

HISTORIC ARCHITECTURE COMMISSION

July 10, 2012

PRESENT: Ann Parks, James Fassanella, Philip Wise, Susan Angevine

OTHERS: Ed Parrone, Parrone Engineering, 4357 Nine Mile Point Road; Colleen & Greg Broman, owners, 4357 Nine Mile Point Road; Patrick Morabito, Patrick J. Morabito, A.I.A. Architect P.C., 4357 Nine Mile Point Road; Michael Doser, Perinton Code Enforcement and Development Department

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

JOHN & COLLEEN BROMAN 4357 Five Mile Line Road

Ed Parrone, of Parrone Engineering, was before the Commission to request a modification of the landmark designated property boundaries. The property, which encompasses approximately five acres, was designated as an historic Perinton landmark on March 16, 1996. The applicants would like to subdivide approximately two acres of land at the south end of the parcel from the existing five acre parcel for a four lot residential subdivision. The creation of the subdivision would allow the Bromans to create a more manageable size property for themselves as well as generate revenue for their retirement. The revised designated property boundary would move the south boundary northward, eliminating the two acres of the proposed subdivision, and would extend from the west boundary to its current property boundary on the east side.

P. Morabito said that their target market for the four-lot subdivision would be empty nesters, with first floor bedrooms and priced at under \$400,000.00. J. Fassanella asked if it would be a private drive. E. Parrone said that it would be private. P. Wise asked if the intention was to look like the old estate from years past. P. Morabito and E. Parrone both agreed that that was the intention of the plans, and that they would like this development to look like its "own community." J. Fassanella commented that he liked the fact that the homes are staggered, and that he believes that it is a great concept.

P. Morabito noted that they would be using real wood to make the garage doors look similar to a carriage style door. A. Parks felt that everyone seemed to like the concept and that this evening would be the time to grant conceptual approval for the change in the designated property boundaries. Mike Doser noted that a public hearing will be required for the change to the designated property boundaries, which could be done when the developer comes before the commission for the formal proposal for the project. A. Parks noted that Jim Brasley could not be here tonight but reminded the Commission that the Planning Board will also be reviewing this project.

J. Fassanella made a motion to accept concept approval of the recommendations in the letter dated June 25, 2012, from Patrick Morabito, regarding 4357 nine Mile Point Road, in regards to modifying the description of the lands included in the landmark designation. The area south of the gravel road would now be excluded from this designation and the property behind (west) would now be included in the designation. “The landmark designation excluded a one-hundred and twenty-six foot strip of land at the rear of the property from the designation. This strip of land contains building and landscaping elements that contribute to the significance of the estate. The intent would be to modify the designation to include the lands to the west excluded in the 1996 designation and to remove the land to be subdivided off to the south.” (Quoting from the Morabito letter of 6/25/12)

The structures to be built on the property will be of a mass and scale respectful of the Broman home. The motion was seconded by P. Wise.

Ayes: Parks, Fassanella, Wise, Angevine

Nays: None

Motion unanimously approved.

NEW BUSINESS

Michael Doser, Director of the Perinton Code Enforcement & Development Department, came before the Commission to talk about the properties that Le Thi Be Walters owned in Bushnell’s Basin. When Ms. Walters acquired property there, she demolished some that were deemed uninhabitable. She has been approached by Dino and Paul Mihalitsas, local developers, that would like to develop her remaining properties in Bushnell’s Basin along Pittsford-Victor Road. They currently operate Jay’s Diner and a few others. They would like to operate a diner on the left side of the church structure and also lower the building so that it would be easier to access. They would like to demolish the building that currently houses Subway and replace that with some type of retail business. A. Parks said that the Commission would need to know what would be going in there before they would be given permission to demolish it, and it would need to be something that was appropriate to the Basin. The Commission said that they would like to keep the little red house as a structure. M. Doser said that the idea in the Basin is to have buildings close to the road. The building housing Subway was not a contributing structure in the Basin, so the Commission would not be opposed to tearing that down and replacing it with a structure that was fitting for this historic area.

MINUTES

S. Angevine made a motion to approve the minutes from the June 12, 2012 meeting as submitted.
Motion was seconded by J. Fasanella.

Ayes: Parks, Fasanella, Wise, Angevine

Nays: None

Motion unanimously approved.

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

Respectfully submitted,

Barbara Clay