

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday June 5, 2017 at 7:00 PM**

**PRESENT:**

**Chairperson:** Maria Huot  
**Members:** William McBride  
Cristina Lanahan  
Lisa Cove  
Scott Latshaw (absent)

**Village Attorney:** Jeff Turner  
**Building Insp.:** Paul Alguire  
**Recording Sec.:** Linda Habeeb

Chairperson Huot called the meeting to order at 7:05 pm.

**Conflict of Interest Disclosure**

Chairperson Huot asked if any of the Board members had a conflict of interest with any of the applications before the Board, and all Board members stated that they had no conflicts of interest to declare.

**Ron Davis, 14 S. Main Street ~ Sign/Fence**

**Present:** Ron Davis, Restaurant Manager

**Application: Submitted, date-stamped, and Building Inspector reviewed on 3/10/17.**

**Discussion:** The application is for installation of two signs on the building located 14 South Main Street. The signs will be installed in the same location as previous signs: one facing South Main Street and one facing Church Street. The signs are made of acrylic flat cut-out letters, stud mounted. Board members discussed the fact that the signs are covering the quoin (corner decorative or structural brick work of the building), which is a contributing architectural feature. As of now, there is a gooseneck lamp sign lighting up the sign which is very close to the quoin. The sign is centered under the light. The Board discussed the relocation of the lamp and the sign to not cover the quoin, which will create unnecessary holes and patches on the façade of the building. Board members decided that although the signs are covering a significant architectural feature of the building, relocating the lamp will be more detrimental to the building than having a provisional sign covering part of the quoin.

**Findings of Fact:**

- ✓ The proposal is for installation of two signs made of acrylic cut-out letters, stud mounted.
- ✓ The signs will be installed in the same locations on the building as the previous signs.
- ✓ The signs will have carved lettering and will be illuminated with gooseneck lights that are already installed in the building.
- ✓ The installation of the signs will not affect the structural detail of the building.
- ✓ The signs will not destroy the architectural features of the building.
- ✓ The signs are temporary and can be removed in the future.
- ✓ The applicant submitted documentation with the specifications for the signs.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of two signs, as submitted.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 5, 2017.**

Chairperson Huot suggested that the applicant relocate the signs to be symmetrical with the two quoins on the building. The applicant agreed to make this change.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to amend the previous sign approval to include repositioning the signs to align with the center of the quoins.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 5, 2017.**

The Board next discussed a proposal to install a fence at the same location. Mr. Davis explained that the fence proposal was approved by the APRB at the September 3<sup>rd</sup> 2014 meeting, but was not installed.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of the approved fence, with the same findings that were included with the 2014 approval.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 5, 2017.**

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**Jamie Rawleigh, 24 State Street ~ Signs**

**Present:** Jamie Rawleigh, Premier Signs; Jerry Goldman, Woods, Oviatt, Gilman, LLP

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 4/3/17.

**Discussion:** Application: Submitted, date-stamped, and Building Inspector reviewed on 4/10/17.

**Discussion:** The applicants are amending their original application to align with the results of the Zoning Board of Appeals' decisions. They are proposing installing cut-out gold acrylic letters on the front of the building; a non-illuminated sign in the front window; two awnings with graphics on the west side of the building; and one sign on the rear of the building. Specifications as submitted by the applicant.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of signs at 24 State Street, as submitted.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on June 5, 2017.**

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**Mark Wilson, 33 Rand Place ~ Modification to application**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 5/15/17.

**Discussion:** The applicant is proposing amending the approved application for 33 Rand Place to remove the extra width on the second floor of the addition on the south elevation of the house. Board members determined that the south elevation is not visible from the public way, and therefore, the board does not have jurisdiction of this matter.

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**Laura Smith, 25 Rand Place ~ Addition**

**Present: Laura Smith, Homeowner; Andrew Hintenach, Architect**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 4/10/17.**

**Discussion:** The applicant is proposing a second-floor addition for the house located at 25 Rand Place. She stated that they are not proposing enlarging the existing footprint of the house. All materials for the proposed addition will match the house. Board members noted that the rear of the house is not visible from the public way. Also proposed is a new chimney. Board members expressed some concern about the materials for the chimney.

Mr. Hintenach stated that the applicants had been granted site plan approval for the addition because the addition is over 400 square feet. He also submitted revised plans with modifications to a window and a change in the massing of the chimney. The window is a double-hung wood window, with no muntins, and the details of the window match the profile of the existing windows.

***Findings of Fact:***

- ✓ The applicant is proposing an addition in the rear of the property.
- ✓ The windows for the addition will be Lincoln, double-hung wood windows, with no muntins and no cladding.
- ✓ The details of the windows will match the house.
- ✓ The materials, siding, corner boards and trim will match the existing house.
- ✓ The applicant submitted documentations and drawings of the addition for the record.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for construction of an addition at 25 Rand Place, as submitted.

**Vote: McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. Motion carried. This decision was filed in the Office of the Village Clerk on June 5, 2017.**

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**Katja Kalwak, 28 Eastview Terrace ~ Replacement windows**

**Present: Don Salamone, Andersen Windows**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 5/25/17.**

**Discussion:** Mr. Salamone stated that the homeowner is proposing replacing existing windows in the house with seven double-hung windows and two awning units. Chairperson Huot pointed out that she had visited the site, and that it is her view that the existing windows are in good condition. The APRB is charged with preserving architectural features of buildings, unless it can be shown that windows are deteriorated beyond reasonable repair. If the applicant claims that the windows are unrepairable, she will need to submit additional information supporting this, for the Board's review.

**Minutes:**

**Vote:** Chairperson Huot made a motion, seconded by Member McBride, to approve the 4/3/17 & 5/1/17 meeting minutes, as amended.

**Vote: McBride – yes; Huot – yes; Lanahan – yes; Cove - yes. Motion carried. *This decision was filed in the Office of the Village Clerk on June 5, 2017.***

**ADJOURNMENT:** There being no further business, Chairperson Huot adjourned the meeting at 8:30 pm.

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Linda Habeeb, Recording Secretary