HISTORIC PRESERVATION BOARD AGENDA
Thursday, March 08, 2018, 7:30 PM
Joan M. Belgiorno, Chairwoman, presiding
Paula Metzler, Town Board Liaison

I. Call to Order
II. Approval of Minutes – February 1, 2018
III. Communications
IV. Public Participation
V. Action Items
   a. Certificates of Appropriateness
      i. Apton - request for roof replacement at 1689 Scribner Road
      ii. Gurcan – request for sign permit at 2118 Five Mile Line Road
      iii. Wynne – request for exterior modifications at 2567 Browncroft Blvd.
VI. Informational Items
VII. Held Items
   a. Sciarabba – request for subdivision of properties at 1872-1876 Blossom Road
VIII. Other Business
IX. Old Business
X. New Business
XI. Executive Session
XII. Next Meeting: (April 12, 2018)
XIII. Adjournment
The 449th meeting of the Penfield Historic Preservation Board was held on Thursday, March 8, 2018 at 7:00 p.m. EST, in the Supervisor’s boardroom at the Penfield Town Hall, 3100 Atlantic Avenue, Penfield, NY 14526

1. Chairman Joan Belgiorno called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT:

Joan Belgiorno, Chair  
Tom Combs  
Don Crumb  
Glenn Enderby  
Steve Golding  
Mira Mejibovsky  
Mike Pignato

BOARD MEMBERS ABSENT:

None

ALSO PRESENT:

Paula Metzler, Town Board Liaison  
Jim Costello, Director of Developmental Services  
Ron Rietz, applicant, 1689 Scribner Road  
Marat Gurcan, applicant, 2118 Five Mile Line Road  
Bob and Mary Wynne, applicants, 2567 Browncroft Blvd.

2. Approve minutes of the February 1, 2018 meeting

Steve Golding moved to approve the minutes as amended and Glenn Enderby seconded. All present voted Aye.

3. Communications - None

4. Public Participation - None

5. Action Items

5.1 Ron Rietz – Ron’s wife, Wendy Apton appeared before the Board at its February 1, 2018 meeting proposing to replace her existing tan shingle roof with a Hunter Green metal roof that is intended to match her shutters. She noted that the house is experiencing water damage and the roof needed to be replaced. She thought she was able to obtain a Certificate of Appropriateness that evening, but had not made a formal application and subsequently did so for this meeting in order for the Board to make a decision on the matter. The Board, at the February 1st meeting, directed her to obtain a sample of the material and color from her salesperson and submit it to Jim Costello as soon as possible so that he could forward it to the Board members prior to
the March 8th meeting. She was able to obtain a sample of the roofing material with her desired color and submitted it for the Boards’ review. Ron Reitz appeared before the Board this evening and noted that the roof will match the shutters on the residence which are painted Hunter Green. It was noted that the green roof may limit the number of colors that would match the house if Ron desired to repaint it in the future as it has a fifty (50) year guarantee. He noted that he had recently painted a portion of the house and won’t be changing the color any time in the near future. The Board expressed satisfaction with the proposed color and the material which will be installed by the Erie Metal Roof Co. Don Crumb moved to approve the roof installation as proposed and Tom Combs seconded his motion. All present voted Aye.

5.2 Murat Gurcan – was recently granted approval by the Town Board to open a tailor shop at 2118 Five Mile Line Road and is requesting a Certificate of Appropriateness to allow him to install two (2) wall mounted signs on the building, located on the southeast corner of Five Mile Line Road and Penfield Road. The signs will be made of aluminum and sized to be placed in the previously approved sign boxes on each side of the building. One facing Five Mile Line Road and the other Penfield Road. The signs are 2’ x 12’ and have a mustard background with red and black lettering. The Board determined the signs to be compatible with the building. Tom Combs moved to approve the signs as proposed and Glenn Enderby seconded his motion. All present voted Aye. Don Crumb noted that the Board should look at the possibility of creating special sign criteria for the historic districts similar to what it recently approved for Joe Gatt’s restaurant at 2126 Five Mile Line Road. Jim Costello stated that the Board could form a sub-committee to look at new sign criteria for the historic districts and make a recommendation to the Town Board for an amendment to the Sign Ordinance.

5.3 Bob and Mary Wynne – are requesting a Certificate of Appropriateness to construct exterior improvements to the property at 2567 Browncroft Blvd. The property was designated as a Penfield Landmark at the Boards’ November 2, 2017 meeting. The Wynnes are in the process of seeking site plan approval for two (2) garages. One consists of three (3) bays and the other nine (9) bays to accommodate Code requirements as they would like to convert the residence from a two (2) family dwelling to a twelve (12) unit multi-family structure. In addition to the garages, they are proposing to install a door on the east side of the residence to provide access to the proposed units and would like to install a deck adjacent to the recently rebuilt structure on the southwest side of the residence. Once the Wynne’s have completed the site plan review process and the Certificate of Appropriateness process, they will appear before the Town Board to request a Special Permit to allow the proposed twelve (12) units in the residence. The Wynne’s discussed each exterior improvement with the Board as follows:

(1) The proposed door on the east side of the residence – Mary Wynne stated that there was previously a door in this location and that it had been bricked in. This is verified by photographs of the wall taken by Jim Costello on this date which clearly show a bricked in area under the remaining lintel. She noted that she will need the door to provide ingress/egress for the apartments on that side of the residence. She said that the lintel will have to be moved up further on the wall to provide enough area for the new door. A new porch is proposed to allow for cover over the doorway. The porch will mimic the existing porch on the front of the residence. The front doors will have an
1890’s panel look and will be constructed of fiberglass. They will look like mahogany. The original door was 36” wide and the new door will be the same. Tom Combs move to approve the new doorway and porch as proposed. It was seconded by Steve Golding and all present voted Aye.

(2) The proposed deck on the rear of the residence adjacent to the recently rebuilt structure – Mary stated that they propose to construct a deck adjacent to the recently rebuilt structure to the rear of the main residence. The deck is necessary because the entrance to the new area will be higher than the ground. The Wynne’s could just put a new staircase to access the entrance, but would like to enhance the new building and provide a seating area for the tenant. The deck would have the same railings as the existing railings on the existing and proposed porches, but the Wynnes haven’t finalized the deck design at this time. The deck is proposed to be constructed as the last phase of construction and is only in the concept stage at this time. They will submit final details once they are complete. Glenn Enderby moved to table the deck proposal until the Board can review final details. Mike Pignato seconded and all present voted Aye.

(3) The proposed garages – the Wynnes are responding to the Town Code which requires at least one (1) covered parking area for each unit in a residence. They are proposing to reconstruct a former three (3) bay garage immediately to the south of the residence. In addition, they are proposing to construct a nine (9) bay garage to the east of the residence in a space that is currently a grassed area. They have submitted a plan that allows for a thirty (30) foot access between the residence and the nine (9) bay garage. The garage will comply with all setbacks. The Wynnes discussed the design of the garages. They are proposing a 5:12 roof pitch with two cupolas. The building would be sided white with vinyl siding for easy maintenance purposes and the garage doors would face to the west to minimize visual impact from the street. The Wynnes haven’t decided on the type of garage door design yet but are looking at designs that complement the residence. The Wynnes will submit final designs once selected. Don Crumb moved to table the proposed garages until the Board can review final details. Mira Mejibovsky seconded and all present voted Aye.

Jim Costello noted that the Planning Board will be hearing the Wynnes’ proposal at its April 11th meeting. He suggested that the Board submit a memo to the Planning Board stating that the Historic Preservation Board is satisfied with the placement of the garages and will look at their final design once prepared and submitted. Further, it is satisfied with the 5:12 roof pitch and the Wynnes’ effort to mimic the existing porch on the east side of the residence. Glenn Enderby moved to send a memo to that effect to the Planning Board. Mike Pignato seconded and all present voted Aye.

6. **Information Items** - None

7. **Held Items** – Douglas Magde – requested a Certificate of Appropriateness to allow the three (3) residences adjacent to the Daisy Flour Mill to be subdivided into four separate parcels at the February 1, 2018 meeting. The parcels, at one time were part of the Daisy Flour Mill complex and are included in the Historic Preservation District, necessitating the Certificate. In 2005, the residences were subdivided as one entity from the Daisy Flour Mill for financing purposes. The current owner, Paul Gilfus, wishes to subdivide the residences so that he can sell them as individual parcels. He feels that it will be easier to sell them individually and
will provide buyers the ability to own and maintain individual lots versus maintaining three residences. Mr. Magde noted that the individual lots are more likely to be owned rather than remain as rental properties. The properties can be better maintained as owned rather than continue as rental properties. The Board agreed with Mr. Magde and is supportive of the subdivision. At the February 1st meeting, Jim Costello noted that Mr. Magde was required to appear before the Planning Board for the subdivision and before the Zoning Board of Appeals for variances as the proposed subdivision of lots creates less lot area than permitted by Code. In addition, the Boards had to determine if there should be four lots as proposed by the applicant or three lots which would result in compliance with the Code. The Historic Preservation Board, although supportive of the subdivision of the residences into individual lots, tabled the matter until the Planning Board and Zoning Board of Appeals determined the final number and configuration of the lots. Jim Costello reported that the Zoning Board of Appeals had granted the requested variances for the originally proposed four lot subdivision on February 15th and that the Planning Board had granted final subdivision approval for four lots, as originally proposed, on February 22nd. That being the case, Tom Combs moved to grant a Certificate of Appropriateness to allow the subdivision of the properties within the historic district as approved by the Zoning Board of Appeals and the Planning Board. Mira Mejibovsky seconded and all present voted Aye.

8. Other Business - None

9. Old Business - None

10. New Business - None

11. Executive Session - None

12. Next Meeting – April 12, 2018

13 Adjournment – Mike Pignato motioned to adjourn the meeting at 8:10 p.m.

For The Historic Preservation Board

James Costello
Acting Clerk to the Board