

HISTORIC ARCHITECTURE COMMISSION

February 11, 2014

PRESENT: Chairman Ann Parks, James Fassanella, Phil Wise, Michael Montalto, Jean Keplinger, James Brasley, Perinton Planning Board; William Poray, Perinton Historian

OTHERS: Richard Wood, Pride Mark Homes, 1501 Pittsford Victor Road; Jim Barbato, Pride Mark Homes; James Fahy, Architect for Pride Mark Homes

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

JAMES P. BARBATO

PRIDE MARK – CREEKSTONE DEVELOPMENT

Historic Architecture Commission member Michael Montalto recused himself from voting on this agenda item, as the engineering firm, Costich Engineering, is working on this development and is Mr. Montalto's employer. (Only the first 200 feet of this project is actually in the historic district.)

Jim Barbato spoke first. There will be sixty ranch townhouses in this development, all for rent. They will be 1500 square feet and photos were shown of each style building. There will be four historic color schemes on the assisted living buildings, as referenced in the Egypt Subarea Plan. There will be 200 feet between the road and the first set of buildings. Community gardens and a pocket park will be a part of this development. The cemetery will continue to be surrounded by trees. A. Parks commented that she liked the trim, the colors and the fact that this proposal follows the Egypt Subarea Plan. J. Keplinger said that she would like to see some sight line photos of the apartment buildings. M. Montalto showed photos from various angles and views from Mason Road, Pittsford-Palmyra Road and elevations. He said there was a drop of 28 feet from Mason Road to the back of this project. He showed photos with and without trees and landscaping. He said this development would be more of a grid pattern, like the village of Fairport. There will be two Mason Road entrances and one Pittsford-Palmyra Road entrance.

A rendering of the monument sign was shown, which would be placed along Route 31. The proposal calls for all the roofs to be black, and Mr. Barbato showed the colors of the shutters and the buildings – clay, wicker, desert sand and cameo. A. Parks commented that she liked the mixture of colors on the apartment buildings. J. Fassanella said that the entire project looked like it belonged in an historic district and that it all looked great together.

J. Brasley told the Commission that the Perinton Planning Board Site Plan Review Committee had met with the applicants last week regarding Planned Development District rezoning. The Town Board will hear the rezoning application from this applicant from Residential B to Planned Development District at their April meeting. The reason the applicant is before this Commission is because they need approval from the HAC for a small portion that is in the Egypt Historic District. Mr. Brasley asked if the Commission would write a recommendation to the Planning Board for this project. Mr. Brasley believes that the Planned Development District rezoning is totally appropriate.

J. Keplinger commented that this proposal was a good use of this piece of land. A. Parks asked a question about sidewalks. The sidewalks will be installed in both directions to complete/connect the existing sidewalks.

M. Montalto stated that the light posts will be the same as the ones which were approved by HAC at a previous meeting, on August 13, 2013.

A. Parks made a motion to grant 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. Fassanella.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Abstention: Montalto

J. Fassanella made a motion to accept plans dated 8/27/13 specifically relative to the Community Center, cabana and the 2 bungalows facing Route 31, as they meet the requirements of the 2011 Egypt Subarea Plan and the intent and purpose of the 2011 Perinton Town Master Plan. The motion was seconded by P. Wise.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Abstention: Montalto

J. Fassanella made a motion to conceptually accept a signage plan dated 8/27/13, as the placement and overall concept is aligned with the 2011 Egypt Subarea Plan and the 2011 Perinton Town Master Plan.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Abstention: Montalto

Ann Parks made a motion that the Historic Architecture Commission would give a recommendation to the Perinton Planning Board by February 19, 2014, stating that the overall development is in keeping with the 2011 Egypt Subarea Plan and the 2011 Perinton Town Master Plan. Some of the reasons for this recommendation would be that the proposal follows the design guidelines; the size, massing and the colors are appropriate; the landscaping screening is more than appropriate; and that it is a welcome addition to this parcel of land. J. Keplinger supported this recommendation. J. Fassanella mentioned the maintenance building and the cemetery. As long the maintenance building was in keeping with the color, design and scale of the other proposed buildings, and the cemetery buffered and the park area landscaped, the Commission would likely give their recommendation to those areas of the proposal as well. The motion was seconded by J. Keplinger.

Ayes: Parks, Fassanella, Wise, Keplinger

Nays: None

Abstention: Montalto

OLD BUSINESS

7245 Pittsford-Palmyra Road

Ann Parks has suggested three experts on block homes to homeowner John Colaruotolo. We are attempting to find a solution to the myriad issues surrounding his block house on Pittsford Palmyra Road. Work had begun on the outer part of the house (siding) and a stop-work order was issued by the Perinton Code Enforcement and Development Department. Town Attorney Robert Place was on board to look over any correspondence the HAC may wish to send to Mr. Colaruotolo.

MINUTES

The minutes from the January 14, 2014 meeting were approved with one correction. A. Parks made a motion to approve the minutes, seconded by J. Keplinger.

Ayes: Parks, Fassanella, Wise, Montalto, Keplinger

Nays: None

Motion unanimously approved.

There being no further business, Chairman Ann Parks adjourned the meeting at 9:15 PM.

Respectfully submitted,

Barbara Clay