

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JANUARY 8, 2014**

**To: Commissioner Del Smith**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-013-13-14	286-294 Alexander St.	Type II	X					4-0-0
A-034-12-13	950 East Avenue	Type II						Postponed to February 4
A-035-13-14	975 University Avenue	Type II		X <sup>1</sup>				0-4-0
A -036-12-13	21 Prince St.	Type II			X <sup>2</sup>			4-0-0
A-037-13-14	1257 Park Ave.	Type II	X		X <sup>3</sup>			4-0-0 house 4-0-0 garage
A-054-12-13	933 University Avenue	Type I			X <sup>4</sup>			4-0-0

Michael Warfield	Present
Deborah Beardslee	Present
Jason Dobbs	Present
Chris Carretta	Present
Bonny Mayer	Absent
Jon Schick	Absent
Bruce McLear	Absent

<sup>1</sup> Criteria of denial: the Board does not prefer vinyl windows, misaligned windows, and loss of the chimney.

<sup>2</sup> Condition of approval: lower sign panel reading "The Inn on Prince Street" must be eliminated.

<sup>3</sup> Condition of approval: garage is approved in concept; the Board asked that its appearance reflects the design of the house.

<sup>4</sup> Conditions of approval: more information requested on the terrace (former pool) area, layouts of stamped concrete areas, entry and exit doors, balcony railings, and acoustics for rooftop equipment. Board also requested larger-scale elevation showing block coursing.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
TUESDAY, FEBRUARY 4, 2014**

**To: Commissioner Dr. Delmonize Smith**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-054-12-13	933 University Avenue	Type I	X					6-0-0
A-027-13-14	40 S. Goodman Street	Type II	X					6-0-0
A-034-13-14	950 East Avenue	Type II		X <sup>1</sup>				0-5-1
A-035-13-14	975 University Avenue	Type II	X					6-0-0
A-038-13-14	670 Beach Avenue	Type II				X <sup>2</sup>		6-0-0
A-039-13-14	37 Atkinson Street	Type II				X <sup>3</sup>		6-0-0
A-040-13-14	1391 East Avenue	Type II						Postponed

Michael Warfield Present  
Deborah Beardslee Present  
Jason Dobbs Present  
Chris Carretta Present  
Jon Schick Present  
Bruce McLear Present  
Bonny Mayer Absent

<sup>1</sup> Applicant denied for second time, and was directed to reapply for March hearing or face enforcement action.

<sup>2</sup> Held for more information, including location of fence shown on a survey map, a solution to the drainage onto the neighboring property, and an agreement between neighbors on the type and location of fence.

<sup>3</sup> Held for revisions, to include elimination of fences that enclose plantings, improvements to the pedestrian walkway across the parking lot, and elevation drawings of the patio fences.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
TUESDAY, MARCH 5, 2014**

**To: Commissioner Dr. Delmonize Smith, Director Mitch Rowe**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-029-13-14	561 Mt. Hope Avenue	Type II	X					7-0-0
A-034-13-14	950 East Avenue	Type II				X <sup>1</sup>		6-0-1
A-039-13-14	37 Atkinson Street	Type II						Postponed to April hearing
A-040-13-14	1391 East Avenue	Type II						Postponed indefinitely
A-041-13-14	7 Strathallan Park	Type II				X <sup>2</sup>		7-0-0
A-042-13-14	7 Granger Place	Type II			X <sup>3</sup>			4-3-0
A-043-13-14	1230 East Avenue	Type II				X <sup>4</sup>		7-0-0
A-044-13-14	1166 Park Avenue	Type II			X <sup>5</sup>			5-2-0
A-045-13-14	657 East Avenue	Type I						Comments only, not vote
A-046-13-14	75, 81, 85, 89, 91 and 95 Barrington St.	Type I			X <sup>6</sup>			7-0-0

Michael Warfield Present  
Deborah Beardslee Present  
Jason Dobbs Present  
Chris Carretta Present  
Jon Schick Present  
Bruce McLearn Present  
Bonny Mayer Present

<sup>1</sup> Subcommittee established to review plan with the Board's landscape advisor; committee members are Warfield, Beardslee and Dobbs.

<sup>2</sup> As built, the handicap ramp fails to meet requirements of the NYS building code. Modifications must be made and resubmitted to the Board.

<sup>3</sup> Conditions of approval: door at vehicular entrance to be painted to mimic the infill at the two other doors.

<sup>4</sup> Applicant asked to return with landscaping plan to help screen parking in front yard.

<sup>5</sup> Window replacement approved on condition that the porch railings are replaced as proposed.

