

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday January 7, 2013 at 7:00 PM**

**PRESENT:**

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

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

**Laura Baranes, 11 Schoen Place ~ Sign**

**Present:** Laura Baranes, Premier Sign Systems, LLC

**Application: Submitted, date-stamped, and Building Inspector approved on 12/10/12.**

**Discussion:** The applicant is proposing installing a business address sign on the building located at 11 Schoen Place. She stated that the proposal is for installation of a 12" number and 6" letters that will be stud-mounted onto the building. She stated that the mounting of the letters and number will not damage the building. Mr. Limbeck stated that this sign will require a variance from the Zoning Board because the height of the 12" number is not permitted by Village Code. The applicant stated that she will revise her application to propose that a 6" high number, the same size as the lettering, to conform with the Code.

***Findings of Fact:***

- ◆ The proposal is for installation of a business address sign on the grain tower that was repurposed into an office building.
- ◆ The installation method will be minimally invasive to the exterior of the building and will not create permanent damage.
- ◆ The proposed sign will not cover or damage any significant architectural features of the building.
- ◆ The originally proposed 12" number does not conform to Village Code.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the sign, with the modification that the number 11 will be 6" high and relocated to within 8-12" of the address.

**Vote:** McBride – yes; Zachman – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on January 7, 2013.

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

**Present:** Gene Cardamone, homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 11/26/12.**

**Discussion:** The applicant is proposing converting an existing barn into a 3-car garage. He stated that the front façade of the barn will be unchanged, but he is proposing installing overhead garage doors on the north side of the barn. Chairperson Zachman noted that the side of the barn is minimally visible from the public way. The applicant presented a sample of the material for the garage doors: a composite material that closely mimics the rough textured appearance of the original siding on the barn.

***Findings of Fact:***

- ❖ The applicant relocated a similar shed building to allow for a side entry garage on the site plan, which design feature allowed for the original features of the main front façade of the barn to be left intact.
- ❖ The north side of the building will be altered to allow for installation of overhead doors for conversion to a functional car garage.
- ❖ The north side of the barn is minimally visible from the public way.
- ❖ The intact front façade of the barn is sided with original barn siding and includes original sliding track doors and hardware.
- ❖ The barn will have a naturally tinted stain to preserve the exterior.
- ❖ There are no existing barn doors or architectural features on the north side of the barn.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application, as submitted, with the condition that the openings for the barn door be square-cornered, and not as shown on the submitted drawings.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on January 7, 2013.

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**Linda Brisbane/Marty Martina, 30 Locust Street ~ Addition**

**Present:** Linda Brisbane/Marty Martina, homeowners

**Application: Submitted, date-stamped, and Building Inspector reviewed on 12/18/12.**

**Discussion:** The applicants presented plans for a two-story addition to the west/rear side of the house that would extend from the existing west-side extension (north) to the rear back corner of the west side. The first floor section will provide an extension to the existing kitchen that is required for a complete kitchen remodel, and the second floor section will provide a new master closet within the master bedroom, and a new laundry closet off the existing hallway adjacent to the bedroom. They stated that the proposed addition will match the existing style of the house, and will be minimally visible from the public way.

The applicants stated that they had been granted an area variance from the Village Zoning Board at the April 23, 2012 meeting. They also have received conditional approval at the October 18, 2012 NYSDOS Codes Division Board of Review meeting for a variance from NYCRR 1220, as it pertains to projections and openings in the addition (Uniform Fire Code).

Chairperson Zachman stated that an addition should be appropriate, in proportion, and should blend with the existing house. Board members expressed a concern that the lower pitch of the addition does not blend in with the era of the house. A suggestion was made to reduce the width of the addition, which would increase the pitch of the roof bringing it into compatible form with the other architectural elements of the existing structure.

Chairperson Zachman requested that the applicants explore other options and return to the Board with scaled drawings taking into consideration the Board's concerns.

**Member Items:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 12/3/12 minutes, as drafted.

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

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

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Linda Habeeb, Recording Secretary