

HISTORIC ARCHITECTURE COMMISSION

June 10, 2014

PRESENT: Chairman Ann Parks, James Fassanella, Michael Montalto, James Brasley, Perinton Planning Board; William Poray, Town Historian

OTHERS: Robert Place, Town Attorney; Thomas Beck, DPW Commissioner; William Wilcox, 361 Loud Road; James Barbato, Pride Mark Homes

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

CREEKSTONE DEVELOPMENT Northeast corner of Route 31 and Ranney property

Mr. Barbato came before the Commission to bring them details of his proposed monument sign. The last time he was at the HAC meeting, the members had asked him to bring in more information regarding the sign. He showed a photo of the stone veneered entrance sign, (Ply Gem Stone, Shadow LedgeStone, Color – Shenandoah # 75512310) submitted on May 23, 2014 to the Perinton Code Enforcement and Development Department. Mr. Wilcox asked a question about the lighting for the sign. M. Montalto said that the lights would be similar to the lights at the Perinton Town Hall and Northern Nursery. (Kim Lighting, Micro-Flood Model EL218F5-8L3K-UV-DB-FH215-EP17) J. Brasley requested that the Commission make Planning Board approval a condition of their approval of the proposed sign.

J. Fassanella made a motion to accept the stone veneered sign, submitted by Creekstone Development, to be installed at the corner of Route 31 and the Ranney property, as per the specifications received on May 23, 2014, subject to Perinton Planning Board final approval.

Ayes: Parks, Fassanella, Keplinger

Nays: None

Abstention: Montalto

Motion approved.

EGYPT Future Development Discussion Robert Place, Esq., Thomas Beck

Town Attorney Robert Place and Perinton DPW Commissioner came before the Commission to discuss development in Egypt. Mr. Beck showed a map of the area to be discussed, which is the house and the former garage building just east of Hogan Road, on the north side of Pittsford-Palmyra Road. The Town reached out to Mr. Haralambides, owner of the two storage buildings and the land directly north of these properties, to see if he was interested in purchasing it. Mr.

Place said that if the front of the property was combined with the back area owned by Mr. Haralambides, it may make the parcel more developable. He also wanted to understand the rating system of historic properties. A. Parks said that “condition” of the structure is always part of the rating system. (whether it would be given a green rating, a green minus, etc.) She explained that the Commission would always like to see what the buyer would be doing with a property before any historic building is ever allowed to be removed. (These structures in question are in the Historic Hamlet of Egypt.) T. Beck said that a new business in one of those structures would be able to have an entrance on Hogan Road as well as Pittsford-Palmyra Road.

Mr. Wilcox asked about the width of the property fronting Pittsford-Palmyra Road, and how it was able to be sold as such a narrow strip. Mr. Place and Mr. Beck both said that it was not divided legally “back in the day,” and that it would not be allowed to be sold that way today.

M. Montalto reiterated the opinion of the members of the Commission – they always want to see a plan before they allow changes to a structure. Mr. Place asked if a higher rating would give the structure more clout, and would more likely be “saved” by the Commission. T. Beck added that he wouldn’t want to see any current building taken down (in the historic district) without a plan in place for replacement of the structure. He also said a letter of credit is needed before anyone would be allowed to begin work.

J. Fassanella said that if the buyer is interested in doing something with the property other than building more storage units, the Commission would welcome a plan. He referenced two Starbucks, one in Pittsford and one in Cobblestone Court that made great use of historic structures. A. Parks said that the goal has always been to make Egypt a viable hamlet.

OLD BUSINESS

1055 Moseley Road – A. Parks passed out a letter from the owners of 1055 Moseley Road, which followed a visit by her and J. Keplinger to discuss landmark designation of their house. The owners wanted more time to think about this designation, and had a few questions about fees for a Certificate of Appropriateness, marketing landmark houses, and replacing structural members before they pursued the designation process.

Letter from Cynthia Howk regarding 200 Steele Road – A. Parks passed out a letter from Cynthia Howk, the Architectural Research Coordinator for the Landmark Society of Western New York with information on the house and its architect, Bart Valvano. The sister-in-law, who lives with the architect’s wife, is interested in preserving the house. Ann would like to schedule a visit to the house with a few of the Commission members to discuss possible designation.

MINUTES

The minutes from the May 13, 2014 meeting were approved as submitted. J. Fassanella made a motion to approve the minutes, seconded by M. Montalto.

Ayes: Parks, Fassanella, Montalto, Keplinger

Nays: None

Motion unanimously approved.

There being no further business, Chairman Ann Parks, adjourned the meeting at 8:45 PM.

Respectfully submitted,

Barbara Clay