". He indicated that he could not support demolishing this structure.

Leticia Fornataro expressed concerns about a property of character was purchased only to be demolished and replaced with new.

Kathleen Cristman and Paul Whitbeck indicated their support of their colleagues' comments.

The Board questioned whether the owners could be persuaded to consider renovating and/or adding on to the structure to meet their needs and save the structure.

The homeowner was in attendance and indicated that he has no intentions of saving the structure and that he bought the property for the land only.

Robert Koegel indicated that within Town Code the homeowner has the right to buy a property and demolish the structure if the structure is not designated historic. He also stated however that for buildings fifty years or older such as this structure, an individual can get a court order within a sixty day notice period to prevent the demolition. Furthermore, if the Board is contemplating turning down the application for a new structure it must do so following the criteria set forth in Town Code and the Design Review guidelines specified in the Town Code. He also advised the Board to take time to develop a careful analysis of their opposition within the design guidelines and how the loss of this structure would change the character of the neighborhood.

Bob Corby of 7 Washington Road offered public comment. He cited his concerns about the demolition of this structure. He stated that this structure is historically significant. He indicted this property reflects a time period in Pittsford when "mini estates" as such as this property were built and reflects an important transitional architectural style.

The application for a new structure was reviewed by the Board. It was discussed that the square footage of the proposed construction is not appropriate to fit into the character of the present neighborhood. Concerns were raised that the orientation of the house does not face the roadside and that the garage is a predominant feature. The raised chimney and cupola were also sources of concern.

David Wigg moved to hold the application over so that the Board may compile their comments. John Mitchell seconded.

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

Advisory Comments to the Planning Board – Alpine Ridge Subdivision

The Board reviewed the proposed sub division concept plans and offered the following comments to the DRC.

1. The DR & HPB questions the practicality of open space in the rear area of the development being beneficial to the use of Town residents.
2. The DR & HPB objects to the density of the units and the "serpentine" design of the development which appears to encompass the historic home on Mendon Road.

3. The DR & HPB feels that this development is not in keeping with the desired development in the Town of Pittsford citing the current Greenpoint development off West Jefferson Road which appears crowded and not in keeping with the area.
4. The DR & HPB recommends redesigning the development using more of the open area which is proposed to be dedicated over to the Town to develop a more spread out design. Green space can be redistributed throughout the two parcels so that the development appears less crowded and more visually pleasing from the roadside. The development could be oriented away from the historic home on West Bloomfield Road.
5. The DR & HPB objects to the design of the units where the houses are subordinate to the garages.
6. The DR & HPB recommends alternating single units with double units.

REVIEW OF 5/10/2018 MINUTES

Bonnie Salem moved to accept the minutes of 5/10/2018 meeting. Leticia Fornataro seconded.

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

The meeting adjourned at 9:25 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board