

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

Thursday, July 28, 2022, at 5:30 PM

PRESENT:

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

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

CALL TO ORDER

Motion by Chair Pollock, and seconded by Member Evans, to open the HPB meeting for July 28th, 2022.

Vote: Pollock – 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

Chair Pollock acknowledged the receipt of the July 20th, 2022 letter.

Chris DiMarzo introduced himself and architect Craig Jensen. Chris DiMarzo discussed the history of the land and the project to get the new members up to speed and all the HPB members on the same page.

The project started with 220 units and the majority of the buildings were 4 stories. The Village created and the project was accepted into the R5. The R5 zoning district allows multi-family construction. In 2012 the project went through the SEQR process and that took a number of years. In 2014 a final site plan approval was obtained. There were environmental problems on the site, so in 2015 there were 90,000 tons of contaminated soil that were abated and properly removed. The project was part of the NYS brownfield program. In 2017 an application was made to the APRB and it was denied.

About a year ago, the HPB wrote a letter to the applicant in regards to the project. The letter indicated certain areas of the project that needed to be changed and once changes were made the board would sit down and take a good look at the application. The key was to reduce the volume of the project. The volume of the buildings have now been reduced by 35%, the footprint was reduced by 16%.

The architect Craig from CJS spoke about the historic presence and style and how the design incorporated other structures in the village. He continued to talk about the struggles with building 7 and how the length of the building was considered too long and out of character.

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

Thursday, July 28, 2022, at 5:30 PM

Craig presented the new submission regarding building 7 and how it will be broken up into two buildings, but will still be considered one building, building 7. There will be a 13ft bridge that connects the two upper floors and the design will add to the overall character of the building and the community. There was a discussion about building 7 being back to four stories. This was a suggestion per the PZBA as they felt there was too much uniformity across the buildings and the additional floor would provide more diversity. Member Lanahan expressed that from the start of the project to now the changes made are a successful approach and fit with what the code asks for and fits with the village.

There was a discussion regarding exterior materials that will be used for the project which include weathering steel, brick, standing seam metal, fiber cement, wood, and galvanized balconies. Fiber cement siding is like a hard siding that comes pre-painted or can be repainted, it's durable and long-lasting. The fiber cement siding looks better than wood and takes paint better. There are some residential properties in the Village that contain fiber cement including the Flour Mill building. Fiber cement was deemed appropriate for historic buildings because it can look just like wood. Member Dabroski & Member Olson were interested in seeing some of the materials in person to get a better understanding of the historical look and how the materials would mesh on the buildings. The applicant stated they would bring in examples of the materials at the next meeting, but also gave a location of a structure that was designed and built by them that used similar materials if they wanted to go view it to get an idea.

Member Evans inquired about the environmental standards that are being put into the building itself. The applicant explained the intent is to use solar panels if approved, there will also be charging stations for solar vehicles, gardens on top of the roof terraces, landscaping will be native as possible, and as many techniques as possible with green infrastructure.

Member McBride suggested the board members go around the table and address any questions, concerns, issues, etc. in regards to building 7. Member Lanahan suggested a side-by-side visual of each building to help visualize how each building looks next to each other and as a whole.

The clubhouse will have a masonry base on the canal side because there is a lower level that only opens out to the canal. The clubhouse is 1.5 stories on the street side and the dockside has an additional floor that will include services for boaters, bathrooms, etc. The main level is where the restaurant and clubhouse functions take place. The upper portion is a glassed-in area that provides light into the building and there is no occupied space on that level. There is a dining terrace on the canal side. There are parking areas in the center of the site between buildings 4 & 5 as well as on-street parking both areas can be used by the public for the restaurant. The parking does meet the parking requirements for occupancy. The clubhouse is essentially a one-story building. The arched windows were chosen to flow with the masonry base, but window type can be revisited if needed. A majority of the first floor will be the restaurant and a small portion will include a leasing office and lounge area, side to side. The lower level will be storage for the restaurant and a fitness center. The fitness center will work its way out to the pool area and tie everything together for the resident portion of the building.

Member Evans asked the applicant to talk about the public benefit of the project. The applicant explained for the last 50 years there has been no public use or benefit on that site. There will be a new sidewalk area open to the public including a dock area, several gazebos, sitting areas,

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

Thursday, July 28, 2022, at 5:30 PM

trash receptacles, and restrooms. There is designated green space at the front of the building that is a little less than an acre that will have a park-like setting.

Member Olson requested elevations for the area that meets the canal. The architect stated they would get some elevations together to show in context with the docks.

Member McBride asked the applicant if the buildings were moved closer to Monroe Avenue or if they were in the same location as it was a year ago. The applicant confirmed the buildings had moved a few feet toward Monroe Avenue and the footprints of all the buildings had not changed.

The Village Attorney asked the HPB members if there was any additional information, they would like to see that specifically relates to the four findings that are required in order for the hardship application to end with a determination. The board began reviewing and discussing.

Member Evans wanted to start with 121-5(H)1D – Overriding Public Benefit of the hardship application. She requested written, detailed specifics in regards to public benefits, such as gazebos, access, and what can be guaranteed to the public.

The Village Attorney added that the public is used in both ways, public coming to the site and the overall public good that the site is providing overall public benefits to the village, region, and state.

Chair Pollock wanted to move to 121-5(H)1C – Advance LWRP Policy Standards. The planning board already found several of the criteria consistent. The applicant was asked to provide additional detail on the inconsistent criteria.

Chair Pollock wanted to go over 121-5(H)1A – No Reasonable Alternatives. All the iterations that the applicant has gone through on this site, years of litigation, special permits, etc.

The last part of the hardship application is 121-5(H)B – Minimize Adverse Effects. Member Evans requested the applicant outline the environmental components of the building. The adverse effect the board has seen throughout the years include mass, scale, and style. Information and thoughts on how this project is minimizing adverse effects can also include the enhanced visual quality and details on protecting outstanding scenic resources.

Member McBride expressed concern that the HPB has not formally reviewed the Clubhouse and heard the PZBA was concerned about contamination of water. The applicant is aware of the concern and stated there will be a separate oil separation tank that will meet the building code.

Member Evans requested that if any plans, drawings, or information change, both the PZBA and HPB get the update at the same time so both boards can navigate the same things publicly.

The applicant confirmed with the board exactly what information was needed for the next meeting in order to move forward.

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

Thursday, July 28, 2022, at 5:30 PM

Motion by Member Evans, and seconded by Member Lanahan to adjourn the HPB Special Meeting.

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

Kristen Kreiser, Recording Secretary

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