

**VILLAGE OF PITTSFORD  
HISTORIC PRESERVATION BOARD  
SPECIAL MEETING**

Tuesday, October 18, 2022, at 6:30 PM

**PRESENT:**

**Chairperson:** Jeffrey Pollock  
**Members:** Cristina Lanahan  
William McBride – Via Zoom  
Kendra Evans  
Daniel Olson

**Village Attorney:** Jeff Turner  
**Building Inspector:** N/A  
**Recording Secretary:** Kristen Kreiser

**CALL TO ORDER**

**Motion by Chairperson Pollock, and seconded by Member Olson,** to open the HPB Special meeting for October 18<sup>th</sup>, 2022.

**Vote:** Pollock - yes; McBride - yes; Lanahan - yes; Evans - yes; Olson - yes; *Motion Carries.*

**CONFLICTS OF INTEREST DISCLOSURE**

Board members indicated that they had no conflicts of interest to disclose.

• **75 Monroe Avenue**

**Present:** Chris DiMarzo, Chris Nadler, Craig Jensen

The applicant Mr. DiMarzo summarized comments and concerns the board had from the September 1<sup>st</sup> meeting regarding the view shed from Sutherland and the concern that the tree line was not obstructed from the horizon; each member had their own concern with the fourth story on building seven. There was a lot discussed at that meeting including pedestrian scale, architectural features, variations of buildings and materials, individual entrances, and balconies.

Mr. DiMarzo explained with all concerns in mind he and the architects figured out how to make a substantial change, by removing the fourth floor. Some exterior material enhancements were added, as well as some wood areas and certain dormers of the buildings on different elevations, not an incredible amount, but enough to break it up. A dormer was added in building five. There were some interior reconfigurations in room size due to the loss of the fourth floor to keep the unit count reasonable. The mass and scale reduction of the project is 34.5% less than where it was in 2014.

Member Evans inquired what losing the fourth floor in terms of height would be. Mr. Jensen explained by removing the fourth floor from the top about 11 and a half feet will be removed, there are still some gable roofs in locations where there were previously gable roofs that still project up into that zone. It's just a gable roof, it's not an actual floor, and it does not obstruct.

Member Olson inquired about the removal of the fourth floor of building seven and was looking for an explanation of what was taking its place. Mr. Jensen explained looking up at the third floor there is a mezzanine and it will protrude up higher, but it is not considered a fourth floor.

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The board had some concerns regarding the window variations. The board and the applicant discussed issues, ideas, and concerns at length. The board was looking to have a reasonable amount of different muntin patterns, a reasonable reduction in the number of casement windows, and a reasonable number of muntin and sash frame colors. The discussion continued and the applicant agreed with a lot of the feedback and concerns from the board. The applicant stated if the changes discussed are stipulated in the final documents, they will find a way to incorporate and work in the changes. There was a brief discussion in regard to arch openings in the wall on the brick part of the project and the possibility of arch-framed windows.

The board had some questions about the materials, so the applicant went through some of the plans and explained the different types of materials being used on certain parts of the buildings.

Chairperson Pollock initiated public comment – NO PUBLIC COMMENT

Per the Village Attorney, in 2010, there was a State Environmental Quality Review (SEQR) completed by the Village Board of Trustees. There is a reference to a letter from SHPO on page 22 in which they have no objection to the then project. Two things to point out are that the present letter has no objections to the residential portion of the project and that there are some concerns with the amenities, clubhouse, and pool should be moved to the railroad side of the property. However, plans reviewed by SHPO had all of the amenities approximately where they are now, including sidewalks, engagement with the canal, boat docks, and SHPO supported this in 2012.

**Motion by Member McBride, and seconded by Member Evans** to approve the Certificate of Approval for the 75 Monroe Avenue project based on the plans presented which provide for a mass and scale reduction of 34.5% from the project plans presented 8 years ago with the following conditions: (1) the windows of the project will have a reasonable number of different muntin patterns, (2) the windows of the project will have a reasonable reduction in the number of casement windows, (3) the windows of the project shall have a reasonable number of muntin and sash frame colors, (4) the windows of the project shall be installed with traditionally appropriate casings, (5) there shall be a reasonable number of arch-framed windows on the brick portion of project buildings and (6) the construction drawings submitted for the purpose of obtaining a building permit shall be provided by the Building Department to the Historic Preservation Board for the Historic Preservation Board's review.

**Vote:** Pollock - yes; McBride - yes; Lanahan - yes; Evans - yes; Olson - yes; *Motion Carries.*

This decision has been filed in the Village Clerk's office on October 18, 2022.

**MEMBER ITEMS - MINUTES FOR APPROVAL**

**Minutes for August 29<sup>th</sup>, 2022 –**

**Motion by Member Evans, and seconded by Chairperson Pollock** to approve the meeting minutes for August 29<sup>th</sup>, 2022, as submitted.

**Vote:** Pollock - yes; McBride - yes; Lanahan - yes; Evans - yes; Olson - yes; *Motion Carries.*

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**Minutes for September 1<sup>st</sup>, 2022 –**

**Motion by Member Evans, and seconded by Member Olson** to approve the meeting minutes from September 1<sup>st</sup>, 2022, as submitted.

**Vote:** Pollock - yes; McBride - yes; Lanahan - yes; Evans - yes; Olson - yes; *Motion Carries.*

**Motion by Member Evans, and seconded by Chairperson Pollock** to adjourn the HPB Special Meeting on October 18<sup>th</sup>, 2022.

**Vote:** Pollock - yes; McBride - yes; Lanahan - yes; Evans - yes; Olson - yes; *Motion Carries.*

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Kristen Kreiser, Recording Secretary

***Further detailed information about this specific meeting is available on the website.***