<sup>6</sup> Conditions of approval: fence and trees on the property to the north cannot be removed except under an agreement with the owner of that property.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
TUESDAY, APRIL 2, 2014**

**To: Commissioner Dr. Delmonize Smith, Director Mitch Rowe**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-037-13-14	1257 Park Ave.	Type II			X <sup>1</sup>			6-0-0
A-038-13-14	670 Beach Ave.	Type II			X <sup>2</sup>			6-0-0
A-039-13-14	37 Atkinson Street	Type II				X <sup>3</sup>		6-0-0
A-047-13-14	950 East Avenue	Type II	X					5-1-0
A-048-13-14	682 Park Ave.	Type II			X <sup>4</sup>			5-1-0
A-049-13-14	474 East Ave.	Type II	X	X <sup>5</sup>				5-0-1 house 0-5-1 garage
A-050-13-14	45 Vick Park A	Type II	X				X <sup>6</sup>	6-0-0 windows 4-2-0 lift and stair

Michael Warfield	Present
Deborah Beardslee	Present
Jason Dobbs	Present
Chris Carretta	Present
Jon Schick	Present
Bonny Mayer	Present
Bruce McLear	Absent

<sup>1</sup> Condition of approval: Garage doors to have windows in the second panel.

<sup>2</sup> Condition of approval: fence along east side of pool patio to be fully on the property at 670 Beach Avenue, not on #654.

<sup>3</sup> A subcommittee of members Beardslee, Warfield and Mayer are to meet with applicant to simplify design.

<sup>4</sup> Conditions of approval: On the awning valance, eliminate the words 'Asian Comfort Food' and the logos; center the words 'Sake Bar' and 'Noodles' on the windows below; all lettering on valance to be non-italic and 4" high.

<sup>5</sup> The garage and associated landscaping was denied. All proposed changes to the house were approved.

<sup>6</sup> The window replacement was approved as submitted; installation of the handicap lift and repairs to the rear stair received conceptual approval.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, MAY 7, 2014**

**To: Commissioner Dr. Delmonize Smith, Director Mitch Rowe**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-039-13-14	37 Atkinson Street	Type II	X <sup>1</sup>					5-0-0
A-051-13-14	36 Colby Street	Type II		X				0-5-0
A-052-13-14	59 Park Avenue	Type II		X				0-5-0
A-053-13-14	42 S. Washington St.	Type II	X			X		5-0-0 windows and doors 5-0-0 Hold on parapet, awning and signage
A-054-13-14	80 Adams St.	Type II	X					4-1-0
A-055-13-14	670 Beach Ave.	Type II	X					4-1-0
A-056-13-14	52 Brunswick Street	Type II	X					5-0-0
A-057-13-14	23 Somerton Street	Type II				X <sup>2</sup>		5-0-0
A-058-13-14	282 Alexander Street	Type II			X <sup>3</sup>			5-0-0
A-059-13-14	266 Park Ave.	Type II	X					5-0-0

Michael Warfield	Present
Deborah Beardslee	Present
Jason Dobbs	Present
Chris Carretta	Present
Bonny Mayer	Present
Bruce McLear	Absent
Jon Schick	Absent

<sup>1</sup> Fence option #1 was approved, along with courtyard option #2.

<sup>2</sup> Applicant failed to appear, and several questions could not be answered.

<sup>3</sup> Condition of approval: signage must be centered above existing light fixtures, not offset as shown.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JUNE 4, 2014**

**To: Commissioner Dr. Delmonize Smith, Director Mitch Rowe**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-052-13-14	59 Park Avenue	Type II	X <sup>1</sup>					6-0-0
A-057-13-14	23 Somerton Street	Type II				X <sup>2</sup>		6-0-0
A-060-13-14	370 Park Avenue	Type II	X					6-0-0
A-061-13-14	367 Park Avenue	Type II	X					6-0-0
A-062-13-14	1349 University Avenue	Type II	X					6-0-0
A-063-13-14	520 East Avenue	Type II				X <sup>3</sup>		6-0-0
A-064-13-14	1049 Park Avenue	Type II			X <sup>4</sup>			4-2-0
A-065-13-14	1132 Park Avenue	Type II				X <sup>5</sup>		6-0-0
A-066-13-14	1100 Park Avenue	Type II	X <sup>6</sup>			X		6-0-0
A-067-13-14	880 E. Main Street	Type II	X					6-0-0
A-068-13-14	800 East Avenue	Type I				X <sup>7</sup>		6-0-0

Michael Warfield	Present
Jason Dobbs	Present
Chris Carretta	Present
Bonny Mayer	Present
Bruce McLearn	Present
Jon Schick	Present
Deborah Beardslee	Absent

<sup>1</sup> Approval given only for replacement of front steps and railings, not for replacement of windows.

