

Village of Pittsford
Architectural and Preservation Review Board
Tuesday September 7, 2010 at 7:00 PM

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan
	William McBride
	Maria Huot
	Erin Daniele (absent)

Building Inspector:	Skip Bailey
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:00 pm.

Dennis Peters, 10 Washington Avenue ~ Fence
Present: Dennis Peters

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/25/10.

Discussion: The applicant stated that he is proposing installing a board-on-board wood fence in the same location as an existing fence on the property. The fence will have a traditional cap on the top of the pickets and posts. He submitted documentation with the dimensions and materials for the proposed fence.

Findings of Fact:

- The proposed fence will be in the same location, and will be the same height and configuration as, the existing fence.
- The fence will have a gate in the same location as the gate on the existing fence.
- The existing fence is in disrepair.
- The proposed fence will be a wood, board-on-board style fence, which is prevalent throughout the Village.
- The fence will have a traditional cap on the top of the pickets and posts.
- The existing fence has no architecturally significant features.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a fence, as submitted.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on September 7, 2010.

Gerd Herrmann, 25 Washington Road ~ Windows
Present: Gerd Herrmann

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/24/10.

Discussion: The applicant stated that the sashes on the existing windows on the house are deteriorated, and he is proposing replacing them with double-hung, aluminum-clad wood sash kits. Chairperson Zachman stated that it is the Board's practice not to allow wood trim on windows to be covered with aluminum. He noted that there are original wood windows currently existing on the house, and the eaves, soffits, and casings on the doors are wood.

Findings of Fact:

- The applicant is proposing replacing several deteriorated windows on the house.
- The house is a small, 1920's Cape Cod style house.
- Additions were added to the original house in the 1950's.
- There is aluminum siding on the addition and the front façade of the original house.
- The applicant is proposing to replace only the window sash and to preserve the existing window frames and trim.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the replacement of windows on the Washington Road and southwest facades of the house, with the condition that the replacement sash be non-clad wood, and the nine light divisions in the upper sash have at least external muntin characteristics.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on September 7, 2010.

Brian Ward, 25 Locust Street ~ Garage
Present: Brian Ward

Application: Submitted, date-stamped, and Building Inspector reviewed on 6/24/10.

Discussion: The applicant submitted final plans for a proposed two-bay garage. He stated that the siding will be hardi-plank and will match the siding on the addition on the rear of the house. The windows and doors will be made of wood. He presented detailed drawings of the elevations and a proposed light.

Findings of Fact:

- The applicant presented final plans for the proposed garage.
- The garage will match the addition on the rear of the house.
- The siding will be hardi-plank, with the same clapboard reveal as the siding on the house.
- The windows and doors will be wood, painted to match the house.
- The proposed garage is a standard, 1½-story, 2-bay garage, which is prevalent in the Village.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for construction of a garage, as submitted.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on September 7, 2010.

Motion: Chairperson Zachman made a motion, seconded by Member Huot, to amend the application to approve the installation of the light on the house.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on September 7, 2010.

Information only:

Beth and Nathan Ritter, 55 South Main Street ~ Porches
Present: Beth Ritter

Discussion: Ms. Ritter stated that she is requesting information about enclosing the upper and lower porches on the rear of the house, located at 55 South Main Street. Chairperson Zachman stated that the rear of the house is not visible from the public way, and therefore would not be subject to APRB review.

Discussion Items:

Pittsford Canalside Properties, LLC, 75 Monroe Avenue, Application for Special Permits for Multiple Dwelling Buildings and Restaurant

Present: Frank Hagelberg, Attorney; Richard LaCroix, Barkstrom & LaCroix; Mark IV: Anthony and Chris DiMarzo; Donald Riley, Vice President Marketing & Development; Bryan Powers, Engineer

Discussion: Mr. Hagelberg reviewed Board members' comments from previous meetings and the applicants' responses to the comments. He stated that in response to the Board's input from the August 24th meeting, the applicants have revised the proposal as follows:

- The rooflines on the center buildings are varied.
- The overall height of the center building matches adjacent buildings.
- There is an increased focus on verticality achieved by recessing some units in the center buildings.
- The dormers were modified to better relate to the façade below.
- The road has been straightened.
- The swimming pool has been relocated.
- The details of the gable ends of the center buildings facing open space have been provided.

The applicants presented drawings of the complex that reflect these changes. Board members commented that the varied rooflines and the focus on verticality are positive changes. Board members again requested that the applicants provide a model or three-dimensional simulation of the project, so that they can evaluate the sense of proportion of it in relation to the surrounding area. Mr. DiMarzo presented a pictometry version of the area, and Board members stated that this was useful in their evaluation of the scale of the project.

The applicants stated that it is too early in the process for them to invest in a three-dimensional model of the area. Board members stressed that this is a necessary tool for them to use in evaluating and making a determination regarding the scale and massing of the proposal. It was suggested that a wire diagram depicting the project and the site would assist in their evaluation process.

The Board will hold a special meeting to further review and evaluate this proposal.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the August 2, 2010 minutes, as drafted.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot - yes. ***Motion carried.***

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 10:30 pm.

Linda Habeeb, Recording Secretary