

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday July 2, 2012 at 7:00 PM**

**PRESENT:**

Chairperson:	Paul Zachman
Members:	Cristina Lanahan William McBride (absent) Maria Huot (absent) Erin Daniele
Building Inspector:	Skip Bailey (absent)
Village Attorney:	Jeff Turner
Recording Secretary:	Linda Habeeb

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

**Greg Barkstrom, 50 State Street ~ Mechanical Screening**

**Present:** Jay Whitbourne

**Application: Submitted, date-stamped, and Building Inspector reviewed on 6/12/12.**

**Discussion:** The applicant stated that he is proposing installing screening for two air-conditioning units on the building located at 50 State Street. He stated that the material for the screening will be pressure-treated lumber that will be painted to match the existing building.

***Findings of Fact:***

- The screening will be louvered style utility screen panels mounted to obscure the view of HVAC units, and is appropriate for this building.
- The unscreened utilities were pre-existing features of the building prior to new ownership

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the application for installation of utility screening for mechanical equipment with the following conditions:

- ◆ The south and west sides of both units will be screened, and the north sides will be left open for access.
- ◆ The material for the screens will be pressure-treated lumber, painted to match the building.
- ◆ Four-by-four posts will support the screen, and one-by-six louvers angled with either 5/4 or 2x6 top and bottom rails will comprise the screen.
- ◆ The screen louvers and panels will be flush with the outside facing of the four-by-fours.
- ◆ The louver screen will be approximately 40 inches in height to cover the height of the unit.

- ◆ The northwest unit is located on a platform, and the screen will be built on top of the platform.
- ◆ The southeast unit is located on the roof, and the screen will be mounted on the roof.
- ◆ Spacer blocks will be placed in the center of each screen between the support columns.

**Vote:** Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 2, 2012.

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**Greg Barkstrom, 58 State Street ~ Railing**

**Present:** Jay Whitbourne

**Application: Submitted, date-stamped, and Building Inspector reviewed on 6/12/12.**

**Discussion:** The applicant presented a proposal for installation of a railing on the building located at 58 State Street. He stated that the material for the railing will be cedar, which will be painted white.

**Findings of Fact:**

- ◆ The house has 8-inch diameter Tuscan-style existing porch columns.
- ◆ The proposal is to rebuild the railing modeled after the historically accurate railing that had been removed from the building.

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the installation of the handrail, to match the photograph of railing sections, as submitted, with the modification that the newel posts will be five-by-five, with a round finial ball on top.

**Vote:** Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 2, 2012.

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**Gene Cardamone, 73 South Main Street ~ Barn**

**Present:** Gene Cardamone

**Application: Submitted, date-stamped, and Building Inspector reviewed on 6/21/12.**

**Discussion:** The applicant stated that he is proposing moving the existing barn on the north side farther back in the rear of the property, and wrapping the porch around to connect on each side. He is also proposing converting the barn on the south side of the property into a 3-car garage, and relocating the entrance to the side of the building, which would preserve the front façade of the barn.

**Findings of Fact:**

- ◆ There are two existing barns on the property.
- ◆ The proposal is to move the barn closest to the house (north barn) farther back on the lot, maintaining the same orientation as shown on the submitted survey map.

- ◆ Relocating the barn back into the depth of the lot will open the lot, barns, and building to the view of the entire lot.
- ◆ Moving the barn back allows access for a side entry conversion to the south barn, which maintains the street façade of the south barn.
- ◆ There is no historic significance to the current composition of the barns, house, and property that will be destroyed by either the relocation of the barn or the driveway.

**Motion:** Chairperson Zachman made a motion, seconded by Member Daniele, to approve the relocation of the north barn, as per the submitted survey map, and conceptually approve the connecting of the front and rear porches of the barn with a hip roof wrap-around porch, subject to detailed plans, drawn to scale, being submitted for the record.

**Vote:** Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on July 2, 2012.

Information only:

### **The Erie Grill at the Del Monte Lodge, 41 North Main Street ~ Renovations**

**Present:** Christopher Lopez, Mark Pandolf, Architects; John Del Monte, Owner

**Discussion:** Mr. Lopez stated that the proposed renovations to the Erie Grill include: the reconfiguration of the dining areas, bar, and west entrance. He stated that in order to accommodate the interior reconfiguration and create a stronger visual connection between the restaurant and canal path, two window bay projections have been designed. He presented various options for the Board to consider.

Chairperson Zachman expressed concern that the proposed additions were not stylistically connected to the main hotel building. Another concern was the proposed orientation of the right bump out addition in how it differed from the orientation of the large gable façade from which it protrudes.

Board members Lanahan and Daniele suggested that this type of addition may actually work well and discussions focused on appropriate exterior finishes and window size.

Chairperson Zachman requested that the applicant provide electronic versions of the proposed renderings and applicant's findings so that the concept can be given to the absent board members for review, and stressed that there did not seem to be a clear consensus at this point as to whether or not the proposed concept would be architecturally appropriate. Board members present did agree however that creating a stronger visual connection between the Erie Grill and the canal setting could be of benefit. Board members did not have concerns regarding the proposed enclosure and landing addition for the rear exterior entrance to the Erie Grill.

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

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Linda Habeeb, Recording Secretary

*APRB Meeting*  
7/2/12

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