<sup>2</sup> Board requested dimensioned drawings of signs, and drawn elevations showing sign locations.

<sup>3</sup> Board requested more detailed, revised plan, and justification for additional parking.

<sup>4</sup> Approved on condition that

<sup>5</sup> Board requested an enlarged drawing of the railings, with a drawing or sample of the rail profile.

<sup>6</sup> Approval given to remove maple tree in front yard and 11 evergreens in rear; Board reserved approval on removal of beech tree pending evaluation of condition by licensed arborist.

<sup>7</sup> Board provided comments to the applicant, but withheld approval pending comments from the Rochester Environmental Commission.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JULY 9, 2014**

To: Commissioner Dr. Delmonize Smith, Director Mitch Rowe, Tom Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-014-13-14	17 Arnold Park	Type II				X <sup>1</sup>		7-0-0
A-017-13-14	86 Adams St.	Type II	X					7-0-0
A-044-13-14	1166 Park Avenue	Type II	X					5-2-0
A-049-13-14	474 East Avenue	Type II					X <sup>2</sup>	6-0-1 (Dobbs recused)
A-053-13-14	42 S. Washington St.	Type II	X					6-1-0
A-057-13-14	23 Somerton Street	Type II				X <sup>3</sup>		No vote
A-065-13-14	1132 Park Ave.	Type II	X					7-0-0
A-001-14-15	41 Brunswick Street	Type II	X					6-0-1 (Schick recused)
A-002-14-15	1230 East Ave.	Type II	X					7-0-0
A-003-14-15	735-739 Park Avenue	Type II	X					7-0-0
A-004-14-15	701 Park Avenue	Type II			X <sup>4</sup>			7-0-0
A-005-14-15	720 East Avenue	Type II	X <sup>5</sup>					7-0-0
A-006-14-15	75, 81, 85, 89, 91 and 95 Barrington St.	Type II						Withdrawn

Michael Warfield Present  
 Jason Dobbs Present  
 Chris Carretta Present  
 Bonny Mayer Present  
 Bruce McLearn Present  
 Jon Schick Present  
 Deborah Beardslee Present

<sup>1</sup> Applicant's request that the Board appoint a subcommittee to work out design details was denied 1-6-0. Board members asked the applicant to revise the design, incorporating previous suggestions by members.

<sup>2</sup> Board requested more details of the garage, including cornice, lighting, doors and windows. Board members commented favorably on concept of a 2-car garage along the north property line.

<sup>3</sup> Applicant failed to provide updated drawings of signage.

<sup>4</sup> Conditions of approval: logo to match revised logo as presented by applicant, lettering on windows to be of similar size and spacing.

<sup>5</sup> Four windows approved on east side, one on north, none on south.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, AUGUST 6, 2014**

To: Commissioner Dr. Delmonize Smith, Director C. Mitchell Rowe, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-049-13-14	474 East Ave.	Type II	X					6-0-1 Dobbs recused
A-068-13-14	800 East Ave.	Type I	X <sup>1</sup> front landscaping		X <sup>2</sup> garage demolition	X garage, rear land- scaping	X carriage house	7-0-0
A-006-14-15	75, 81, 85, 89, 91 and 95 Barrington St.	Type II	X					7-0-0
A-007-14-15	800 E. Main St.	Type I	X					7-0-0
A-008-14-15	775 Park Ave.	Type II			X <sup>3</sup>			7-0-0
A-009-14-15	31 Park Avenue	Type II			X <sup>4</sup>			7-0-0
A-010-14-15	281 Park Ave.	Type II						Withdrawn
A-011-14-15	93 S. Washington St.	Type II		X <sup>5</sup>				0-7-0
A-012-14-15	1077 East Ave.	Type II	X					7-0-0
A-013-14-15	721 University Avenue	Type II			X <sup>6</sup>			7-0-0

Michael Warfield Present  
Jason Dobbs Present  
Chris Carretta Present  
Bonny Mayer Present  
Bruce McLear Present  
Jon Schick Present  
Deborah Beardslee Present

<sup>1</sup> Front landscaping includes everything from the rear line of the house forward to the street.

<sup>2</sup> Garage may be demolished only after the design of the carriage house has been fully approved.

<sup>3</sup> Approval for antennae proposed, not future ones; antennae must be removed at lease termination, and when removed, and penetrations into the building must be restored.

<sup>4</sup> Railing height to match that of original (missing) railing; upper railing to be eliminated.

<sup>5</sup> Chimney is to be repaired in kind, not removed.

