

HISTORIC ARCHITECTURE COMMISSION

October 8, 2013

PRESENT: Chairman Ann Parks, James Fassanella, Phil Wise, Jean Keplinger, James Brasley, Perinton Planning Board; Barbara Clay, Secretary for HAC; William Poray, Historian

OTHERS: Jonatha Meade, Parrone Engineering; Randall Peacock, Randall R. Peacock, RA

Chairman Ann Parks began the meeting at 7:30 PM.

BE WALTERS RETAIL DEVELOPMENT 721,725,735,741,747,751 Pittsford-Victor Road, 6 Laird Lane

Randall Peacock stated that in the twenty plus years that he had represented Be Walters in various projects, there had been 4 or 5 different scenarios regarding this project. Approvals for the last project were granted in 2007, and demolition was started. Unfortunately, the banks pulled out of the project, as money became very tight and lending was not available. Parrone Engineering worked up a site layout that was quite similar to what had been there previously. Jonatha Meade showed the map of what the applicant was applying for, which was not the entire area, but the 2 buildings on the left, and conceptual approval for those buildings. They will return for the others. There will be no changes to the existing Subway building.

721 Pittsford-Victor Road – The plan for this red building is to basically leave this house as is. They may want to put a porch on the front. Most of the changes will be in the back. The elevations are shown. The wood siding will be scraped and painted to restore it to its original look. The trim will remain the same, as well as the black roof.

735 Pittsford-Victor Road – The plan for the church is to lower it 3-4 feet. Other plans - an addition of a new building on the back of the church, replacement of windows, Marvin Hardi-Plank siding (to look like the original siding), replacement of damaged shutters and trim work on the original building. All the trim will look just like the wood, and lasts eight times as long. It will look very traditional. The building will be white with black roofing.

Jonatha Meade said that there will be two dumpster enclosures, with a brick wall on three sides. The fencing will not change. As far as the landscaping goes, they will likely lose a tree due to the grading, but will replace it with a large tree. It is currently a catalpa, but they would be willing to plant a different one, as the catalpa is quite messy. There will be the addition of trees in the back to reduce glare for the houses in the back. The lighting also has not changed. The maximum allowed is 16 feet, and their plan is to install 14 foot lights. Catalog cuts will be given to the Commission.

J. Brasley stated that the Perinton Planning Board has heard this applicant, and that they have granted preliminary site plan approval. (Same as in 2007) All issues were settled – there were 12 conditions to satisfy and all have been met. The footprint for this project has to be what it currently is or smaller. An earlier plan had too many curb cuts, so having (2) two-way driveway access was discussed. The Planning board was looking for comments from the Historic Architecture Commission regarding some final details and the overall look of the project. Mr. Brasley said that he liked it, liked the changes and that the Planning Board felt that it was better than the 2007 plan.

J. Fassanella asked if the façade of the church would remain the same. Mr. Peacock said that it would. J. Keplinger added that she liked the addition of the sidewalk and she thought the project looked very nice. P. Wise asked a question about signage and lighting, and felt that this project was of excellent quality. Catalog cuts will be shown for those items. R. Peacock told the Commission that they would like to begin this project in the spring of 2014. He thought that it would be a 6 month project for the 2 buildings. Ms. Walters is intending to have a couple leases signed soon, which the banks would look favorably upon.

J. Fassanella made a motion to accept a negative declaration for SEQR, as this proposal will not have any negative impacts on the cultural environment and is consistent with the goals and objectives of the Historic Architecture Commission. The motion was seconded by J. Keplinger.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Motion unanimously approved.

J. Fassanella made a motion to accept the application for retail development at 721 and 735 Pittsford-Victor Road, dated and submitted on August 23, 2013. The applicant will return for the two buildings on the east side and for signage and lighting for all buildings. The motion was seconded by J. Keplinger.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Motion unanimously approved.

OLD BUSINESS

A. Parks reminded the Commission members that the Barn Survey was almost finished, but that there were a few left to do in the southwest quadrant.

NEW BUSINESS

A. Parks told the group that the Landmark Society had their power point presentation last evening at the Perinton Town Hall last night. The theme was “What Boards Can Do Other Than Designate.” Ann cited our Commission’s Barn Survey, our ordinances, (especially the new hardship clauses) and showed a picture of Tim Horton’s. B. Poray mentioned that the audience loved seeing everything that was on our website, and that it was quite impressive. The town of Brockport did a presentation on a building that they had been trying to save for years.

B. Poray spoke about the little white house on Pittsford-Palmyra Road. (Between Thayer and Loud Roads) Mike Doser, Director of the Perinton Code Enforcement and Development Department, wanted to know what the ranking was of that house. The ranking was a Yellow Plus.

The addition on the Forest Hills home at 23 Ridgeview Drive, belonging to Tom and Marilyn Hamilton, is coming along nicely. The framing is all set, and much progress has being made.

The minutes from the August 2013 meeting were approved as submitted, motion by J. Fasanella and seconded by P. Wise.

Ayes: Parks, Fasanella, Wise, Keplinger

Nays: None

Motion unanimously approved.

There being no further business, Chairman Ann Parks adjourned the meeting at 8:30 PM.

Respectfully submitted,

Barbara Clay