<sup>6</sup> Windows are to be wood, clad wood, or fiberglass, not vinyl

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, SEPTEMBER 3, 2014**

To: Commissioner Dr. Delmonize Smith, Director C. Mitchell Rowe, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-045-13-14	657 East Ave.	Type I		X				0-6-0
A-051-13-14	36 Colby Street	Type II		X				0-6-0
A-057-13-14	23 Somerton Street	Type II	X					6-0-0
A-066-13-14	1100 Park Ave.	Type II	X					6-0-0
A-068-13-14	800 East Ave.	Type I						Comments only
A-014-14-15	593 Mt. Hope Avenue	Type II	X					5-1-0
A-016-14-15	143 Park Ave.	Type II		X				0-6-0
A-017-14-15	235 Oxford St.	Type I		X				0-6-0
A-018-14-15	78 Oxford St.	Type II		X				0-6-0
A-019-14-15	8 Arnold Park	Type II			X <sup>1</sup>			6-0-0

Michael Warfield	Present
Jason Dobbs	Present
Chris Carretta	Present
Bonny Mayer	Present
Bruce McLear	Present
Deborah Beardslee	Present
Jon Schick	Absent

<sup>1</sup> Condition of approval: landscaping to be installed around the hot tub to screen the view from the street and neighboring property.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, OCTOBER 1, 2014**

**To: Commissioner Dr. Delmonize Smith, Director C. Mitchell Rowe, Thomas Warth**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-045-13-14	657 East Ave.	Type I				X <sup>1</sup> Terrace and courtyard	X <sup>2</sup> Link	Link: 7-0-0 Terrace and courtyard: 7-0-0
A-020-14-15	421 East Ave.	Type I	X					7-0-0
A-021-14-15	810 University Avenue	Type II	X					6-1-0
A-015-14-15	1150 Park Ave.	Type II		X				0-7-0
A-022-14-15	46 Vick Park A	Type I	X					4-3-0

Michael Warfield	Present
Jason Dobbs	Present
Chris Carretta	Present
Bonny Mayer	Present
Bruce McLear	Present
Deborah Beardslee	Present
Jon Schick	Present

<sup>1</sup> The conceptual design of the Link building (aka Gateway) was approved, with more details to be developed and reviewed at a future hearing.

<sup>2</sup> The designs of the Bausch terrace and the fountain courtyard were held for further discussion.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, NOVEMBER 5, 2014**

**To: Commissioner Dr. Delmonize Smith, Director C. Mitchell Rowe, Thomas Warth**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-023-14-15	209 Park Avenue	Type II	X					6-0-0
A-024-14-15	164 S. Goodman St.	Type II	X					6-0-0
A-025-14-15	95 Troup Street	Type II				X <sup>1</sup>		6-0-0
A-026-14-15	80 Culver Road	Type II		X				1-5-0
A-027-14-15	105 Barrington Street	Type II	X					6-0-0

Chris Carretta	Present
Bonny Mayer	Present
Bruce McLear	Present
Deborah Beardslee	Present
Jon Schick	Present
Jason Dobbs	Present

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<sup>1</sup> Held to a future hearing pending submission of a landscape plan.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, DECEMBER 3, 2014**

**To: Commissioner Dr. Delmonize Smith, Director C. Mitchell Rowe, Thomas Warth**

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-014-13-14	17 Arnold Park	Type II			X <sup>1</sup>			4-0-1 Schick recused
A-045-13-14	657 East Avenue	Type I			Link X <sup>2</sup>		Courtyards X <sup>3</sup>	5-0-0
A-028-14-15	40 Franklin Street	Type II	X					4-0-1 Beardslee recused
A-029-14-15	546 East Avenue	Type I	X					5-0-0
A-030-14-15	123 S. Fitzhugh Street	Type II	X					5-0-0
A-031-14-15	1241-43 Park Avenue	Type II	X					5-0-0
A-032-14-15	45 Vick Park A	Type II						Postponed
A-033-14-15	63 Park Avenue	Type II	X					5-0-0

Chris Carretta Present  
Bruce McLear Present  
Deborah Beardslee Present  
Jon Schick Present  
Jason Dobbs Present  
Bonny Mayer Absent

<sup>1</sup> Conditions of Approval: Simulated stone to match existing foundation stone; windows to be same kind as existing, except in a cottage style.

<sup>2</sup> The Board requested details of the link building, including materials, mullions, glazing, doors, signage and exterior lighting. The Board asked for alternate ideas for the glazed wall at the planetarium.

<sup>3</sup> The Board approved the site plan in concept, and requested further attention to the fountain locations, pavement patterns and boulder configuration. The Board requested details of the Bausch stairs, landscaping and signage, and for catalog sheets of the benches.